

HARMON COVE NOTES



AUGUST
2017



**Roberto's
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**1 Bedroom Unit
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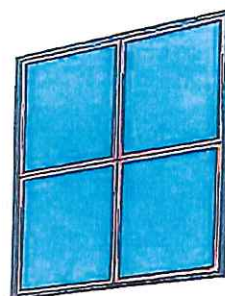


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Secaucus Calendar

- August 3 – Concert in the Park 7 pm Buchmuller Park
August 8 – Movies in the Park 8:30 pm Buchmuller Park
August 9 – Tot Day Swim Club 11 am, Boating Safely Class 6 pm 5 Meadowlands Parkway
August 10 – Concert in the Park 7 pm Buchmuller Park, Boating Safely Class 6 pm 5 Meadowlands Parkway
August 14 – Board of Adjustment Meeting 7 pm
August 15 – Movies in the Park 8:30 pm Buchmuller Park, Planning Board Meeting 7 pm
August 16 – Kids Pool Night Swim Club 7 pm, Secaucus Coalition Meeting 7 pm
August 17 – Concert in the Park 7 pm Buchmuller Park
August 21 – Solar Eclipse Viewing Party at The Library 1 pm, Board of Health Meeting 7 pm
August 22 – Movies in the Park 8:30 pm Buchmuller Park, Mayor & Council Meeting 7 pm
August 24 – Concert in the Park 7 pm Buchmuller Park
August 28 – Senior Citizen Bingo at The Senior Center 6 pm
August 29 – Movies in the Park 8:30 pm Buchmuller Park
August 30 – Back to School Family Pool Night Swim Club 7 pm
August 31 – Concert in the Park 7 pm Buchmuller Park

Visit secaucusnj.gov



**TOWN OF SECAUCUS
NEW JERSEY**

COVE NOTES

BOARD MEMBERS

Harmon Cove Recreation Association

Tommy Schwarz, President
Jim Foley, Vice President
Rich Long, Treasurer
Rajat Bhu, Secretary
Dan Murray, Director
Craig Ellison, Director
Robert Rosa, Director

Harmon Cove I

Rick Bland, President
Craig Ellison, Vice President
Terry McDonald, Treasurer
Louis Schembre, Assistant Treasurer
Jeanne Brown, Secretary
Virginia Boomer, Director
Robert King, Director
Julie O'Sullivan Maillet, Director
Jonathan Zane, Director

Harmon Cove II

Ron Thomas, President
Elliot Fox, Vice President
Bob Denner, Treasurer
Judith Greenberg, Secretary
Frank Wolfer, Director
Assem Singh, Director
Teri Harvey, Director
Colleen Hills, Director
Ron Taglieri, Director

IMPORTANT INFO.

Harmon Cove Recreation Association

Cathy Genova
mem property management
cgenova@memproperty.com



Phone: 201-293-4991 Fax: 201-293-4654

Harmon Cove I

Tom Marchitelli
Susan Baumann
Impac Property Management
tmarchitelli@impac1.com
sbaumann@impac1.com

Phone: 201-867-0400 Fax: 201-867-1700

Harmon Cove II

Karen Yuhasz
Judy DeYoung
Impac Property Management
kyuhasz@impac1.com
jdeyoung@impac1.com

Phone: 201-863-5839 Fax: 201-863-6632

Harmon Cove IV

Chuck Graziano
Wilkin Group Management
Phone: 201-560-0900

Harmon Cove Street Association

Karen Yuhasz 201-863-5839
Gate House 201-867-2395

Cove Club 201-867-9779

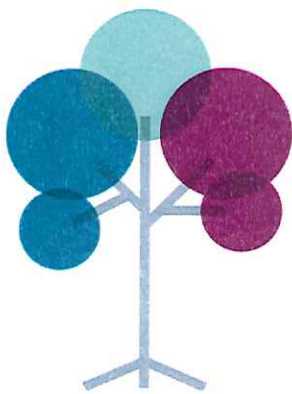
Next Meeting Dates:

Harmon Cove I – 9/6

Harmon Cove II – 8/24

Recreation Association – 8/15

From the Recreation Association



mem
PROPERTY MANAGEMENT



Helping You Enjoy Your Home

Have you been enjoying your summer? We all certainly hope so! Before you know it, next month's edition of the Cove Notes will be talking about Back to School! Well before that happens, let's really enjoy the rest of the summer!

