

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

**JUNE, 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,  
June 26, 2019 at 7:45PM at the Harding  
Library.*

## **RECYCLING**

*Tuesdays 6/25, 7/9, 7/23*  
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**

Morris County Freeholders outlined the county's plans to eliminate threatened ash trees in county right of ways, as they met with the Township Committee on June 12. The trees will be removed before they fall because of infestation by the emerald ash borer insect. "The Freeholder board asks that you kindly understand that the determination to remove trees came only after in-depth professional research, statewide collaboration, and significant alternative analysis by the Morris County Insurance Commission, the Morris County Park Commission and the Morris County Freeholder Board," said Freeholder Director Doug Cabana. To read more on this article, click [here](#).

Residents with pets (especially cats) need to keep their pets leashed or indoors. We have seen many roaming cats wonder on the property. Unlike dogs, they are rarely tagged and cannot be identified as owned or not owned by HGA resident. We are asking residents to keep them indoors. Untagged pets should not be let out and roaming on property as dictated in our by-laws and can be subject to removal by animal control.

## **Community Maintenance Activities**

The rain has really set back all our vendors on the normal maintenance of the property as well as our bigger projects.

Country Nursery has been attending to the weekly landscaping as best they can. Many areas cannot be cut because they are too wet. Some of these area have been cut by the weed trimmer which takes much more time. Fertilizer and weed control have been applied to all lawns.

The stump grinding project has started and will continue to completion. Once the stumps are ground, the remaining chips will be removed and these areas will be soiled and seeded.

The siding repairs which were scheduled to be completed prior to the building staining is 80% completed but has halted because of the weather, other more pressing projects and the fact that the painting contractor is now at least a month behind schedule therefore, no rush.

We have been lucky to have some dry weekends and the pool has been open. The pool will be open daily starting 6/24.

There continues to be a large volume of work orders for gutter and downspout work which is more noticeable with all the rain along with deck board replacements and rotted wood in other locations then the staining project location.

Many drainage issues are being addressed, again because of the rain and wet grounds are very difficult to address.

The chimney cap project is back on schedule and is expected to start this July with approximately 20 caps being replaced.

## **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  
May 29,2019**

Present

Michael Chou - President  
Richard Bruno -Vice President  
Yuriy Gruzglin - Treasurer

Gary McHugh - Property Manager  
6 Residents

1. The meeting was called to order at 7:50pm.
2. Manager's Report is first (Gary McHugh has to leave early):
  - a. Landscaping delayed because of rain. Properties will be fertilized on Friday. Flowers will be planted next week.
  - b. Bat Project is finalized. Some maintenance work is being done. Some may see bat droppings because the bats have no place to go.
  - c. Pool Permits were received to open the pool. Chairs and tables were set up. A few problems with the pool being cleaned. It was addressed. The pool will be open on weekends until June 20th weekend. Then the pool will be open every day. A new vendor this year: Imperial Pool Management. Residents have been happy with the lifeguards doing their job well.
  - d. Stump Grinding: We went out for bids. A new vendor was chosen: DB& Sons Stump Grinding. Approved 3/0. We are going to grind 18 stumps from this year. In addition 37 stumps from last year at the cost of \$75.00 a stump. Land will have soil and seeds following the removal.
  - e. Painting and siding delayed because of the weather. All boards are primed on both sides which takes two days to dry. The work has been done properly.
  - f. A new roof was replaced on Ash Lane. There have been no new leaks reported on other roofs.
3. Minutes from the March meeting to be amended pending approval 3/0
4. Treasurer's Report: as of 04/30/2019
  - a. Operating account: \$43,458.47
  - b. Capital Reserve account: cash \$71,945.21
  - c. \$ 623,000 in multiple CD's yielding app 2.86%
  - d. A motion was made to transfer \$8,250 from capital reserve to operating to reimburse for the following capital projects:
    - i. \$6,500 - installment to L&W Enterprise for the re-siding of 7-12 Hemlock, 4 Spruce, Sycamore;
    - ii. \$1,750 - for walkway replacement at 6 Birch
    - iii. Approved 3/0.
5. Open Items
  - a. Question from a homeowner about the audit. It will be out shortly.
  - b. There are several areas with bad drainage, they will be taken care of.
  - c. We are trying not to be crippled by emergency services for each budget item. Maintenance fees will have to go up in the next year. The community is showing its issues as a result of age, wear and weather. A resident suggested we should consider another assessment. The Board will consider options once May accounting materializes.
  - d. What are the red stakes? They tell us where the electrical connections are.
  - e. A homeowner offered to go around and inspect all the buildings with the help of binoculars. He was told that he can inspect his own unit but he has to stay away from inspecting any property he does not own. We have had security issues and no resident should take it upon themselves to walk on resident property.
  - f. Gutters will be cleaned. Again the delay was caused by the weather.
  - g. Question from a homeowner: Why do we use nails instead of screws when we replace boards. We will inquire and get the answer.
6. Meeting Adjourned 3/0.

