

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

AUGUST, 2019

BOARD OF TRUSTEES:

President: Michael Chou
Vice President: Richard Bruno
Secretary: Sharon Grenard
Treasurer: John Huston

ALTERNATIVE DISPUTE

RESOLUTION COMMITTEE:

Dina Khandalavala
Michael Renzo-Posen
Stan Pietruska

NEWSLETTER & WEBSITE:

Editor: Michael Chou

CONTRIBUTOR(S):

Gary McHugh
Sharon Grenard
Yuriy Gruzglin

CONTACT INFORMATION

BOARD OF TRUSTEES

hgatrustees@yahoo.com

GARY MCHUGH,

PROPERTY MANAGER

(973) 267-9000 x303

gmchugh@taylorlmgmt.com

LYNN ZIENOWICZ,

ADMINISTRATOR

(973) 267-9000

lynn@taylorlmgmt.com

HGA WEBSITE

www.hardinggreen.org

PAM ROSANIO

HGA REPRESENTATIVE

USI INSURANCE SERVICES

(732) 349-2100 x85573

(732) 908-5573 (direct)

CALENDAR

HARDING GREEN ASSOCIATION

OPEN BOARD MEETING

*Meeting is scheduled on Wednesday,
August 28 2019 at 7:45PM at the
Harding Library.*

RECYCLING

Tuesdays 9/10, 9/24

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

Country Nursery has been slowly catching up on their weeding in common areas, has completed pruning and has addressed the areas that stumps were removed. This year's weather has really taken a toll on the lawns at Harding Green and on many of my other properties. We will be addressing the front lawn repairs this fall.

The pool experienced a good season with relatively few problems or complaints. We will be looking to do more major repairs to the tiles and pool surface during the off season.

The chimney cap replacement on Ash has started and will be completed in Mid-September.

NJ Pest is re-scheduling to do their 2nd power spraying of the buildings at Harding Green and continue to monitor and address any bat issues.

Harmony Tree has been pruning some trees that were impeding on some homes and we are again planning for this winter's tree removals.

The painting project which was originally scheduled to start in September started in August due to an opening in the painters schedule. They will be completing two buildings on Sycamore, two buildings on Hemlock and one single family home before mid-September. The remainder of the buildings will be started in October as weather permits.

We continue to process work orders to address rotting wood and gutter issues.

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. 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.

Garbage and debris for removal should be bagged and put on blacktop surfaces wherever possible instead of lawns.

Dog walkers must pick up after their pets. We continue to experience complaints about folks not picking up after their dogs.

**Draft Minutes, HGA Board Meeting
July 31 2019**

Meeting Called to order 7:49 PM

Trustees:

Michael Chou
Richard Bruno,
Yuriy Gruzglin,
Sharon Grenard,

13 Homeowners

Minutes: June 2019 meeting minutes – Approved 4/0

Treasurer's Report:

- As of 05/31/2019
- Operating: \$45,751.01
- Capital Reserve: \$52,463.05 Money Market
\$623,000 CD's @ 2.86%
- Fiscal year budget reserve contribution suspended for 3 months for a total of \$25,000 Total
- Resolution was passed not to pay the reserve suspension \$25,000 back; however, the Board has the option to pay back if elected but must pass a resolution in order to have that option. The resolution was passed unanimously (4/0)
- Note: The auditor has change the reimbursement for the Bat Project. She had stated in the beginning of the project that it would be a 60% reserve function. She reduced that to 50% max. At the end of the project she changed her mind and further reduced the amount covered by the reserve account by \$10,000. This lead to a reduction in Operating money available for the rest of the fiscal year

Arrears:

- There is a situation where we have a few units that are in the arrears.
- No work will be done on those units till they are current (with exception of emergencies).
- Taylor will proceed with process to formally address said units to get them current

Manager's Report:

- Cross County Nursery:
 - Getting caught up with work projects
 - Stump ground areas chips were removed, landscaped and seeded
- Power washing the pool and the tennis courts was completed
- He added that there are additional items that need to be added to our maintenance schedule to improve the appearance of Harding Green
- They are being developed for next year's budget
- The issue about finding reliable companies to do snow removal was raised.
- However, it is becoming more difficult to find cost effect reliable vendors

Vendor Approval:

- Voted to approve William as an additional landscaping vendor pending his providing copies of his Workman Comp and Liability insurance to Taylor Management (4/0)