The Recreation Association will be hosting an evening **Caribbean Themed Party at the POOL** on Saturday, August 19th. The bar will be open with amazing drink specials, Phin Philly's Kitchen will be open with a special menu and there will be music and dancing at the pool! Did we mention that the party will be free (aside from food & drinks)? Watch the email blasts for more details.

There will also be Labor Day activities, like music at the pool and a Round Robin Tennis Tournament.

Happy Hour on Wednesdays and Fridays have been great! The Cove Club has an amazing selection of beverages to choose from and the price cannot be beat. Remember, the Cove Club is here for all Harmon Cove I & II Residents and your guests.

Check out the recent press release about the pool and Cove Club on page 10. We are very proud of the renovations at the Cove Club and the work done at the pool!

We still have badges at the Recreation Office to be picked up. We also have a Lost & Found box that mostly contains pool goggles, swimmyies and towels. If you are looking for something please come and check. We will hold on to everything till the pool closes for the season.

The Recreation Association has actively been treating the pool area for mosquitos and taking measures to be proactive against other pests. We hope you are noticing a difference while enjoying the pool and the deck areas. Enjoy the rest of the Summer!

Don't forget our next meeting on August 15th, 7 pm.

Harmon Cove I

By, Jeanne Brown, Secretary



Here we are in the last official full month of summer but the forecast continues to look good so we all can continue to enjoy the season. Whether you like to stay cool by the pool or “chillax” indoors, make sure that all of your activities are safe and considerate of other people in the community.

One way to keep your home cool this summer is to make sure that your HVAC is working efficiently. Another way is to replace your old windows, especially if your unit still has the original windows. The old windows are long past their useful life and are no longer worth just replacing the glass if they are starting to “fog up”. If you have already considered getting new windows, make sure that you request an architectural modification form from the management office. You are required to fill one out prior to installation. The management office needs to make sure that you are installing windows that comply with the look of the rest of the windows in Harmon Cove I. Also, failure to complete and submit a form will result in a fine and could also result in removal of the new windows should they not be in compliance.

Our community is beautiful and the Board and management take great measures to make sure that it stays that way continually. Then, some rude, selfish, and inconsiderate individuals decide that it doesn't matter where they drop their unwanted junk just as long as it's not clogging up their unit. They don't care that someone put a lot of work into creating the signage in the recycling sheds and dumpsters and, besides, those signs obviously don't apply to them, right? Wrong! In order to combat all of this apathy, the Board has installed video surveillance equipment around the community. Now, the offenders can be identified and notified; the repeat offenders will be fined. So, think twice before you dump your old sofa in front of or inside of the recycling shed. And, please, for the millionth time, read the signs...

It has come to the Board's attention lately that some residents are unaware of the proper way to voice their opinions and talk about the issues they may have with the Board, management, or community. The best way to be heard is to attend the “good and welfare” portion of the monthly meetings. The good and welfare is at the very beginning of each meeting and starts at 7:00 p.m. Should this not be convenient for you, here are three other ways to communicate:

- Call the management office at 201-867-0400 and discuss the issues with Tom or Susan.
- Send an e-mail to Tom (tmarchitelli@impac1.com) or Susan (sbaumann@impac1.com).
- Send a letter to Harmon Cove 1 Association, 1 Harmon Blvd., Secaucus, NJ 07094

We do not ever recommend voicing your opinions or complaints on social media. Some of the Board members may be members of the private social media groups and, if they are, they can speak only for themselves as residents and not on behalf of the Board. Also, you should never expect a reply from a Board member because it is not the proper forum for Board communication. The Board is a collective body of individuals that speaks with one voice for the community. Communication among Board members is private and not for publication.