**CASH DISBURSEMENTS**

Starting Check Date: 5/01/19 Cash Account #: "All"

Ending Check Date: 5/31/19

Check Date	Check #	Vend #	Name	Check Amount	Reference
------------	---------	--------	------	--------------	-----------

Cash account #: 100-000 AAB-Operating

5/01/19 70761 HG-CAP RBC FBO HARDING GREEN CAP. RES 8,361.00 A6R-039535

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5556	050119	5/01/19	910-000	5/01/19	8,361.00	A6R-039535
5556	050119	5/01/19	104-000	5/01/19	8,361.00	
5556	050119	5/01/19	332-000	5/01/19	8,361.00-	

Totals: 8,361.00

5/01/19 70762 HW HILL WALLACK LLP 52.00 GENERAL

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5553	514395	4/23/19	820-000	4/23/19	52.00	GENERAL

5/01/19 70763 IPM IMPERIAL POOL MANAGEMENT, INC 4,888.00 POOL MGMT 05/01

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5531	INV6330	5/01/19	750-000	5/01/19	4,888.00	POOL MGMT 05/01

5/01/19 70764 L&W L&W ENTERPRISES, LLC 6,500.00 PAYMENT DUE ON SIDING PRO

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5554	000040	4/26/19	333-000	4/26/19	6,500.00	PAYMENT DUE ON SIDING PRO

5/01/19 70765 TMC TAYLOR MANAGEMENT COMPANY 3,808.00 MANAGEMENT FEE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5555	050119	5/01/19	810-000	5/01/19	3,808.00	MANAGEMENT FEE

5/08/19 70766 HW HILL WALLACK LLP 150.00

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5557	514672	4/25/19	820-000	4/25/19	75.00	ANDRE
5558	514671	4/25/19	820-000	4/25/19	75.00	JORDAN

Totals: 150.00

5/08/19 70767 IPM IMPERIAL POOL MANAGEMENT, INC 205.50 SEAL SET, LABOR

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5561	INV6541	4/16/19	750-100	4/16/19	205.50	SEAL SET, LABOR

5/08/19 70768 PSE&G PUBLIC SERVICE ELECTRIC & GAS 113.24 6594159100-032219-042219

**CASH DISBURSEMENTS**

Starting Check Date: 5/01/19 Cash Account #: "All"

Ending Check Date: 5/31/19

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5560	600205963645	4/25/19	610-000	4/25/19	113.24	6594159100-032219-042219
5/08/19	70769	WWGP	WWGP INC. DBA DEVITO ROOFING				8,574.00	9 ASH - ROOF CONTRACT
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5559	050119	5/01/19	333-000	5/01/19	8,574.00	9 ASH - ROOF CONTRACT
5/14/19	70678	VOID					.00	Void
5/15/19	70770	AHN	AT HOME NET				52.95	05/19-TOPS INTEGRATED
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5569	229110	5/01/19	830-000	5/01/19	52.95	05/19-TOPS INTEGRATED
5/15/19	70771	DELLTA	DELLTAN PROPERTY SVC, INC.				18,579.40	25%DEP-PAINTING 24 UNITS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5573	Unique ID	4/09/19	747-000	5/01/19	18,579.40	25%DEP-PAINTING 24 UNITS
5/15/19	70772	DIM	DIMILIA INC.				584.78	TENNIS NET *& STORE ON SI
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5565	4513	11/27/18	710-000	5/01/19	584.78	TENNIS NET *& STORE ON SI
5/15/19	70773	FEC	FERRARA ELECTRICAL CONTRACOR				895.91	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5570	1893	5/08/19	710-100	5/08/19	666.00	ANNUAL POOL BOND INSPECTI
		5571	1755	5/08/19	710-100	5/08/19	229.91	RMV & REINSTALL ELECTRIC
							Totals:	895.91
5/15/19	70774	HC	HILBERG CONTRACTING LLC				174.86	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5566	5380	5/02/19	710-000	5/02/19	82.10	6 TULIP LN-UPPER GUTTER C
		5567	5381	5/02/19	710-000	5/02/19	92.76	3 TULIP LN-UPPER GUTTER C
							Totals:	174.86
5/15/19	70775	UHLIG	UHLIG LLC				62.04	POSTAGE & STATEMETS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5572	H021237-IN	4/30/19	830-000	5/01/19	62.04	POSTAGE & STATEMETS
5/15/19	70776	VER	VERIZON				155.92	653121781000132-042719-05

CASH DISBURSEMENTS

Starting Check Date: 5/01/19 Cash Account #: "All"

