

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

**JULY, 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@taylorlmgmt.com](mailto:gmchugh@taylorlmgmt.com)

### **LYNN ZIENOWICZ, ADMINISTRATOR**

(973) 267-9000  
[lynn@taylorlmgmt.com](mailto:lynn@taylorlmgmt.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,  
July 31 2019 at 7:45PM at the Harding  
Library.*

### **RECYCLING**

*Tuesdays 8/13, 8/27*  
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**

Please review the information provided regarding the town's tax revaluation. The letter is attached and those employed that would be conducting the appraisals are listed.

## **Community Maintenance Activities**

Country Nursery are starting to get caught up on their work at Harding Green after a slow start this spring. They have been addressing the weeds in the common beds and recently started pruning the common area shrubs.

Chimco who has taken over the contract from All American Chimney has started replacing the 10 Chimney caps on Ash and one cap at 13 Birch. They will be on site until mid-August when they expect to be completed.

The pool season is in full swing and our new company is getting used to Harding Green and our expectations. We had recently power washed the pool deck and some of the dirt entered the pool. It was a few days before the pool company was able to fully clean the bottom of the pool. Since that time everything has been going well with the guards and the new company as a whole.

NJ Pest has just completed the last single family home on Spruce Lane. They are not permitted to do any direct removal of bats until Thursday August 1st.

The tennis court was recently power washed and looks great. There will need to be repairs to the surface prior to next spring and we are getting pricing to line the court for "Pickle Ball" which has become popular and the board was looking into how the courts could get more use.

The board and management will again be taking a proactive look at driveways and roadways to be addressed this fall for repairs and seal coating.

There continues to be many work orders addressing rotted wood and gutter repairs that have been being addressed as quickly as possible.

## **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](mailto: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  
June 26th 2019**

**Meeting Called to order** 7:48 PM

**Trustees:**

Richard Bruno,  
Yuriy Gruzglin,  
Sharon Grenard,  
Nicholas Ngyen

11 Homeowners

**Minutes:** May 2019 meeting minutes – Approved 4/0

**Treasurer's Report:**

As of 05/31/2019

- Operating Dollars \$25,713.75
- Capital Reserve :
  - Money Market \$ 66,984.33
  - Multiple CDs \$623,000.00 paying average interest of 2.86%
  - Total Cap Res. \$689,984.33
- Audit of FYE 09/30/2018 requires us to transfer funds from capital reserve to operating
  - \$15,775 as per our audit
  - Motion approved 4/0

**Manager's Report:**

Rain has delayed all projects

- Similar issues in the 220 properties managed by Taylor Management Co
- Country Nursery is working around the severe rain to maintain the facility
- Stump Grinding has begun. It will be finished in the next two weeks. Landscaping will be completed after grinding project is completed
- Siding:
  - We started early this year with the hope of being finished by July 1
  - Weather has delayed the painting contractor on his other projects
  - We will delay the completion of painting project to September
    - Will paint the brown units replaced board to blend with the existing brown units
    - Cost at \$800 by the siding contractor
    - In September all brown units on Sycamore will be fully painted in the new lighter color
  - After group discussion the Board voted 3 to 1 to pay the \$800 to paint the replace boards
  - The New Paint cycle going forward will begin after Labor Day with completion targeted for October
- Work orders:
  - Large volume of work order delayed by the weather
  - Weather permitting they will be addressed in the next few weeks
- Deck/Privacy Repairs:
  - Balconies are covered by the 10% rule in the Greenbook
  - Decks added via property modification are the responsibility of the owner.
  - Privacy walls between two units are the responsibility of the two unit owners
  - Check with the property manager for modification forms
- Chimney Caps:
  - 20 caps will be replaced during July

**Development Committee:**

- The Board has authorized the formation of a volunteer committee to develop an advisory role to the Board for long term facility and fiscal planning
- The intent is to improve the look of the community and therefore, improve the property values of the community

**Questions from the floor:**

Why did we spend \$500 to move Dirt in parking lot?