It's only the beginning of August so there is still enough time to make this a summer to remember. Please enjoy the month and have a Happy Labor Day, too! See you in September!

Harmon Cove II

Dear Neighbors,

We hope you are enjoying your Harmon Cove summer!

This is the perfect time to meet at the pool! If you don't have your pass yet, stop by the clubhouse.

Looking for a quick recipe for a summer evening when you get home from the pool or other activities? This Creamy Chicken and Pasta Salad from Food Network Magazine uses already cooked rotisserie chicken!



Ingredients:

Kosher salt
8 ounces small tube-shaped pasta
1 1/4 cups 2% percent Greek yogurt
1/2 cup mayonnaise
2 teaspoons apple cider vinegar
1 teaspoon Dijon mustard
1/3 cup chopped fresh dill
1 tablespoon chopped fresh chives
1 rotisserie chicken
2 stalks celery, chopped
1 Kirby (small) cucumber, peeled, halved lengthwise, seeded and chopped
Freshly ground pepper
8 cups mesclun greens

Directions:

Bring a pot of salted water to a boil. Add the pasta and cook as indicated on the package. Drain and rinse under cold water.

Meanwhile, whisk the yogurt, mayonnaise, 1/4 cup water, vinegar, mustard, dill, chives and 2 teaspoons salt in a medium bowl. Remove the skin from the chicken and shred the meat into large pieces. Add the chicken, celery and cucumber to the dressing and gently stir to combine. Shake the excess water from the pasta and add it to the chicken salad. Season with pepper and toss. Serve over the greens.

IMPAC and the Board work all year round to keep up the buildings and grounds for everyone's safety and comfort. The siding repairs on Teal are almost finished. This is important work for the longevity of the buildings. Thanks for your patience during the process.

While you are entertaining during the warm weather, please keep in mind that for everyone's protection charcoal grills and hibachis are strictly prohibited on the decks. Gas grills are permitted if the gas is furnished from a gas line from inside your unit (which requires a permit from the Town of Secaucus prior to installation). Gas grills using propane tanks are strictly prohibited. Electric grills are permitted.

If you are a smoker, please be responsible and do not leave cigarette litter in the gardens or carports and do not throw smoking materials off your deck. This is a fire hazard whether they land on your neighbor's deck or in the landscaping below.

Here are some things to keep in mind from FEMA's smoking fire safety page:

Put cigarettes out all the way. Do this every time. Don't walk away from lit cigarettes and other smoking materials. Put water on the ashes and butts to make sure they are really out before you put them in the trash.

Be alert. Do not smoke after taking medicine that makes you tired. You may not be able to prevent or escape from a fire if you are sleepy or have taken medicine that makes you tired.

Never smoke around medical oxygen. Medical oxygen can explode if a flame or spark is near. Even if the oxygen is turned off, it can still catch on fire.

Never smoke in bed. Mattresses and bedding can catch on fire easily. Do not smoke in bed because you might fall asleep with a lit cigarette.

When enjoying the outdoors to keep the grounds at their best please don't ride bicycles, scooters or skateboards in the landscaped areas. When walking, please use the footpaths, they are much safer than the street!

Always pick up after your dog. It is the considerate thing to do and it is the law. For the safety of the dogs and other humans, keep your pets on a leash.

Please be green and recycle properly! Cardboard boxes, newspapers, metal, glass and plastic all belong in the recycling sheds. You can always refer to the signs posted by the dumpsters or the town website if you have questions about recycling.

Batteries can be recycled in the box marked for batteries in the office and if you have expired medications or medicine you no longer need, there is a red, white and blue mailbox in the Town Hall, outside Police Headquarters, that accepts pills, capsules, patches and pet meds.

