

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

## MARCH, 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

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#### LYNN ZIENOWICZ, ADMINISTRATOR

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#### 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,  
March 27, 2019 at 7:45PM at the  
Harding Library.*

#### RECYCLING

*Tuesdays 4/9, 4/23*  
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.

## Community Maintenance Activities

Hopefully we are past the snow removal days as we move into spring. Country Nursery's has recently completed a site cleanup of fallen branches. I did notice that some branches still remain but these will be addressed during the spring clean-up in early April.

Harmony Tree has recently completed two days of tree removal and trimming of those trees that were considered dangerous. Dick Bruno recently met with the town arborist to get his input on our trees and any that can be treated or needed removal. We are still gathering all the information we can to help our decision making.

The siding for this year's siding replacement and staining project was ordered and has arrived at our contractor's shop. He will be pre-staining the siding in the next few weeks and installing it in April. The staining will be scheduled to start late April or early May.

The association has hired Imperial Pool Management for our pool this summer. We welcome them and have already started the permit process and reviewing expectations for this coming pool season.

Dick and Gary recently walked the property with a contractor to review drainage issues in the community. First, the drainage problem that existed between Beech and Hemlock and was addressed last year is dry and looking great. We identified all existing issues and will be getting costs to remediate these. They will be prioritized and completed as the budget allows.

We are currently getting estimates on minor repairs to the tennis court so we can get it to a safe condition for those that use it.

All American Chimney has been on contract to replace all chimney caps over a few years. Last year the association gave them a deposit and they had fabricated the caps that were supposed to be installed in the fall. The project was put on hold when the owner of the company suddenly passed away. We are hoping to get back on schedule with the chimney replacement this spring.

NJ Pest continues the bat exclusion project and will complete all work this spring.

## 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  
February 27,2019**

Present:

Richard Bruno-President

Sharon Grenard-Secretary

Yuiry Gruzglin- Treasurer

Gary McHugh-Manager of Harding Green

9 Residents

- 1) Prior to the business part of the meeting, we had 2 speakers: David McIlwain (Harmony Tree Care) and Jock Levendon (Outdoor Living Spaces).
- 2) David McIlwaine spoke about the emerald ash borer and possible strategies to manage the ash trees. They can be treated, every 2 years for 8 to 10 years however the treatment does not guarantee the survival of every treated tree. Mr. Richard Bruno suggested that any resident may adopt a tree and pay for its treatment out of pocket; if the tree does not survive the association will pay for its removal.
- 3) Jock Levendon worked on the association's master landscaping plan. The implementation has not commenced yet pending the official presentation of the plan. Jock discussed the types of shrubs we may decide to use in the future. Possible tree replacements may be addressed in the future.
- 4) The general business part of the meeting was called at 8:25pm
- 5) Approval of December 2018 minutes: 3/0
- 6) Treasurer's report:
  - a) as of 01/31/2019: operating account \$31,391.52; capital reserve account \$70,547.61 in money market fund, multiple CD's \$623,000.00 paying 2.86% interest (average).
  - b) Association's audit for FYE 09/30/2018 has been completed. Deficiency of revenues over expenses in operating account: \$2,119.
  - c) This was a challenging year with major snowstorms and a lot of damage to the community that had to be addressed.
  - d) The audit approved: 3/0.
    - i) Transfer of funds from capital reserve to operating to reimburse for the following capital projects: replacement of sidewalks (Quality 1st Basement) - \$3,072.30,
    - ii) paving of 5 parking lots on Beech and Tulip (Pro Sealer) - \$8,602.80
    - iii) work to make trenches for underground wire and paving over (Pro Sealer) - \$2,934.25
    - iv) down payment for the re-siding project all Sycamore, units 7-12 on Hemlock, 4 Spruce (L&W) - \$14,000.00 Total: 28,609.35. Approved 3/0
- 7) Property Manager's report
  - a) Bids were obtained for the re-siding and painting of the mentioned above streets
  - b) L&W was approved to do the re-siding for \$33,500 - 3/0
  - c) CertaPro Painting was approved for the painting project (\$2,600 per unit) - 3/0
  - d) Approval of a new pool vendor for the 2019 season: Imperial Pool Approved 3/0
- 8) A resident tried to start a discussion on some items that had already been discussed.
- 9) The meeting was adjourned the meeting at 9:13pm. Approved 3/0

**CASH DISBURSEMENTS**

Starting Check Date: 2/01/19 Cash Account #: "All"

Ending Check Date: 2/28/19

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

2/06/19 70693 CAU COMMUNITY ASSOC. UNDERWRITERS 5,310.00

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5463	3794-012219	1/22/19	142-000	1/22/19	5,134.00	POL#: CAU503035-2 COMM PK
5467	3794-012519	1/25/19	142-000	1/25/19	176.00	208780132-10 3794 1 REM I

Totals: 5,310.00

2/06/19 70694 GSGC GARDEN STATE GUTTER CLEANING 2,772.25 GUTTERS CLEANED AND FLUSH

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5468	75153	12/12/18	748-000	1/01/19	2,772.25	GUTTERS CLEANED AND FLUSH

2/06/19 70695 HC HILBERG CONTRACTING LLC 1,045.48

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5459	4756	1/25/19	710-000	1/25/19	180.69	2-3 BIRCH - GUTTER REP
5460	4755	1/25/19	710-000	1/25/19	864.79	15 BEECH LN-GUTTER INSTAL