- Harvest dirt to a save cost, stored in Parking used to fill in behind 1 Ash was done in previous mailbox project behind 8 Popular

**Landscaping:**

- Weeds and crabgrass are issues this year.
- They are being addressed
- Drainage damaged gutters
- Drainage behind Birch causes flooding behind 9 Birch

**Meeting Adjourned:** 9:01 PM. Motioned and approved 4/0



July 1, 2019

**HARDING GREEN % TAYLOR MANAGEMENT CO  
80 S JEFFERSON RD, 2ND FL  
WHIPPANY, NJ 07981**

Dear Property Owner:

As directed by the Morris County Board of Taxation and as ordered by the State Division of Taxation, the Township of Harding must revalue all taxable real estate for the 2020 tax year to ensure uniform and equitable assessments. The Township has entered into a contract with Appraisal Systems, Inc. to conduct the revaluation program.

The first step of the revaluation process is the inspection of all properties in the Township. In the coming months inspectors from Appraisal Systems, Inc. will visit your property, measuring and photographing the exterior of all buildings and inspecting the interior. In order to properly assess your property, it will be necessary for a representative of Appraisal Systems, Inc. to examine the interior. The first visit from an inspector will be between the hours of 9:00am and 5:00pm. If you are not present at the first visit, the inspector will leave a card specifying a return date to do the interior inspection. The notice will also have a telephone number to call to reschedule this appointment if the time or date is not convenient.

All representatives will be provided with photo identification authorized by the Township. **Do not allow anyone to enter your home without proper identification.**

Owners of rental properties should notify all tenants of the rental units that an interior inspection will be forthcoming by the firm. Owners/occupants will be requested to sign the field form verifying that the inspector made an interior inspection.

If your property has a unique condition that influences value, please send documentation to Appraisal Systems, Inc., 266 Harristown Road – Suite 302, Glen Rock, NJ 07452 and it will be considered.


After the appraisals have been completed, you will be notified of the valuation placed on your property as well as procedures to review the assessment with a qualified representative of the firm.

Enclosed is a brochure prepared by Appraisal Systems, Inc. addressing questions generally asked by property owners concerning revaluations. You may also visit the ASI website at: [www.asinj.com](http://www.asinj.com) to find more information relevant to the revaluation process.

Any inquiries regarding the inspection procedure should be directed to the firm at (201) 493-8530.

Sincerely,

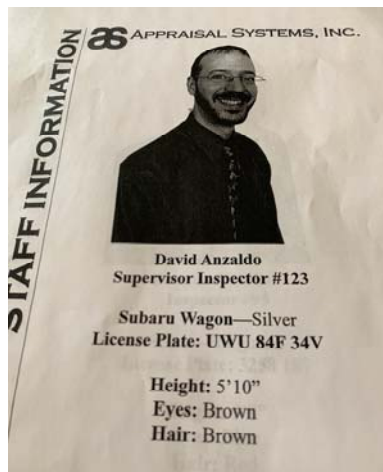
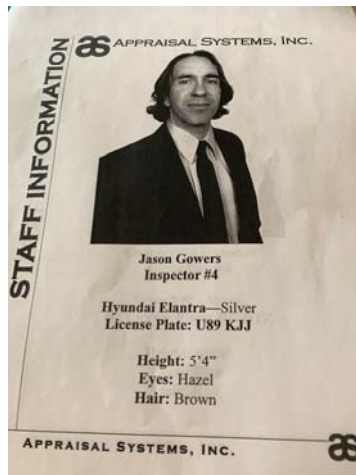
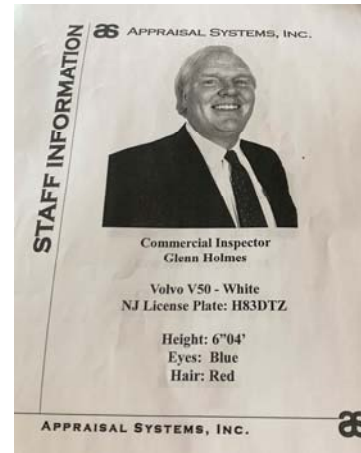
*Anthony R. DiRado*  
**TOWNSHIP OF HARDING**  
Anthony R. DiRado, CTA  
Tax Assessor

  
**APPRAISAL SYSTEMS, INC.**  
Rick Del Guercio  
President

21 BLUE MILL ROAD, POST OFFICE BOX 666  
NEW VERNON, NEW JERSEY 07976  
TELEPHONE (973) 267-8000

MARIAN & ALLAN P. KIRBY MUNICIPAL BUILDING

Appraisal System Employees.