When the time comes for you to discard household items you no longer want to keep, large pieces and furniture do not belong in the dumpsters or alongside the dumpsters. The regular garbage collectors will not take these things. The town of Secaucus picks up and disposes of bulky items. All you have to do is call (201) 330-2080 to schedule a pick-up.

We look forward to seeing you around the cove!

Happy August!

Your Harmon Cove II Board

SOLAR UPDATE

From: Rich Long, Recreation Board Treasurer

I am writing to update the community regarding our solar project.

Our first SREC check has been received and deposited. The net amount of the check is \$2,506.35.

Now the question is, "What is an SREC?"

SREC or solar renewable energy certificate is legislation that exists in several states including NJ, to increase the economic value of a solar investment. SREC serves as additional incentive for solar system owners to recover their investment in solar sooner by selling their SRECs through spot market sales.

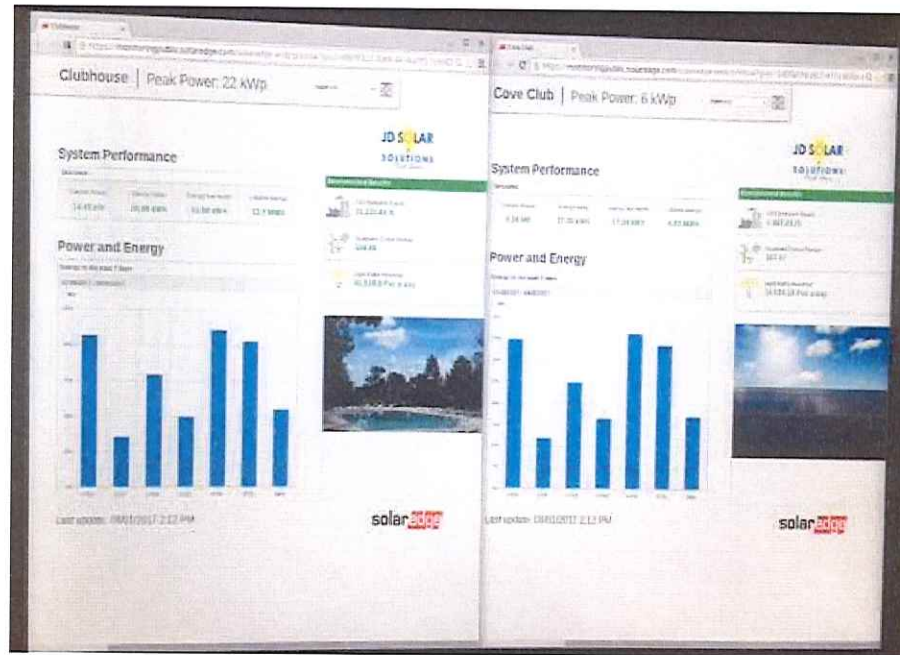
Harmon Cove Rec earns 1 SREC each time one of our two solar systems produces 1,000 kilowatt-hours (KWh) of electricity. In order for a solar facility to be credited with that SREC, the system must be certified and registered. The certification process takes time and ultimately delayed our first return check. With the completion of this process, we are now set up to sell our SRECs on a monthly basis. The monthly payment amounts will be less than our first one and will vary month to month based on the sun.

In addition to the SRECs, we are creating our own electricity that we can use to lower our electric bills with PSE&G. The following chart compares our electric cost of the first 5 months of 2016 and 2017.

