

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

## AUGUST, 2016

### BOARD OF TRUSTEES:

President: Michael Chou  
Vice President: Richard Bruno  
Secretary: Sharon Grenard  
Treasurer: Yuriy Gruzglin

### ALTERNATE DISPUTE

### RESOLUTION COMMITTEE:

James Hannaford  
Dina Khandalavala  
Michael Renzo-Posen

### NEWSLETTER & WEBSITE:

Editor: Michael Chou

### CONTRIBUTOR(S):

Dan Fitzpatrick  
Michael Chou

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### CALENDAR

**HARDING GREEN ASSOCIATION**  
**OPEN BOARD MEETING**  
*Open Meeting Scheduled for Tuesday,  
August 30, 2016 Hardin g Library,  
7:45PM.*

### RECYCLING

*Tuesdays 9/13, 9/27*

- 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

There are 2 open seats up for election at the October Annual Meeting. HOMEOWNERS interested in running for the Board can request the application form from Board Secretary Sharon Grenard or download the form at the HGA Website <http://hardinggreen.org/Forms.htm> (Application for Candidacy of the Board of Trustees). The form and resume should then be submitted to any Board member by Sept. 14, 2016 6PM. The candidate(s)' info will be published in the September Newsletter. The election as in the past will be conducted by the ADR panel members at the Annual meeting.

Please note that pool closing date will be extended to 2 weeks after Labor Day Weekend. Labor Day Monday will operate 10:30AM-7:30PM (normal time). Weekday schedules starting from 6<sup>th</sup> of September will be 3PM-7:30PM and on weekends 10:30AM-7:30PM. The last day for the pool for this year will be 18<sup>th</sup> of September. We have had a great 109 visitors in the month of May, 404 visitors in the month of June and 565 visitors in the month of July.

We have gathered some information regarding the Emerald Ash Borer that has been a topic of discussion for the past few years. The Board with the assistance of both our Landscaping Committee, Taylor Management Co and our tree vendor Davey Tree are reviewing the impact of this within our community. A video of the discussions during the town meeting can be viewed here <https://youtu.be/l8fGyUzWPC4>.

Please be mindful and considerate of your neighbors when walking your pets. We have had multiple instances where dog droppings are being left without being picked up in the common areas of Harding Green Drive. Please make sure that dogs are kept on leash while walking and that cats are not allowed outside of your home.

We are asking that all residents that park their vehicles down by the pool to regularly send the Board your license plate of the vehicle(s) so that we can keep a record of resident vehicles. We ask that residents send the Board an email notifying of any visitor vehicles parked down by the pool that may be parked 2 days or more. It will allow us to address any issues of any unidentified vehicles expeditiously.

Work on the Mailbox project has commenced and we ask for your patience while the mailboxes are being temporarily relocated. Some mailbox locations will be relocated to eliminate driveway obstruction.

## Community Maintenance Activities

Wayne from L and W assisted with the tree canopy that fell on 6 Ash, removed the broken tree branch from the roof and installed temporary plastic to cover the hole in the roof and to cover the broken window. Wayne is also preparing the needed preparation for the installation of the new boxes around the community.

Cahill Cleaning has provided their weekly cleaning of the pool house bathrooms. They also cleaned up after an emergency back in the pool house bathrooms. Frank from F and W Plumbing unclogged this back up.

Country Nursery has provided their weekly landscaping services to the community as per their contract.

American Pool has provided their contractual services to the community.

Scott from Express Painting has provided the following services.....10 Sycamore and 2 Cedar unclogged gutters after heavy rain storm, 2 Birch various rotted siding replaced on roof line and chimney, 7 Beech various rotted siding replaced and then painted, 4 Hemlock front porch repairs expedited, 8 Beech inspected gutter overflow issue and installed flexible extension and elbow, 4 Sycamore purchased and installed new pressure treated 2x10 garage leg that was rotted, caulked and painted same. 8 Sycamore replaced rotted siding boards and caulked and painted same, guard rails at front entrance exit removed 4 rotted existing guard rails, purchased and installed 4 sections of guard rail with 2x10x10 foot pressure treated wood 3 per guard rail, painted guard rails, 4 Beech fixed damaged leader extension, 17 Beech per the green book

expedited 10% of rotting deck boards, 2 and 5 Walnut fixed gutters and leaders, 21 Sycamore replaced rotted siding on both sides of roof lines, primed, caulked and painted same, 3 Sycamore replaced rotted siding, primed and painted repaired siding.