**CASH DISBURSEMENTS**

Starting Check Date: 6/01/19 Cash Account #: "All"

Ending Check Date: 6/30/19

Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #:		100-000	AAB-Operating					
6/12/19	70788	CAU	COMMUNITY ASSOC. UNDERWRITERS	5,134.00	POL#: CAU503035-2 COMM PK			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5605	3794-060319	6/03/19	142-000	6/03/19	5,134.00	POL#: CAU503035-2 COMM PK
6/12/19	70789	HG-CAP	RBC FBO HARDING GREEN CAP. RES	8,361.00	A6R-039535			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5600	060119	6/01/19	910-000	6/01/19	8,361.00	A6R-039535
		5600	060119	6/01/19	104-000	6/01/19	8,361.00	
		5600	060119	6/01/19	332-000	6/01/19	8,361.00-	
							-----	
							Totals:	8,361.00
6/12/19	70790	HW	HILL WALLACK LLP	52.00	GENERAL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5598	517203	5/23/19	820-000	5/23/19	52.00	GENERAL
6/12/19	70791	IPM	IMPERIAL POOL MANAGEMENT, INC	4,448.00	06/19-POOL MGMT SVCS			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5562	INV6331	6/01/19	750-000	6/01/19	4,448.00	06/19-POOL MGMT SVCS
6/12/19	70792	PSE&G	PUBLIC SERVICE ELECTRIC & GAS	87.71	6594159100-042319-052119			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5601	602005761772	5/24/19	610-000	6/01/19	87.71	6594159100-042319-052119
6/12/19	70793	TCN	THE COUNTRY NURSERY INC	7,794.55	06/19-MLY LANDS MAINT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5603	5482	6/04/19	725-000	6/04/19	7,794.55	06/19-MLY LANDS MAINT
6/12/19	70794	TMC	TAYLOR MANAGEMENT COMPANY	3,808.00	MANAGEMENT FEE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5599	060119	6/01/19	810-000	6/01/19	3,808.00	MANAGEMENT FEE
6/12/19	70795	UHLIG	UHLIG LLC	62.04	POSTAGE & STATEMENTS			

**CASH DISBURSEMENTS**

Starting Check Date: 6/01/19 Cash Account #: "All"

Ending Check Date: 6/30/19

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5604	H021488-IN	5/31/19	830-000	6/01/19	62.04	POSTAGE & STATEMENTS
6/12/19	70796	VER	VERIZON				156.13	653121781000132-052719-06
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5602	00132-052619	5/26/19	625-000	6/01/19	156.13	653121781000132-052719-06
6/18/19	70780	VOID					.00	Void
6/18/19	70797	AHN	AT HOME NET				52.95	06/19-TOPS INTEGRATED
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5607	234102	6/01/19	830-000	6/01/19	52.95	06/19-TOPS INTEGRATED
6/18/19	70798	HC	HILBERG CONTRACTING LLC				1,515.25	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5610	5580	6/13/19	710-000	6/13/19	83.49	3PL-GLEAN GUTTER
		5611	5581	6/13/19	710-000	6/13/19	83.49	1SL-UNCLOG GUTTER
		5612	5582	6/13/19	710-000	6/13/19	169.85	14BL-WINDOW LEAK REPAIR
		5613	5583	6/13/19	710-000	6/13/19	83.49	15BL-CLEAN GUTTER
		5614	5586	6/13/19	710-000	6/13/19	179.45	ENTRANCE WAY-POWERWASH
		5615	5585	6/13/19	710-000	6/13/19	793.61	POWERWASH & PAINT-FENCE A
		5616	5584	6/13/19	710-000	6/13/19	121.87	7BL-GUTTER REPAIR
							-----	
							Totals:	1,515.25
6/18/19	70799	IPM	IMPERIAL POOL MANAGEMENT, INC				205.50	SEAL SET REPLACEMENT
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5609	INV6693	6/11/19	750-100	6/11/19	205.50	SEAL SET REPLACEMENT
6/18/19	70800	NJP	NJ PEST				2,132.50	GENERAL PEST CONTROL SVC
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5606	31707	5/24/19	735-000	6/01/19	2,132.50	GENERAL PEST CONTROL SVC
6/18/19	70801	PR-PD	PETER RUBINETTI				2,166.60	06/19-MLY SVC
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5608	702702	6/01/19	733-000	6/01/19	2,166.60	06/19-MLY SVC
6/18/19	70802	TCN	THE COUNTRY NURSERY INC				7,794.55	05/19-MLY MAINTENANCE FEE