	January		February		March		April		May	
	Clubhouse	Cove Club	Clubhouse	Cove Club	Clubhouse	Cove Club	Clubhouse	Cove Club	Clubhouse	Cove Club
2016	\$949.54	\$763.42	\$1,200.64	\$752.59	\$1,104.10	\$820.34	\$1,182.42	\$886.17	\$2,386.34	\$1,132.57
2017	\$502.70	\$878.51	\$1,007.74	\$734.73	\$999.87	\$735.11	\$991.97	\$735.56	\$1,506.23	\$895.01
2016 January through May average was : \$1,364.61 for the Clubhouse										
2016 January through May average was : \$871.02 for the Cove Club										
2017 January through May average was : \$1,001.70 for Clubhouse										
2017 January through May average was : \$795.78 for the Cove Club										

When the Recreation Board first pursued the idea of solar energy, certain conditions and benefits were implied. We are happy to report that the expected results have been upheld. We look forward to the continued return on our investment.

All the activity of our two systems can be viewed in real time on a monitor in the clubhouse. Next time you stop by, take a look and see how our solar systems are performing.



On behalf of the entire Recreation Board we wish to thank the community for their support on this project.



What's Happening!

BUMPER POOL LEAGUE!

A new league is forming for the fall. It will be held on Wednesday evenings at the Cove Club from 8 – 10 pm. The Cove Club will be open for everyone during that time!

The league would be revolving teams of 2 and 2 matches. There is no charge involved just a commitment to see it through.

More details to follow, but call, email or stop by the Cove Club to sign up!



BRIDGE – MONDAY NIGHTS

There is a group of bridge players who would welcome more to play at their Monday evening games. Call, email or stop by the Recreation Office for more info or to sign up.

KAYAK CLUB

Hey Kayakers, would you be willing to meet and greet some new kayakers? We are looking to get a group of seasoned kayakers to help new residents and new kayakers get familiar with the best/safest way to enjoy the river and get together to share tips, etc. Please call the Recreation Office if you can help out.

BULK, BULK AND MORE BULK TRASH

Did you know that when you have bulk trash, you don't have to carry it to the shed? All you have to do is make a phone call to the Secaucus Public Works at 201-330-2080. Make sure you break down your boxes too at the recycle sheds!

**Clean Up
Your
Neighborhood**

Harmon Cove Club and Pool Renovation Completed Ahead of Schedule

Harmon Cove Recreation Association, the HOA for a premier residential condominium community in Secaucus, New Jersey, recently announced the successful completion of an extensive renovation to its Cove Club recreation club and improvements to the pool area, bar/café and more.



Welcome to the New Harmon Cove Club

In order to complete this project, our property management team, the Harmon Cove Recreation Association Board and our vendors came together to ensure the highest quality installation at the lowest cost

SECAUCUS, NEW JERSEY (PRWEB) AUGUST 01, 2017

Harmon Cove Recreation Association, the HOA for a premier residential condominium community in Secaucus, New Jersey, recently announced the successful completion of an extensive renovation to its Cove Club recreation club and improvements to the pool area, bar/café and more.

"In order to complete this project, our property management team, the Harmon Cove Recreation Association Board and our vendors came together to ensure the highest quality installation at the lowest cost," said Martin Laderman, founder and CEO of mem property management, the [property management company](#) for the Harmon Cove

Recreation Association, representing the community and recreational facilities serving the residents living in The Harmon Cove condominium complex, "the work was completed ahead of schedule, on budget and our residents are able to escape the sweltering summer heat with a state of the art clubhouse and a newly refurbished pool area."

The improvements further an ongoing effort by the Board and **mem property management** to deliver for its residents the highest quality services and amenities and increase property values with dedicated, hands-on property management. These improvements and renovations are especially timely for Harmon Cove's residents as their town of Secaucus was recently rated No. 19 on New Jersey Monthly's annual list of the "Best Places to Live in New Jersey" and home buyers are showing increased interest in the area.

The town of more than 18,000 residents is the only municipality from Hudson County to rank above 200 on the list. The magazine rated 510 municipalities in the state based on home values, property taxes, crime rates, school performance and lifestyle factors such as nearby live performing-arts theaters and full-service restaurants.





