

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

## FEBRUARY, 2019

### 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

### CONTRIBUTOR(S):

Gary McHugh  
Sharon Grenard  
Yuriy Gruzglin

### CONTACT INFORMATION

**BOARD OF TRUSTEES**  
[hgatrustees@yahoo.com](mailto:hgatrustees@yahoo.com)

**GARY MCHUGH,**  
**PROPERTY MANAGER**  
(973) 267-9000 x303  
[gmchugh@taylormgt.com](mailto:gmchugh@taylormgt.com)

**LYNN ZIENOWICZ,**  
**ADMINISTRATOR**  
(973) 267-9000  
[lynn@taylormgt.com](mailto:lynn@taylormgt.com)

**HGA WEBSITE**  
[www.hardinggreen.org](http://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,  
February 27, 2019 at 7:45PM at the  
Harding Library.*

### RECYCLING

*Tuesdays 3/12, 3/26*  
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

We'd like to offer our congratulations and best wishes to one of our residents in the community. Maggie Lundberg (of 4 Tulip Lane), MSN, MPA, RN, CCRN, will serve as Saint Barnabas Medical Center's Interim Chief Nursing Officer. She joined Saint Barnabas in 1994 and since had distinguished management roles throughout her professional tenure. She continues to make a large impact in helping many in this community in time of need and we wish her all the success in her new role.

## Community Maintenance Activities

Harmony Tree has started tree removal and tree trimming work at Harding Green. They are choosing the most hazardous trees first and will spend initially 3 days on the property taking advantage of the frozen ground. We plan on adding days as the budget permits.

Country Nursery has been clearing the snow and ice as directed by the trustees and management. This winter has been a very difficult winter due to the mix of snow, rain and ice which varies the type of service required each storm.

Just recently the lights on Harding Green Drive and a few side streets went out. The electrician found a breaker tripping and suspected an underground short. After review, a pinched line that was buried shallow was found and repaired. There remains one light in the community that is out and being investigated.

The association is preparing to start siding repairs and the painting project this spring. Units on Sycamore(18), Hemlock (6, units 7-12) and Spruce(1 unit 4) . Notification will go to all units prior to the start of work.

## 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](http://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  
January 30,2019**

Present

Michael Chou- President  
Richard Bruno-Vice-President  
Sharon Grenard-Secretary  
Yuiry Gruzglin -Treasurer  
Gary McHugh- Manager  
8 Residents

The meeting was called to order at 7:49pm

1. Approval of December 2018 minutes 4/0

- The HGA President made a note that meeting minutes serve as summary of the most important parts of meetings, they are not word for word.
- They are to be reviewed by residents and any problems or corrections should be emailed to the board.

2. Treasurer's Report

- As of December 31,2018
- Operating account: \$28,029.46
- Capital reserve: \$60,700.10 in money market fund, multiple CDs \$623,000.00 at app 2.86% annual interest

3. Manager's Report

- Snow Removal - Only one major storm in November. Smaller and mix precipitation storms are difficult to deal with when ordering service. Each storm is evaluated individually. Streets, sidewalks and driveways were salted and cleared.
- We salt to prevent icing but this is weighed against upcoming temperatures. Safety is the main concern.
- New Jersey Pest Control - almost done with the bat-proofing project
- Tree removal - Getting more bids. Some trees will be taken down using the lower winter pricing. We weigh this conservatively against possible snow expenditures.
- This year we will be re-siding and painting 18 units on Sycamore, units 7- 12 on Hemlock, one single family home at 4 Spruce and the pool fence
- Getting bids for both projects.
- Sewer line was repaired on Ash

4. The meeting was adjourned at 8:18. The Board thanked everyone for coming.

**CASH DISBURSEMENTS**

Starting Check Date: 1/01/19 Cash Account #: "All"  
 Ending Check Date: 1/31/19

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

1/03/19 70667 AHN AT HOME NET 105.90

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5419	178853	10/01/18	830-000	12/01/18	52.95	OCT WEBSITE PAYMENT
5420	186647	11/01/18	830-000	12/01/18	52.95	NOV WEBSITE PAYMENT

