

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

FEBRUARY, 2018

BOARD OF TRUSTEES:

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

ALTERNATIVE DISPUTE RESOLUTION COMMITTEE:

Dina Khandalavala
Michael Renzo-Posen
Stan Pietruska
John Huston

NEWSLETTER & WEBSITE:

Editor: Michael Chou

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CONTACT INFORMATION

BOARD OF TRUSTEES

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HGA WEBSITE

www.hardinggreen.org

PAM ROSANIO

HGA REPRESENTATIVE

USI INSURANCE SERVICES

(732) 349-2100 x85573
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CALENDAR

HARDING GREEN ASSOCIATION

OPEN BOARD MEETING

*Meeting is scheduled Tuesday, Feb 27,
2018 at the Harding Library 7:45PM*

RECYCLING

Tuesdays 3/13, 3/27

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.

Community Maintenance Activities

There has been a steady request for work orders throughout this winter. All work orders have been consistently addressed quickly by the vendors hired.

Fortunately, this has been only an average snow fall season but our vendor Country Nurseries has performed very well and we have received very few complaints.

The master landscape plan was completed and the community has been notified where they can view these plans. Taylor Management has begun the process of soliciting bids for each phase of the plan. These bids will be reviewed by the board this Spring. A meeting will be scheduled to have resident comments rolled into the execution of the plans appropriately and allow Q&A with the MLP vendor.

NJ Pest Control continues the bat exclusion project and expects to be completed this spring.

The association has recently re-signed with American Pool for the upcoming season. The state of NJ has instituted many new rules & guidelines for all communities who maintain pools. The association is working with the vendor to implement these changes.

Topline Electric was back on site this past Wednesday to start the permanent repairs to the street lights. They will continue until all lights are on and all cable is run underground.

The association has recently replaced one roof and are scheduled to replace another within the next two weeks. We continue to evaluate the roofs a few times per year for any repairs or replacements.

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 the hgatrustees@yahoo.com email address. Gary's new onsite hours will be Wednesdays starting 6/28, 2-5PM at the Harding Green office. Gary can be reached at 973.267.9000 ext. 303 or gmchugh@taylormgt.com at his normally scheduled hours.

All external work to the community must be approved by the HGA Board before starting work. 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.

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.

Please remember to lease your pets when they are outside.

Draft Minutes of HGA Open Meeting January 31, 2018

Present

Michael Chou- President

Richard Bruno- Vice President

Sharon Grenard- Secretary

Yuiry Gruzglin- Treasurer

Gary McHugh- Property Manager

7 homeowners

1. The meeting was called to order at 7:46.
 - The minutes were approved 4/0 with one correction: The actual transfer from capital reserve to operating was \$4008.36, not \$4080.36.
2. Treasurer's Report
 - As of December 31, 2017: operating \$72,144.94 capital Reserve: \$623,000 in CDs at app. 2.86% interest, \$96,763.57 in a money market account.
 - Financial Audit of the FYE 09/30/2017: the association had the following account surpluses: \$5,360.00 in operating, \$25,227.00 in capital reserve; the association's CDs earned \$17,103.00 in interest.
 - The audit was approved 4/0.
3. Manager's Report:
 - The Country Nursery doing a good job with snow removal.
 - L&W was involved implementing larger work orders
 - EJ Peters has been doing all the small work orders
 - Outage with lights is an on going problem; a temporary fix has been applied by the vendor; we have to wait until the ground is not frozen and the can dig and fix the underground line.
 - Landscaping Project: Plans will be on the website for all to see. Questions will be answered by Jock Levendon at an open meeting.
 - People will be allowed to talk for 3 minutes as a fair time for all and extended pending Board discretion
 - The plans are divided into 11 sections (areas) of HGA. Requests for bids will go out to 5 vendors. We would like to start landscaping improvements at the entrance.
 - American Pool: New contract for 2018 season plus 2 additional weekends in September; approved 4/0.
 - Bat Exclusion Project- should be finished within the next few months weather permitting.
 - Trees: We will continue taking down dead or rotted trees as well as trim overgrown trees.
 - Approval of a new roof vendor: DeVito Roofing. Approved 4/0. We now have 3 roofing contractors, DeVito Roofing, High Grade Construction, American Roof Maintenance.
 - Painting Schedule - we will paint this year, time and schedule to be announced by the end of March.
 - NJ Pest - while working on bat exclusion has met with many problems that were not for seen when the project was quoted. The vendor has asked for an additional \$20,000.00 which we are negotiating. He did an excellent job with pest control.
 - A resident asked for a Green Book- it will be sent to him.
 - Motion made for adjournment. Approved 4/0. Meeting adjourned.