Harmon Cove, consisting of over 1400 residential condominium townhouses and high-rise luxury condos, features a gatehouse entrance with 24-hour security, recreational clubhouse, pool, tennis courts, a playground and approximately four scenic miles of paved trails that link the river front and woodland settings of Harmon Cove.

About mem property management

mem property management is a privately held NJ property management company that was founded in 1984, by Martin Laderman with the vision to increase property value through solid, experienced management. Since that time, the company has expanded to manage dozens of properties from its New York border to the New Jersey Shore.

mem property management is privileged to serve some of the finest communities throughout New Jersey including many of the major developers and builders as well as communities as diverse as small ocean-front condominiums to large master-planned communities with several hundred homes to age-restricted retirement communities.

To learn more about mem property management corporation, please visit <http://www.memproperty.com/> or call (201) 7981080.

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
		HAPPY HOUR 5-8 pm Pool Open till 10 pm		HAPPY HOUR 5-8 pm Pool Open till 10 pm	COVE CLUB & Kitchen open at noon	COVE CLUB & Kitchen open at noon
Yoga 7 pm		HAPPY HOUR 5-8 pm Pool Open till 10 pm		HAPPY HOUR 5-8 pm Pool Open till 10 pm	COVE CLUB & Kitchen open at noon	COVE CLUB & Kitchen open at noon
Yoga 7 pm	Recreation Association Meeting 7 pm	HAPPY HOUR 5-8 pm Pool Open till 10 pm		HAPPY HOUR 5-8 pm Pool Open till 10 pm	Rec Assoc. PARTY 	COVE CLUB & Kitchen open at noon
Yoga 7 pm		HAPPY HOUR 5-8 pm Pool Open till 10 pm	Harmon Cove II Meeting 7 pm	HAPPY HOUR 5-8 pm Pool Open till 10 pm	COVE CLUB & Kitchen open at noon	COVE CLUB & Kitchen open at noon
Yoga 7 pm		HAPPY HOUR 5-8 pm Pool Open till 10 pm				

AUGUST

2017

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NOTES:

- Recreation Party – August 19
- Late Nights at the POOL
- Lunch & Dinner at the Club
- HAPPY HOUR!

Harmon Cove
Recreation Association Board
Is Hosting A Complimentary
**SUMMER CARIBBEAN
PARTY!**

Saturday, August 19th
8 pm By the POOL



Phin Philly's Kitchen will be OPEN with
a Special Menu!

The Bar will be OPEN with
Drink Specials Galore!



Wear Your
Bright Colors!



Let us know if you can make it!

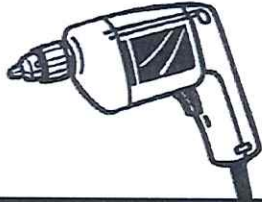
Cash bar & kitchen

Music & Dancing



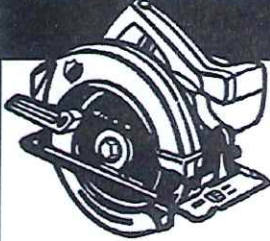


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hello august

Fun Facts about August

It is the last of the summer months.

August in the Northern Hemisphere is similar to February in the Southern Hemisphere.

Augustus renamed the month of Sextilis because many of his greatest triumphs occurred during this month.

August is a month of summer vacation and holiday for many children around the world.

Many cultures call this month the harvest month or the time of harvest.



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192 Meadow Lane For Sale:
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190 Charles St. For Sale:
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853 6th St For Sale:
\$655,000



27 Mill Ridge Rd For Sale:
\$525,000



2 Radio Ave #C9: Under Contract
\$247,000



197 Blue Heron Dr.
Sold @ \$470,000



822 4th Street
Sold @ \$745,000



Sold 123 HCT @ \$300,000
Sold 2208 HCT @ \$420,000
Sold 238 HCT @ \$345,000
Rented 1508 HCT @ \$2,350

Have you consider selling or renting? Contact your local expert -
Agnes at 201.456.0584.