Totals: 105.90

1/03/19 70668 CAU COMMUNITY ASSOC. UNDERWRITERS 10,268.00 CAU503035-2 3794 6 REM IN

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5421	3794-122018	12/20/18	142-000	12/20/18	10,268.00	CAU503035-2 3794 6 REM IN

1/03/19 70669 HC HILBERG CONTRACTING LLC 114.09 FLAG INSTALL

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5418	4588	12/19/18	710-000	12/19/18	114.09	FLAG INSTALL

1/03/19 70670 HG-CAP RBC FBO HARDING GREEN CAP. RES 8,361.00 A6R-039535

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5424	010119	1/01/19	910-000	1/01/19	8,361.00	A6R-039535
5424	010119	1/01/19	104-000	1/01/19	8,361.00	
5424	010119	1/01/19	332-000	1/01/19	8,361.00-	

Totals: 8,361.00

1/03/19 70671 JECEPL JCP&L 723.01

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5413	95196077382	11/13/18	610-000	12/01/18	171.50	100006486086-101618-11101
5414	95825016138	12/14/18	610-000	12/14/18	153.12	100006481400-111118-12121
5415	95825016165	12/14/18	610-000	12/14/18	3.15	100006521494-111118-12121
5416	95825016150	12/14/18	610-000	12/14/18	204.95	100006486086-111118-12121
5417	95825016147	12/14/18	610-000	12/14/18	190.29	100006484693-111118-12121

Totals: 723.01

1/03/19 70672 PSE&G PUBLIC SERVICE ELECTRIC & GAS 137.85 6594159100-111718-121918

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5422	602305447552	12/24/18	611-000	12/24/18	137.85	6594159100-111718-121918

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Starting Check Date: 1/01/19 Cash Account #: "All"

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Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #: 100-000 AAB-Operating								
1/03/19	70673	TMC	TAYLOR MANAGEMENT COMPANY	3,808.00	MANAGEMENT FEE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5423	010119	1/01/19	810-000	1/01/19	3,808.00	MANAGEMENT FEE
1/09/19	70674	AHN	AT HOME NET	52.95	1/1-1/31/19-TOPS INTEGRAT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5425	201595	1/01/19	830-000	1/01/19	52.95	1/1-1/31/19-TOPS INTEGRAT
1/09/19	70675	NJP	NJ PEST	1,663.35	BAT EXCLUSION, SOFFIT RPL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5426	29425	12/31/18	735-000	12/31/18	1,663.35	BAT EXCLUSION, SOFFIT RPL
1/16/19	70676	CAU	COMMUNITY ASSOC. UNDERWRITERS	176.00	POL# 208780132-10			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5431	3794-010219	1/02/19	142-000	1/02/19	176.00	POL# 208780132-10
1/16/19	70677	F&WHC	F&W HEATING & COOLING, INC.	485.47	WINTERIZE POOL HOUSE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5434	010719	1/07/19	710-000	1/07/19	485.47	WINTERIZE POOL HOUSE
1/16/19	70678	JP	JULIA PEET	515.00	PD CLO 3 SPRUCE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5435	010819 - 01	1/08/19	160-000	1/08/19	515.00	PD CLO 3 SPRUCE
1/16/19	70679	KELMAR	KEL-MAR LLC.	1,985.00	REPAIR LANDING			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5438	110	1/05/19	710-000	1/05/19	1,985.00	REPAIR LANDING
1/16/19	70680	KEMMER	KEMMERER LIBRARY	400.00	MEETING 2019			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5437	011419	1/14/19	846-000	1/14/19	400.00	MEETING 2019
1/16/19	70681	L&W	L&W ENTERPRISES, LLC	50.00	REPAIR WIND DAMAGED POOL			