CASH DISBURSEMENTS

Starting Check Date: 1/01/18 Cash Account #: "All"

Ending Check Date: 1/31/18

Check Date	Check #	Vend #	Name	Check Amount	Reference
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Cash account #: 100-000 AAB-Operating

1/05/18 70389 EJP EJ PETERS CO INC 2,986.95

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5010	49	12/20/17	710-000	12/20/17	2,226.95	6 BEECH 2 POPLAR 9 SPRUCE
5018	50	12/27/17	710-000	12/27/17	760.00	REPLC FASCIA BOARD / PAIN

Totals: 2,986.95

1/05/18 70390 HG-CAP NFS FBO HARDING GREEN CAP. RES 8,361.00 A6R-039535

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5017	010118	1/01/18	910-000	1/01/18	8,361.00	A6R-039535
5017	010118	1/01/18	104-000	1/01/18	8,361.00	
5017	010118	1/01/18	332-000	1/01/18	8,361.00-	

Totals: 8,361.00

1/05/18 70391 HTC HARMONY TREE CARE LLC 6,065.16 TREE & SHRUB SVCS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5015	280	11/24/17	727-000	12/01/17	6,065.16	TREE & SHRUB SVCS

1/05/18 70392 JECEPL JCP&L 498.37

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5011	95315468010	12/18/17	610-000	12/18/17	142.29	100006481400-111517-12141
5012	95315468034	12/18/17	610-000	12/18/17	18.75	100006521494-111517-12141
5013	95315468025	12/18/17	610-000	12/18/17	220.25	100006486086-111517-12141
5014	95315468021	12/18/17	610-000	12/18/17	117.08	100006484693-111517-12141

Totals: 498.37

1/05/18 70393 KPS KAREN P. SACKSTEIN, CPA 3,500.00 PREP AUDIT FINANCIAL STAT

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5024	17-665	12/30/17	210-815	12/30/17	3,500.00	PREP AUDIT FINANCIAL STAT

1/05/18 70394 MC MICHAEL CHOU 226.35 SUPPLIER

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5019	121517	12/15/17	710-000	12/15/17	226.35	SUPPLIER

1/05/18 70395 NJP NJ PEST 1,068.75 PC SERV BAT EXCLUSION

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Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5025	24789	12/07/17	735-000	12/07/17	1,068.75	PC SERV BAT EXCLUSION
1/05/18	70396	PSE&G	PUBLIC SERVICE ELECTRIC & GAS				191.51	6594159100-111717-121917
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5026	59100-121917	12/19/17	610-000	12/19/17	191.51	6594159100-111717-121917
1/05/18	70397	TCN	THE COUNTRY NURSERY INC				13,432.05	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5020	4549	12/28/17	730-000	12/28/17	8,416.41	SNOW REMOVAL SERV 12/9
		5021	4551	12/28/17	730-000	12/28/17	1,860.69	SNOW REMOVAL SERV 12/15
		5022	4552	12/28/17	727-000	12/28/17	1,144.63	TRIM PLANT / CUT DOWN SPR
		5023	4550	12/28/17	730-000	12/28/17	2,010.32	SNOW REMOVAL SERV 12/14

						Totals:	13,432.05	
1/05/18	70398	TMC	TAYLOR MANAGEMENT COMPANY				3,752.00	MANAGEMENT FEE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5016	010118	1/01/18	810-000	1/01/18	3,752.00	MANAGEMENT FEE
1/05/18	70399	NJP	NJ PEST				1,068.75	BAT EXCLUSION & SOFFLIT R
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5027	24885	1/02/18	735-000	1/02/18	1,068.75	BAT EXCLUSION & SOFFLIT R
1/12/18	70400	AHN	AT HOME NET				158.85	01/01 03/31 TOPS INTEGRAT
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5028	122879	1/01/18	830-000	1/01/18	158.85	01/01 03/31 TOPS INTEGRAT
1/12/18	70401	VOID					.00	Void
1/18/18	70402	L&W	L&W ENTERPRISES, LLC				1,507.00	2 BL & 7 SP REPLACE SIDIN
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5034	2901	1/11/18	710-000	1/11/18	1,507.00	2 BL & 7 SP REPLACE SIDIN
1/18/18	70403	NN	NICHOLAS NGUYEN				23.38	STAPLE PURCHASE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5033	11218	1/12/18	830-000	1/12/18	23.38	STAPLE PURCHASE
1/18/18	70404	PR-PD	PETER RUBINETTI				2,166.60	JANUARY DISPOSAL SVCS

