

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

**MAY, 2021**

## **BOARD OF TRUSTEES:**

President: Michael Chou  
Vice President: Richard Bruno  
Secretary: Liz Martinez  
Treasurer: John Huston  
Trustee: Robin Ward

## **ALTERNATIVE DISPUTE RESOLUTION COMMITTEE:**

Dina Khandalavala  
Michael Renzo-Posen  
Stan Pietruska  
Dan Feuerstein  
Joan Vrba  
Natalie Zwibel

## **NEWSLETTER & WEBSITE:**

Editor: Michael Chou

## **CONTRIBUTOR(S):**

Gary McHugh  
Liz Martinez

## **CONTACT INFORMATION**

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HGA REPRESENTATIVE  
USI INSURANCE SERVICES**  
(732) 349-2100 x85573  
(732) 908-5573 (direct)

## **CALENDAR**

**HARDING GREEN ASSOCIATION  
MEMBERSHIP MEETING**  
*Next Board Meeting will be scheduled on  
June 2, 2021 7:00PM virtually.*

## **RECYCLING**

*Tuesdays, 5/25, 6/8, 6/22*  
Commingled aluminum and steel  
cans, plastic (#s 1 and 2), and glass  
commingled newspapers, magazines,  
junk mail and other recyclable paper

## **HARDING TOWNSHIP RECYCLING CENTER**

**HOURS:** 7-12 every Wednesday,  
and 9-12 on Saturdays.

## **Announcements**

**Please note that we will be holding our monthly meeting on Wednesday, June 2, 2021. We will send out notification of zoom details.**

Please be reminded that garbage should be put out in containers and cans to prevent animals from getting into it. We ask that those residents currently putting out bags of garbage to please use garbage cans going forward.

The pool will not be opened this Memorial Day weekend; However, we are working towards opening the pool this Summer. Taylor and the Board are preparing for the pool to open likely in July. Covid-19 rules continue to change as vaccinations continue and it is our hope that in the next 30 days, more will come through from both the State and our local health departments for opening. At this time, insurance coverage for Covid has not changed.

## **Community Maintenance Activities**

Harmony Landscaping continues their weekly lawn maintenance service as we get into the summer months. Weed control and fertilization has been completed and the lawns are looking better than ever. Pruning will begin in late June or early July depending on growth. Harmony will be seeding some of the damaged lawns from snow removal this week now that the weed control has dissipated.

The pond has been treated is looking much better with the fountain working and both below surface bubblers operating. The pond will be maintained throughout the season to try and control any algae.

The board has signed two agreements to replace two roofs this spring and is reviewing another proposal for roof replacement. We expect these roofs to be replaced within the next two weeks.

One building on Birch that was prepped in the fall has been painted and we are planning to paint all units on Poplar and 1 & 2 Spruce. The units on Poplar and the two single family homes on Spruce will have any rotted wood marked this week so we can get pricing on the replacement of these rotted boards prior to the painting. With this in mind we expect the painting of these homes to start by early July at the latest.

As you are aware we installed a speed bump just down from the entrance to protect the many walkers we have in the community from traffic coming into the property. Unfortunately, do to many residents and guest dangerously going around the speed bump we were forced to take measures to make sure traffic went over the intended speed bump by installing very attractive planter boxes planted with plants. We continue to try and keep our residents safe and maintain the beauty of our property.

Nothing still has changed in regards to the insurance and state regulations regarding the pool. We however have started the pool and will maintain it while filing for the electrical and health permits to run the pool so if and when we can safely open the pool we will be able to do so. No date yet has been established to open the pool. The board has recently and continues to consult the associations attorney and other professionals to determine the safest methods to open the pool.

The board and management have received pricing to crack fill and sealcoat the courtyard streets and the pool parking lot that have not been paved recently. Our goal is to have the roadways look uniform and to prolong the life of those roadways that were not paved last year. We expect this work to begin within the next month. At the same time we are looking to give an option to ant owner who would like to have their driveway seal coated during this project at a reduced cost. Please look for this information which should come out shortly.

We will continue our chimney cap replacements this year. Look for more information soon.

## **Reminders**

Residents are reminded that all work order and service requests **MUST** be directed to Gary McHugh, our property manager. Please when emailing Gary, always cc: [hgatrustees@yahoo.com](mailto:hgatrustees@yahoo.com) so we can monitor incoming requests. All external work to the community must be approved by the HGA Board before starting work, and personal property modification forms must be approved before work begins. Please visit the HGA website at [www.hardinggreen.org](http://www.hardinggreen.org) or contact Gary for the proper documentation.

**Draft Minutes, HGA Annual Membership Meeting  
April 28, 2021**

Present:

President: Michael Chou

Vice President: Richard Bruno

Secretary: Liz Martinez

Treasurer: John Huston

Trustee: Robin Ward

5 Residents

- The meeting was called to order 7:00pm
- Motion to accept minutes from last meeting from Liz, 2nd by Dick -- board approved unanimously
- Discussed entrance - cones are being replaced with planters in the coming week. Need this as a safety issue.
- Parking lot near the pool - vendors are cleaning up the parking lot and mulch will be installed in the next weeks (early).
- Parking Lot near the pool will be clear coated and lines repainted, possibly as soon as May.
- Electrician coming in the next few weeks to address bubblers in the pond. Also pond treatment will be starting next week.
- We have 2 roofs we are looking at doing this spring.
- Discussed pool: Pool is being readied if we are able to open.
- Trees: Noted that 3 tree vendors provided bids for Spruce tree removal. Will likely be selecting within the next week
- Discussed issues with broken pipe on Poplar (#7). Looking at digging up the pipe ad driveway and re-laying or possibly re-sleeving the pipe. Similar price but sleeve would be less invasive / disruption. Need to ensure either way that we let the owner know (likely within the next few days).
- The Treasurer reported that as of March 31, 2021 the Money Market Fund balance for the HGA Reserve Fund was \$464,938.09 and the bank account balance for the Operating Fund was \$41,631.57, for a total of Cash and Cash Equivalents of \$506,569.66.
- In addition, the Treasurer confirmed that both Taylor Management and he have both reviewed the draft HGA Financial Statements for the year ended September 30, 2020 prepared by Karen P. Sackstein, Certified Public Accountant, and accordingly requested the Board to approve the release of these financial statements and to confirm to the HGA Auditor that the Board of Directors has approved the draft financial statements and fulfilled the requirements for the Auditor to release the final financial statements. The motion to approve the draft financial statements was seconded and the motion was approved unanimously.
- Motion to accept 2 new vendors in case we need to use them:
  - Lumberjack (with respect to tree removal)
  - Service Professionals (with respect to Poplar sewer line)
  - Motion made, 2nd and all approved Service Professionals
  - Motion made, 2nd and all approved Lumberjack
- Open questions centered around 2 topics:
- Pool opening: Request to look at what other condos are doing to open their pools. Need to ensure that board members will not be personally liable for law suits.
- Adherence to by-laws: need to address non-compliance with several by-laws (in particular the garbage, but also other items).
- All residents are welcome to send any information about non-compliance directly to Gary to handle.
- Adjournment proposed and seconded at 8:00pm, all approved.

## CASH DISBURSEMENTS

Starting Check Date: 4/01/21 Cash Account #: "All"

Ending Check Date: 4/30/21

Check Date	Check #	Vend #	Name	Check Amount	Reference
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Cash account #:		100-000	AAB-Operating		
4/01/21	71250	CAU	COMMUNITY ASSOC. UNDERWRITERS	5,596.00	POL#: 208780132-12
4/01/21	71251	HC	HILBERG CONTRACTING LLC	465.95	GUTTER INSTALL
4/01/21	71252	IWSNJ	INTERSTATE WASTE SERMICES OF	2,168.12	03/21-MLY TRASH SVC
4/01/21	71253	JCP&L	JERSEY CENTRAL POWER & LIGHT	190.06	100006484693-021221-03122
4/01/21	71254	JITOW	JITOW LLC	850.00	RMV ROTTEN SUBFLOOR HARDW
4/01/21	71255	L&W	L&W ENTERPRISES, LLC	900.00	8 POPLAR LN-RPLC ROTTED S
4/01/21	71256	PW	PETER WILLIAMS	156.12	REIMB - WATERING
4/01/21	71257	TMC	TAYLOR MANAGEMENT COMPANY	9.18	02/21-POSTAGE
4/01/21	71258	TMC	TAYLOR MANAGEMENT COMPANY	3,891.33	MANAGEMENT FEE
4/01/21	71259	VER	VERIZON	244.17	653121781000132-022021-03
4/09/21	71231	VOID		.00	Void
4/14/21	71260	HG-CAP	RBC FBO HARDING GREEN CAP. RES	9,057.75	ACCT 7R3-00658
4/22/21	71261	AHN	AT HOME NET	52.95	C005511 -04/21
4/22/21	71262	HC	HILBERG CONTRACTING LLC	1,487.00	BIRCH LANE-BUILDING PAINT
4/22/21	71263	HLPW	HARMONY LANDSCAPING &	6,471.07	LANDSCAPING SVCS
4/22/21	71264	IPW	INTERSTATE POWER WASHING LLC	2,168.12	01/21-MLY TRASH SVC
4/22/21	71265	IWSNJ	INTERSTATE WASTE SERMICES OF	2,168.12	04/21-MLY TRASH SVC
4/22/21	71266	L&W	L&W ENTERPRISES, LLC	775.00	3/25-RMVD ORANGE SIGN BY
4/22/21	71267	PSE&G	PUBLIC SERVICE ELECTRIC & GAS	123.97	6594159100-022421-032221
4/22/21	71268	UHLIG	UHLIG LLC	61.92	POSTAGE & STATEMENTS
4/22/21	71269	VER	VERIZON	244.17	653121781000132-032021-04
4/22/21	71270	WWGP	WWGP INC. DBA DEVITO ROOFING	19,726.60	6 TULIP LANE-ROOF
4/26/21	71271	CAU	COMMUNITY ASSOC. UNDERWRITERS	5,244.00	POL#: CAU503035-3
4/26/21	71272	JCP&L	JERSEY CENTRAL POWER & LIGHT	431.94	100006481400-031321-04142
4/26/21	71273	KELMAR	KEL-MAR LLC.	2,350.00	RMV POOL COVER, CLEAN OUT
4/26/21	71274	KPS	KAREN P. SACKSTEIN, CPA	3,600.00	PREP OF AUDITED FINANCIAL
4/26/21	71275	RW	ROBIN WARD	21.26	GARBAGE CAN FOR CLBHSE
4/26/21	71276	TMC	TAYLOR MANAGEMENT COMPANY	5.10	03/21-POSTAGE
Totals:				68,459.90	

Cash account #:		104-000	Cash in Capital FISN		
4/08/21	3026	(M)HGOPER	HARDING GREEN OPERATING	22,451.60	REIMB-DEVITO ROOF, CHIMCO
Totals:				22,451.60	

-- End of report --