## Thank You

A large appreciation of thanks to all the volunteers that have assisted HGA Board in directing and maintaining HGA. From the Landscaping Committee members to all others that have volunteered their time and efforts for this community...we thank you.

## Reminders

**Residents are reminded that all work order and service requests MUST be directed to Dan Fitzpatrick, our property manager. Please when emailing Dan, cc the hgatrusters@yahoo.com email address. Dan's onsite hours will be Wednesdays from 2pm to 5pm at the Harding Green office. Dan can be reached at 973.267.9000 ext. 304 or dan@taylormgt.com at his normally scheduled hours.**

Please be considerate of your neighbors and use your garage and driveways first before using cul-de-sac parking slots. Cars not used on a regular basis should be parked down by the pool parking lot.

## Draft HGA Board General Meeting Minutes July 27, 2016

Meeting called to order at 7:45PM

Board Members present Michael Chou, Richard Bruno, Yuriy Gruzglin and Fenwick Garvey.

Sharon Grenard excused

## Minutes

- Review minutes of previous meeting, No edits, Minute accepted unanimously

## Treasure Report: As of 06/30/2016:

- operating account: \$95,953.32;
- capital reserve account:
  - a. money market account: \$79,521.99;
  - b. several CDs (~3%): \$635,000.00.

## Board Items.

### Financial

- Vote to move monies from the capital reserve fund to operating account to reimburse for the following projects:
  - a) chimney cover and cap replacement at 6 Poplar;
  - b) roof/chimney repair at 6 Beech.Approved unanimously.
- CD reinvestment: two CDs valued at \$125K (~3%) were called on 07/08/2016 and need to reinvest. Currently FISJ can offer CDs paying 2.5%; a motion was made to invest \$50,000 in CD paying 2.5% and decide how to invest the remaining funds after the Federal Reserve meeting in September; unanimously approved

### New Vendor Approval:

- Motion was made to approve All County Sewer for work to clean main storm sewer pipe behind 8 Beech. Unanimously Approved.
- Chimney Works LLC approved for Chimney caps contingent on their providing proof of liability insurance and workmen comp.
- Unanimously Approved.

**New contract with auditor Karen Sackstein.** The auditor proposed a new annual contract: \$3,500. A motion was made to approve it; approved unanimously.

### Project Reviews:

**Landscaping Committee:**

- Thanking the committee for their work.
- Board is committed to developing a master plan.
- However, incremental projects will be approved on a case by case basis as the Master Plan is developed.

**Color Selection Update:**

- Thanking the committee for their tireless effort. Vote was 7 for the SW Liama Wool, 2 for the Alexandria Beige and 1 abstention.
- Mr. Bruno apologized to Pam Carlson for miss-characterization of her vote.
- The Pool House shed has been painted in the winning color. The community is encouraged to take the time to view it.
- It will be put to the community for a vote during the October General Election for the Board of Trustees.  
It requires 57 votes (half +1) to defeat the color change

**Mailbox Replacement Project:**

- New mailboxes have been approved by the Board
- They are being paid for out of reserve funds
- Work will begin in August
- Existing Mail Sheds that need to be moved will be placed on temporary stands during the installation process
- Some mailboxes will be moved to new locations' to eliminate obstructing driveways and minimizing the risk of being bumped
- Schedule completion by Mid-September (This has been updated to Mid Oct due to delay in final review of the project)
- 2 New Mail boxes will be added to make access to the mailboxes closer for the residents
- Each unit will be provided with 2 keys

**Board of Trustees**

- Thanked Fenwick for his service. He and his wife have purchased a home and moved Aug 9th. The Board wished Fenwick and his family well in their new home.
- His departure has created a vacancy on the Board.
- The Board has chosen not to appoint anyone to the vacancy due to the October General Election
- New Candidates interested in serving can submit their resume to the board. Their names will then be placed on the ballots for the new elections. The candidates with the highest number of votes cast will be elected
- The By-Laws and Covenant and Restrictions have NO provision for write-in candidates.
  - Vacancy can only be filled via election or appointed by a majority of existing board members.
  - There is NO minimum number of votes required to be elected

**Items from the Floor**

Discussion concerning the Master Plan. Again the board is committed to develop a Master Plan. It is important for the Harding Green Complex to maintain an uniform updated appearance.

The Master Plan drives capital investment, preventive maintenance and overall look of the community.

Watering of the entrance has become a major issue. It is physically demanding work and time consuming. Need to develop and automated system to eliminate the manual watering. That is contingent with getting access to water from residents from both Sycamore and Spruce. The Board will compensate them for the water usage.

A similar system was installed in the pool area.

Meeting was adjourned at 9:32pm.