Ending Check Date: 5/31/19

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5568	00132-042619	4/26/19	625-000	5/01/19	155.92	653121781000132-042719-05
5/15/19	70777	GREAT	GREAT BLUE INC.				906.31	50%DEP-HERBICIDE APPLICAT
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5575	14944	5/14/19	711-000	5/14/19	906.31	50%DEP-HERBICIDE APPLICAT
5/15/19	70778	PSASC	PRO SEALER ASPHALT SEAL COATIN				1,770.00	RMV SIDEWALK & INST NEW B
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5576	050219	5/02/19	333-000	5/02/19	1,770.00	RMV SIDEWALK & INST NEW B
5/15/19	70779	TMC	TAYLOR MANAGEMENT COMPANY				12.95	4/19-POSTAGE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5574	991292202	5/01/19	830-000	5/01/19	12.95	4/19-POSTAGE
5/22/19	70780	TCN	THE COUNTRY NURSERY INC				7,794.55	05/19-MLY MAINTENANCE FEE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5577	5417	4/28/19	725-000	5/01/19	7,794.55	05/19-MLY MAINTENANCE FEE
5/29/19	70781	CAU	COMMUNITY ASSOC. UNDERWRITERS				5,126.00	POL#: CAU503035-2 COMM PK
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5588	3794-051319	5/13/19	142-000	5/13/19	5,126.00	POL#: CAU503035-2 COMM PK
5/29/19	70782	HC	HILBERG CONTRACTING LLC				1,254.37	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5580	5451	5/17/19	710-000	5/17/19	91.79	1 TULIP LN-WOOD PECKER RE
		5581	5452	5/17/19	710-000	5/17/19	93.73	3 WALNUT LN-UPPER GUTTER
		5582	5454	5/17/19	710-000	5/17/19	68.79	9 HEMLOCK LN-GUTTER REPAI
		5583	5455	5/17/19	710-000	5/17/19	55.08	5 TULIP LN-GUTTER TRAY RE
		5589	5453	5/17/19	710-000	5/17/19	460.90	3 TULIP LN-SIDING REPAIRS
		5592	5515	5/28/19	710-000	5/28/19	84.06	4 TULIP LN-UPPER GUTTER C
		5593	5516	5/28/19	710-000	5/28/19	84.06	14 BEECH LN-UPPER GUTTER
		5594	5517	5/28/19	710-000	5/28/19	315.96	1 POPLAR LN-RMVL OF RAILR
							-----	
							Totals:	1,254.37
5/29/19	70783	IPM	IMPERIAL POOL MANAGEMENT, INC				115.37	

**CASH DISBURSEMENTS**

Starting Check Date: 5/01/19 Cash Account #: "All"

Ending Check Date: 5/31/19

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5578	INV6620	5/16/19	750-200	5/16/19	47.45	BRASS LADDER ANCHORS
		5579	INV6616	5/15/19	750-100	5/15/19	67.92	NO DIVING SIGN
							-----	
						Totals:	115.37	
5/29/19	70784	JCP&L	JERSEY CENTRAL POWER & LIGHT				552.42	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5584	95395868593	5/15/19	610-000	5/15/19	274.51	100006484693-041319-05131
		5585	95395868596	5/15/19	610-000	5/15/19	154.60	100006486086-041319-05131
		5586	95395868585	5/15/19	610-000	5/15/19	120.16	100006481400-041319-05131
		5587	95395888609	5/15/19	610-000	5/15/19	3.15	100006521494-041319-05131
							-----	
						Totals:	552.42	
5/29/19	70785	NJP	NJ PEST				3,414.34	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5590	30803	4/04/19	735-000	5/01/19	1,750.99	04/19-BAT EXCLUSION, SOFF
		5591	31340	5/06/19	735-000	5/06/19	1,663.35	05/14-BAT EXCLUSION,SOFFI
							-----	
						Totals:	3,414.34	
5/29/19	70786	CBS	CAHILL BUILDING SERVICE LLC				479.81	INITIAL CLEAN UP, CLEAN P
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5595	39902	5/27/19	750-100	5/27/19	479.81	INITIAL CLEAN UP, CLEAN P
5/29/19	70787	L&W	L&W ENTERPRISES, LLC				7,000.00	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5596	000042	5/23/19	333-000	5/23/19	6,500.00	SIDING INSTALLMENT PYMNT
		5597	000041	5/23/19	710-000	5/23/19	500.00	RMV DIRT FROM PARKING LOT
							-----	
						Totals:	7,000.00	
						Totals:	81,583.72	

Cash account #: 104-000 Cash in Capital FISN

5/01/19 3007 (M)HGOPER HARDING GREEN OPERATING 15,074.00 RESIDING & ROOF

CASH DISBURSEMENTS

Starting Check Date: 5/01/19 Cash Account #: "All"

Ending Check Date: 5/31/19

Check Date	Check #	Vend #	Name	Check Amount		Reference	
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	5563	050119	5/01/19	100-000	5/01/19	15,074.00	RESIDING & ROOF
Totals:						15,074.00	

-- End of report --