

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

MAY, 2023

BOARD OF TRUSTEES:

President: Michael Chou
Vice President: Richard Bruno
Secretary: Carla Forte
Treasurer: Yuriy Gruzglin
Trustee: Art Ochs

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Dan Feuerstein
Joan Vrba
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HGA REPRESENTATIVE

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CALENDAR

HARDING GREEN ASSOCIATION

OPEN BOARD MEETING

*Virtual, Wednesday, June 7, 2023,
7:30pm.*

RECYCLING

Tuesdays, 6/13, 6/27

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

HGA monthly Board meeting will be held virtually on, Wednesday, June 7, 2023 at 7:30PM, using the below link:

Join Zoom Meeting

<https://us02web.zoom.us/j/81018873333?pwd=M21sdk9uZ3Q2dzVEd2dOc3d6T1YxQT09>

Meeting ID: 810 1887 3333

Passcode: 602920

One tap mobile

+16469313860,,81018873333#,,,,*602920# US

Save the Date: Harding Green Board of Trustees along with our pool committee are planning a "meet your neighbors" event at the pool on Thursday, June 22nd starting at 6pm with a nice assortment of food and drinks. A fun way to kick off the summer and mingle with fellow residents who are new to our community as well as those who have been here for a while. All are welcome so save the date! An email will follow with more details.

Community Maintenance Activities

Harmony Landscaping continues their weekly landscape maintenance at Harding Green. All owners are requested to water their lawns as we have had very little rain so far this season.

Pool has been open and running smoothly since Memorial weekend. The pool doors will be open from 9am-9pm daily. Remember that there is no life guard on duty. Parents have to watch their children at all times.

Pond pump has been working consistently since it was installed this spring and the pond looks good. Our pond maintenance company has been adding chemicals as needed to control the algae growth.

Tennis courts have been getting a lot of use. Please remember to take any drinks or trash out of the court area after you are done playing.

The association has replaced two roofs so far this spring and there are currently 3 more on the schedule to be replaced by July 30th.

The association has once again obtained pricing for driveway seal coating to be paid by owners who would like to have their driveways seal coated. As the prices of oil and labor increase so have the pricing on the driveway seal coating. If your driveway can only fit one car the cost is \$175. If your driveway can fit two cars the cost is \$325. Please email lynn@taylormgt.com to sign up for this service on or before June 20th. You will be billed with the July maintenance bill if you sign up.

The board has recently planted the center Island on Tulip lane and will be addressing all courtyards/streets to look at to improve and upgrade the landscaping.

Reminders

Residents are reminded that all work orders and service requests **MUST** be directed to Gary McHugh, our property manager. Please when emailing Gary, always cc:

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 or contact Gary for the proper documentation.

Draft Minutes Open Board Meeting via Zoom – May 3, 2023

Board Members in Attendance:

Michael Chou
Richard Bruno
Yuriy Gruzglin
Carla Forte
Art Ochs

Gary McHugh, Manager

5 Homeowners

Meeting called to order at 7:35pm

- Motion made to approve minutes from March 29, 2023. Minutes approved 5/0.

Treasurer's Report:

- As of March 31, 2023 - \$185, 132.46 in Operating Account and \$278,911.76 in Capital Reserve Account.
- Audit of the previous fiscal year was reviewed by the Board. The board suggested approval and will be emailing the same to homeowners. Any questions regarding the Audit should be directed to hgatrusteess@yahoo.com.

Motion made by Board to accept the Audit Report. Approved 5/0.

- Treasurer discussed investing in CDs with favorable terms. An 18-month maturity with a 4.95% interest rate paid every 6 months. Minimum investment \$50,000. Board discussed purchasing one CD which leaves flexibility in reserve fund. Return approximately \$3800. The board motioned to approve the purchase of one CD. Approved 5/0.

Manager's Report:

- Landscapers continue to fertilize, cut, mulch, weed control HGA grounds.
- Gutter cleaning to start on May 15, 2023. Takes approximately 2 days to complete.
- Sidewalks replacement complete along main drive. Soil and seeding areas where trees were removed, and stumps ground completed but some areas need to be re-done because of washed away seed and soil during very heavy rains. Contractor will return to repair washed areas.
- Selected trees off sidewalk were taken down as part of the sidewalk project. They affected sidewalks and were ground down.
- One roof is scheduled to be replaced in the next week or so. One roof on Beech out for a bid.
- Two buildings are scheduled to be painted on Spruce and Walnut. Wood is scarce so residing will begin early Fall with a primer coat and painting to begin in September to be in the next budget cycle.
- Pool season is upon us. All requirements to open the pool have been filed with the township and state. Electrical first and health inspection follows. Planning Memorial Day weekend opening.
- Kaden Chou, Michael Chou's son, has been selected by the Board and will be re-hired to maintain the pool the same as last year with the addition of a professional pool company opening and closing the pool. Went well last year and there is no need for lifeguards.
- New lock system installed. Planning code system for entry.
 - Patrick Dunnigan Pools will perform the opening and closing duties at \$795 to open and same price to close. The Board will formally approve him as a vendor this evening.
 - A volunteer committee was formed to help with the pool set-up – furniture, umbrellas, tables, etc.

- Motion made to approve Dunnigan Pools as an approved vendor for the pool for the 2023 season.. Approved 5/0.

Seal coating driveways will be sent out once we have pricing. Driveways will also be evaluated over the Summer into the Fall.

Michael Chou called for an approval of an insurance premium increase based on an extended pool season, vendor salaries, and vendor count. A nominal increase of around \$300 is expected. As a result of this change and the way it's run, we can save approximately \$15k and the monies can be reinvested into the community.

Motion made for Board approval of an insurance cost increase. Approved 5/0.

Open Items:

- Inquiry about exactly what homes will be re-sided and painted in early Fall. Management confirmed 6-9 Spruce and Walnut Court. Concerns about their unit work orders being left unaddressed for deck. Management will follow up.
- Concerns about home at 1 Spruce being left unpainted/peeling. Our vendors attempted to access the unit on a number of occasions to do work and were refused access or asked to leave. It was explained that a legal situation was preventing the work being performed as much as everyone would like it resolved.
- Questions about why the work at the pool was not put out for other members of community for consideration. Management says it was discussed and bids were solicited. Volunteers were considered but found issues with being accountable and consistent. The decision by the Board was based on how the pool functioned and last season's very positive response.
- Concern about water damage to interior based on a leaky roof. Repairs were made but not satisfactorily according to the homeowner. Update requested with follow-up.
- Patches in some owners' driveways need further attention.
- Inquiry about tree replacements in areas where trees were removed. No new trees are being specifically placed where others were removed. Resident inquired about tree replacement on Sycamore. Another resident asked if other landscaping will be done in other areas. The Board is looking into landscaping improvements in each court yard. Art Ochs, landscaper by trade, is working on some renderings/designs to improve areas over time. Many Ash trees were taken down but not all will be replaced.

Dick Bruno motioned to adjourn meeting. Meeting adjourned at 8:20pm.