**CASH DISBURSEMENTS**

Starting Check Date: 6/01/19 Cash Account #: "All"

Ending Check Date: 6/30/19

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5577	5417	None	725-000	5/01/19	7,794.55	05/19-MLY MAINTENANCE FEE
6/19/19	70803	TCN	THE COUNTRY NURSERY INC				3,710.27	1/20 & 1/21/19-SNOW SVC
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5623	5277	2/06/19	730-000	6/01/19	3,710.27	1/20 & 1/21/19-SNOW SVC
6/26/19	70804	CBS	CAHILL BUILDING SERVICE LLC				533.13	CLEAN CLUBHOUSE BATHROOMS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5628	39938	6/30/19	750-100	6/30/19	533.13	CLEAN CLUBHOUSE BATHROOMS
6/26/19	70805	IPM	IMPERIAL POOL MANAGEMENT, INC				485.00	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5620	INV6718	5/25/19	750-100	6/01/19	260.00	NJ STATE FIRST AID KIT
		5621	INV6747	5/09/19	750-100	6/01/19	225.00	ELECTRICAL VISUAL INSPECT
							Totals:	485.00
6/26/19	70806	JCP&L	JERSEY CENTRAL POWER & LIGHT				520.01	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5624	95136738951	6/14/19	610-000	6/14/19	3.10	100006521494-051419-06121
		5625	95136738933	6/14/19	610-000	6/14/19	136.30	100006486086-051419-06121
		5626	95136738912	6/14/19	610-000	6/14/19	98.45	100006481400-051419-06121
		5627	95136738928	6/14/19	610-000	6/14/19	282.16	100006484693-051419-06121
							Totals:	520.01
6/26/19	70807	MC	MICHAEL CHOU				43.55	BATHROOM SUPPLIES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5622	061719	6/17/19	750-200	6/17/19	43.55	BATHROOM SUPPLIES
6/26/19	70808	TCN	THE COUNTRY NURSERY INC				7,794.55	07/19-MLY MAINT FEE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5618	5486	6/12/19	725-000	6/12/19	7,794.55	07/19-MLY MAINT FEE
6/26/19	70809	TMC	TAYLOR MANAGEMENT COMPANY				14.00	05/19-POSTAGE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5619	991292695	6/01/19	830-000	6/01/19	14.00	05/19-POSTAGE
							Totals:	56,871.29



**CASH DISBURSEMENTS**

Starting Check Date: 6/01/19 Cash Account #: "All"

Ending Check Date: 6/30/19

Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #:		104-000	Cash in Capital FISN					
6/18/19	3008	(M)HGOPER	HARDING GREEN OPERATING	8,270.00	REIMB-L&W & PRO SEALER			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5617	060119	6/01/19	100-000	6/18/19	8,270.00	REIMB-L&W & PRO SEALER
6/26/19	3009	(M)HGOPER	HARDING GREEN OPERATING	15,775.00	AS PER AUDIT FYE 9/30/18			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5629	062619	6/26/19	100-000	6/26/19	15,775.00	AS PER AUDIT FYE 9/30/18
Totals:				24,045.00				

-- End of report --