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Ending Check Date: 1/31/19

Check Date	Check #	Vend #	Name	Check Amount		Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5430	000035	1/09/19	710-000	1/09/19	50.00	REPAIR WIND DAMAGED POOL	
1/16/19	70682	TCN	THE COUNTRY NURSERY INC				9,116.44	SNOW PLOWING SERV 11/15	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5433	5227	1/09/19	730-000	1/09/19	9,116.44	SNOW PLOWING SERV 11/15	
1/16/19	70683	TMC	TAYLOR MANAGEMENT COMPANY				29.16	12/18 POSTAGE / COPIES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5432	991290038	1/01/19	830-000	1/01/19	29.16	12/18 POSTAGE / COPIES	
1/16/19	70684	UHLIG	UHLIG LLC				58.84	REMIT ENV, POSTAGE , STAT	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5429	H020261-IN	12/31/18	830-000	1/01/19	58.84	REMIT ENV, POSTAGE , STAT	
1/16/19	70685	VER	VERIZON				156.47	653121781000132-122718-01	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5428	00132-122618	12/26/18	625-000	1/01/19	156.47	653121781000132-122718-01	
1/23/19	70686	HC	HILBERG CONTRACTING LLC				1,091.60		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5439	4668	1/09/19	710-000	1/09/19	131.15	ROOF REPAIRS	
		5440	4667	1/09/19	710-000	1/09/19	161.36	WOOD REPAIRS	
		5441	4509	12/12/18	710-000	1/01/19	799.09	ROOF GUTTER REPAIRS	
		-----						Totals:	1,091.60
1/23/19	70687	JECEPL	JCP&L				116.40	100006481400-101618-11101	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5442	95196077360	11/13/18	610-000	1/01/19	116.40	100006481400-101618-11101	
1/23/19	70688	TH	TOWNSHIP OF HARDING SEWER DEP				840.00	B 25.03 L 114	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5443	086-011819	1/18/19	616-000	1/18/19	840.00	B 25.03 L 114	
1/23/19	70689	SG	SHARON GRENARD				50.00	REIM FOR LIBRARY RENTAL D	

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Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5444	012119	1/21/19	830-000	1/21/19	50.00	REIM FOR LIBRARY RENTAL D
1/30/19	70690	HC	HILBERG CONTRACTING LLC				1,328.21	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5449	4753	1/25/19	710-000	1/25/19	188.42	GUTTER INSTALL
		5450	4754	1/25/19	710-000	1/25/19	93.73	LEADER PIPE REPAIR
		5451	4768	1/26/19	710-000	1/26/19	74.40	FLAG INSTALL
		5452	4733	1/23/19	710-000	1/23/19	175.99	SIDING REPAIR
		5453	4769	1/26/19	710-000	1/26/19	189.05	ROTTED WOOD REPL
		5454	4499	12/12/18	710-000	1/01/19	177.30	SIDING REPAIRS
		5455	4770	1/26/19	710-000	1/26/19	369.46	GUTTER REPL
		5456	4757	1/25/18	710-000	1/01/19	59.86	7 ASH LANE-LEADER PIPE RE
							Totals:	1,328.21
1/30/19	70691	JECEPL	JCP&L				609.99	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5445	95605595728	1/17/19	610-000	1/17/19	3.20	100006521494-121318-01151
		5446	95605595720	1/17/19	610-000	1/17/19	218.43	100006486086-121318-01151
		5447	95605595709	1/17/19	610-000	1/17/19	182.75	100006481400-121318-01151
		5448	95605595717	1/17/19	610-000	1/17/19	205.61	100006484693-121318-01151
							Totals:	609.99
1/30/19	70692	LHOLCK	LISA HOLCK				500.00	RENTAL DEPOSIT REFUND
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5458	012819-1	1/28/19	245-000	1/28/19	500.00	RENTAL DEPOSIT REFUND
							Totals:	42,742.73

-- End of report --