Totals: 1,045.48

2/06/19 70696 HG-CAP RBC FBO HARDING GREEN CAP. RES 8,361.00 A6R-039535

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5465	020119	2/01/19	910-000	2/01/19	8,361.00	A6R-039535
5465	020119	2/01/19	104-000	2/01/19	8,361.00	
5465	020119	2/01/19	332-000	2/01/19	8,361.00-	

Totals: 8,361.00

2/06/19 70697 NJP NJ PEST 693.06

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5462	29870	1/17/19	735-000	1/17/19	346.53	WILDLIFE TRAPPING /EXCLUS
5466	30203	1/25/19	735-000	1/25/19	346.53	WILDLIFE SERV CALL

Totals: 693.06

2/06/19 70698 PSE&G PUBLIC SERVICE ELECTRIC & GAS 159.60 6594159100-122018-012219

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5461	601005725675	1/25/19	611-000	1/25/19	159.60	6594159100-122018-012219

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Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #:		100-000	AAB-Operating					
2/06/19	70699	TMC	TAYLOR MANAGEMENT COMPANY	3,808.00	MANAGEMENT FEE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5464	020119	2/01/19	810-000	2/01/19	3,808.00	MANAGEMENT FEE
2/06/19	70700	WL	UHLIG LLC	59.52	STATEMENTS			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5469	H020520-IN	1/31/19	830-000	1/31/19	59.52	STATEMENTS
2/06/19	70701	PR-PD	PETER RUBINETTI	2,166.40	02/19-MLY SVC			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5470	686752	2/01/19	733-000	2/01/19	2,166.40	02/19-MLY SVC
2/13/19	70702	AHN	AT HOME NET	52.95	2/1-2/28/19-TOPS INTEGRAT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5472	206751	2/01/19	830-000	2/01/19	52.95	2/1-2/28/19-TOPS INTEGRAT
2/13/19	70703	VER	VERIZON	156.39	653121781000132-012719-02			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5471	00132-012619	1/26/19	625-000	1/26/19	156.39	653121781000132-012719-02
2/20/19	70704	F&WHC	F&W HEATING & COOLING, INC.	1,172.97	13 POPLAR-CUT OUT SEWER P			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5478	086-021519	2/15/19	710-000	2/15/19	1,172.97	13 POPLAR-CUT OUT SEWER P
2/20/19	70705	HC	HILBERG CONTRACTING LLC	641.41				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5475	4821	2/06/19	710-000	2/06/19	228.39	5 ASH LANE-PIPE BOOT REPA
		5476	4822	2/06/19	710-000	2/06/19	175.99	5 SPRUCE LN-INSPECT WINDO
		5477	4823	2/06/19	710-000	2/06/19	237.03	8 BIRCH LN-ROOF LEAK FIX
				Totals:			641.41	
2/20/19	70706	KPS	KAREN P. SACKSTEIN, CPA	3,500.00	PREP OF AUDITED FINANCIAL			

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Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5480	19-100	2/17/19	210-815	2/17/19	3,500.00	PREP OF AUDITED FINANCIAL
2/20/19	70707	L&W	L&W ENTERPRISES, LLC				14,000.00	DOWN PAYMENT FOR WORK TO
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5479	000037	2/14/19	333-000	2/14/19	14,000.00	DOWN PAYMENT FOR WORK TO
2/20/19	70708	TMC	TAYLOR MANAGEMENT COMPANY				25.54	01/19-POSTAGE & COPIES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5474	991290588	2/01/19	830-000	2/01/19	25.54	01/19-POSTAGE & COPIES
2/20/19	70709	PSASC	PRO SEALER ASPHALT SEAL COATIN				5,000.00	MILLING & PAVING 3 PARKIN
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5481	086-122618	12/26/18	333-000	2/01/19	5,000.00	MILLING & PAVING 3 PARKIN
2/26/19	70710	CAU	COMMUNITY ASSOC. UNDERWRITERS				5,134.00	POL#: CAU503035-2
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5483	3794-021219	2/12/19	142-000	2/12/19	5,134.00	POL#: CAU503035-2
2/26/19	70711	PSASC	PRO SEALER ASPHALT SEAL COATIN				2,463.75	BALANCE ON INV# 086-12261
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5482	022119	2/21/19	333-000	2/21/19	2,463.75	BALANCE ON INV# 086-12261
2/27/19	70712	JECEPL	JCP&L				524.09	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5484	95505707607	2/15/19	610-000	2/15/19	3.15	100006521494-011619-02131
		5485	95505707582	2/15/19	610-000	2/15/19	124.73	100006481400-011619-02131
		5486	95505707690	2/15/19	610-000	2/15/19	213.09	100006484693-011619-02131
		5487	95505707593	2/15/19	610-000	2/15/19	183.12	100006486086-011619-02131
							-----	
							Totals:	524.09
				Totals:	57,046.41			
Cash account #:		104-000	Cash in Capital FISN					
2/12/19	3005	(M)HGOPER	HARDING GREEN OPERATING				14,609.35	REIMB-CAP RESERVE EXPENSE

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Ending Check Date: 2/28/19

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5473	021219	2/12/19	160-000	2/12/19	14,609.35	REIMB-CAP RESERVE EXPENSE
2/27/19	3006	(M)HGOPER	HARDING GREEN OPERATING				14,000.00	DOWN PAYMENT-RESIDING
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5498	022719	2/27/19	160-000	2/27/19	14,000.00	DOWN PAYMENT-RESIDING
				Totals:			28,609.35	

-- End of report --