Community Misinformation:

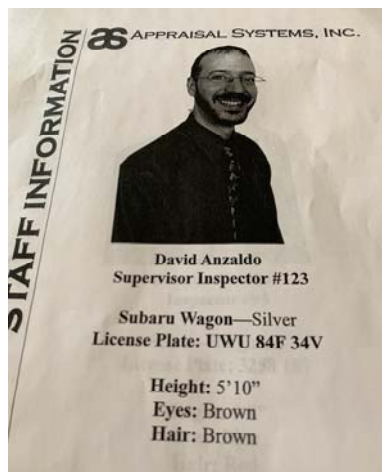
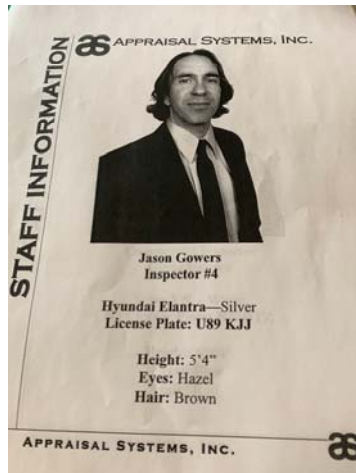
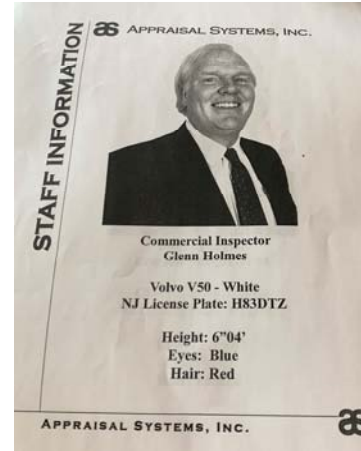
- It was brought to the board attention that a resident has been distributing emails that contain inaccurate information: e.g. it was reported that the reserve fund deferral was \$25K per month for three months for a total of \$75,000. The actual amount was approximately \$8K a month for three months for a total of approximately \$25,000
- If a clarification of an issue is needed, please contact any Board Member for accurate information
- Unfortunately, misinformation is a source of angst in the community
- It affects people 's interest in running for the board or volunteering

- It is a culture that the Board is trying to change. When the property manager was asked “was this behavior typical of all the properties Taylor Managed?”
- “No...it is not typical and Harding Green was by far the worst...”
- There was an extended conversation with the residents about to handle this continuing undercurrent negativity by a handful of residents. Residents in attendance agreed that steps should be taken by the Board to hold these individuals accountable.
- The Board recognized the contributions made by the volunteers of the Development Committee who are working on long range planning and strategies and thanked them for their efforts. This work moves the community forward.
- In addition, a recommendation was made to have a “Welcoming Committee” for new owners and renters alike. Would explain the rules and regulations and the opportunities offered by living in Harding Green

Board Vacancy:

- Nick Nguyen resigned from the board effective 7-31-19
 - The Board wants to thank Nick for his service and wish him and his family well in his new home.
- The Board voted to appoint John Huston by unanimous consent to fill said vacancy. Approved (4/0)
 - John is a long term resident.
 - He has a CPA background
 - He has been on the ADR for several years,
 - He is on the newly formed Development Planning Committee as per the By-Laws,
 - John will serve the until the Oct election
- At the end of the meeting, Yuriy Gruzglin resigned from the Board of Trustees effective immediately
 - The entire Board & Community wants to thank him for his years of tireless service and contributions
- Motion to Adjourn at 8:58 PM Passed unanimously (4/0)

Please see below for the list of employees and their facebook from Appraisal System.



CASH DISBURSEMENTS

Starting Check Date: 7/01/19 Cash Account #: "All"

Ending Check Date: 7/31/19

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

7/03/19 70810 HC HILBERG CONTRACTING LLC 1,368.99

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5633	5615	6/28/19	710-000	6/28/19	895.71	10 ASH-UNDERGROUND PIPE I
5634	5639	7/01/19	748-000	7/01/19	83.49	3 BEECH LN-UPPER GUTTER C
5635	5640	7/01/19	748-000	7/01/19	83.49	4 TULIP LN-UPPER GUTTER C
5636	5641	7/01/19	710-000	7/01/19	306.30	4 SYCAMORE -WOOD REP AROU