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Check Date	Check #	Vend #	Name	Check Amount		Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5035	635295	12/28/17	733-000	1/01/18	2,166.60	JANUARY DISPOSAL SVCS	
1/18/18	70405	SMCMUA	SMCMUA				61.54	790132070000-092617-12261	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5030	70000-122917	12/29/17	615-000	1/01/18	61.54	790132070000-092617-12261	
1/18/18	70406	SMCMUA	SMCMUA				249.90	762510047000-100117-12311	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5031	47000-123117	12/31/17	615-000	1/01/18	249.90	762510047000-100117-12311	
1/18/18	70407	TMC	TAYLOR MANAGEMENT COMPANY				11.82	DEC POSTAGE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5032	991283391	1/01/18	830-000	1/01/18	11.82	DEC POSTAGE	
1/18/18	70408	TOP	TOP LINE ELECTRIC, INC.				2,670.14		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5036	1060	1/02/18	710-100	1/02/18	474.79	VERBAL REPAIR OF LAMPS	
		5037	1061	1/02/18	710-100	1/02/18	550.19	LEANING POLE NEAR C/H VER	
		5038	1062	1/02/18	710-100	1/02/18	1,645.16	REPAIR OF 7 LIGHT POLES	
		-----						Totals:	2,670.14
1/18/18	70409	VER	VERIZON				145.73	973993596675404Y-120217-0	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5029	5404Y-010118	1/01/18	625-000	1/01/18	145.73	973993596675404Y-120217-0	
1/25/18	70410	CAU	COMMUNITY ASSOC. UNDERWRITERS				168.00	JAN WORKERS COMP	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5045	3794-010218	1/02/18	142-000	1/02/18	168.00	JAN WORKERS COMP	
1/25/18	70411	HGC	DONALD G. SMITH CONTRACTING,IN				438.61	ROOF WORK 9 ASH LANE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5040	01009-011218	1/12/18	710-000	1/12/18	438.61	ROOF WORK 9 ASH LANE	
1/25/18	70412	TCN	THE COUNTRY NURSERY INC				13,970.01		

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Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5041	4582	1/20/18	730-000	1/20/18	234.58	01/09 DRIVEWAYS & WALKWAY
		5042	4580	1/20/18	730-000	1/20/18	1,194.20	12/30 SALTING OF MAIN RDS
		5043	4581	1/20/18	730-000	1/20/18	8,956.50	01/04 SNOW REMOVAL SVCS
		5044	4583	1/20/18	730-000	1/20/18	3,584.73	01/17 SNOW REMOVAL SVCS

							Totals:	13,970.01
1/25/18	70413	TOP	TOP LINE ELECTRIC, INC.				1,859.71	LIGHTS INSPECTIONS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5039	1063	1/17/18	710-100	1/17/18	1,859.71	LIGHTS INSPECTIONS
1/31/18	70414	CAU	COMMUNITY ASSOC. UNDERWRITERS				5,088.00	3794-010318 INSTALLMENT
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5055	3794-010318	1/03/18	142-000	1/03/18	5,088.00	3794-010318 INSTALLMENT
1/31/18	70415	EJP	EJ PETERS CO INC				1,422.90	8 SYCAMORE 9 ASH & 4 BIRC
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5048	51	1/24/18	710-000	1/24/18	1,422.90	8 SYCAMORE 9 ASH & 4 BIRC
1/31/18	70416	JECEPL	JCP&L				638.01	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5050	95615232635	1/18/18	610-000	1/18/18	162.90	100006481400-121517-01161
		5051	95615232637	1/18/18	610-000	1/18/18	228.57	100006486086-121517-01161
		5052	95615232639	1/18/18	610-000	1/18/18	20.14	100006521494-121517-01161
		5053	95615232636	1/18/18	610-000	1/18/18	226.40	100006484693-121517-01161

							Totals:	638.01
1/31/18	70417	PSE&G	PUBLIC SERVICE ELECTRIC & GAS				172.93	No Memo/Reference Provide
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5054	59100 012618	1/08/18	611-000	1/08/18	172.93	No Memo/Reference Provide
1/31/18	70418	TCN	THE COUNTRY NURSERY INC				116.22	01/18 ICE CHECK
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5047	4599	1/22/18	730-000	1/22/18	116.22	01/18 ICE CHECK
1/31/18	70419	TH	TOWNSHIP OF HARDING SEWER DEP				209.80	No Memo/Reference Provide

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Ending Check Date: 1/31/18

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5046	086-012318	1/23/18	616-000	1/23/18	209.80	No Memo/Reference Provide
1/31/18	70420	TOP	TOP LINE ELECTRIC, INC.				2,452.38	TWO STREETWORKS LED POST
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5049	1064	1/25/18	710-100	1/25/18	2,452.38	TWO STREETWORKS LED POST
				Totals:			74,682.42	

-- End of report --