Totals: 1,368.99

7/03/19 70812 IPM IMPERIAL POOL MANAGEMENT, INC 5,331.50 07/19-POOL MANAGEMENT SVC

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5630	INV6332	7/01/19	750-000	7/01/19	5,331.50	07/19-POOL MANAGEMENT SVC

7/03/19 70813 NJP NJ PEST 4,179.70

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5638	32587	6/29/19	735-000	6/29/19	853.00	REPAIR INSPECTIONS
5639	32588	6/29/19	735-000	6/29/19	3,326.70	JUNE & JULY-BAT EXCLUSION

Totals: 4,179.70

7/03/19 70814 PSE&G PUBLIC SERVICE ELECTRIC & GAS 338.76 6594159100-052219-062019

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5637	600006082352	6/25/19	611-000	6/25/19	338.76	6594159100-052219-062019

7/03/19 70815 TMC TAYLOR MANAGEMENT COMPANY 3,808.00 MANAGEMENT FEE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5631	070119	7/01/19	810-000	7/01/19	3,808.00	MANAGEMENT FEE

7/10/19 70816 AHN AT HOME NET 52.95 07/19-TOPS INTEGRATED

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5645	241754	7/01/19	830-000	7/01/19	52.95	07/19-TOPS INTEGRATED

7/10/19 70817 FEC FERRARA ELECTRICAL CONTRACOR 331.04 REPAIR STREET LIGHT ON BI

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5647	1902	5/29/19	710-100	7/01/19	331.04	REPAIR STREET LIGHT ON BI

CASH DISBURSEMENTS

Starting Check Date: 7/01/19 Cash Account #: "All"

Ending Check Date: 7/31/19

Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #:		100-000	AAB-Operating					
7/10/19	70818	GSGC	GARDEN STATE GUTTER CLEANING	2,825.56	GUTTERS CLEANED & FLUSHED			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5644	78630	7/02/19	748-000	7/02/19	2,825.56	GUTTERS CLEANED & FLUSHED
7/10/19	70819	HC	HILBERG CONTRACTING LLC	683.13				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5640	5662	7/02/19	710-000	7/02/19	229.00	7 BEECH LANE - PIPE BOOT
		5641	5664	7/02/19	710-000	7/02/19	370.07	17 BEECH LN-WOOD REP
		5642	5663	7/02/19	710-000	7/02/19	84.06	4 HEMLOCK LN-GUTTER REP
				Totals:			683.13	
7/10/19	70820	SMCMUA	SMCMUA	671.53	790132070000-032419-06251			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5646	70000-062719	6/27/19	615-000	7/01/19	671.53	790132070000-032419-06251
7/10/19	70821	SMCMUA	SMCMUA	266.57	762510047000-040119-06301			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5648	47000-063019	6/30/19	615-000	7/01/19	266.57	762510047000-040119-06301
7/10/19	70822	UHLIG	UHLIG LLC	62.04	POSTAGE & STATEMENTS			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5643	H021776-IN	6/28/19	830-000	6/28/19	62.04	POSTAGE & STATEMENTS
7/17/19	70823	HC	HILBERG CONTRACTING LLC	132.38	3 BIRCH LANE-UNCLOG FRONT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5651	5714	7/15/19	710-000	7/15/19	132.38	3 BIRCH LANE-UNCLOG FRONT
7/17/19	70824	L&W	L&W ENTERPRISES, LLC	3,555.00	7 BEECH LN-RMV TOTTED SID			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5652	2967	7/13/19	710-000	7/13/19	3,555.00	7 BEECH LN-RMV TOTTED SID
7/17/19	70825	METRO	METRO FIRE AND SAFETY	399.84	FIRE HYDRANT INSPECTION			

CASH DISBURSEMENTS

Starting Check Date: 7/01/19 Cash Account #: "All"

Ending Check Date: 7/31/19

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5650	SM 18145	7/12/19	710-000	7/12/19	399.84	FIRE HYDRANT INSPECTION
7/17/19	70826	PR-PD	PETER RUBINETTI				4,333.20	07/19-MLY SVC
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5653	708588	7/01/19	733-000	7/01/19	4,333.20	07/19-MLY SVC
7/17/19	70827	VER	VERIZON				156.13	653121781000132-062719-07
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5649	00132-062619	6/26/19	625-000	7/01/19	156.13	653121781000132-062719-07
7/19/19	70811	VOID					.00	Void
				Totals:			28,496.32	

-- End of report --