

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

NOVEMBER, 2019

BOARD OF TRUSTEES:

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

ALTERNATIVE DISPUTE RESOLUTION COMMITTEE:

Dina Khandalavala
Michael Renzo-Posen
Stan Pietruska
Dan Feuerstein
Natalie Zwilbel

NEWSLETTER & WEBSITE:

Editor: Michael Chou

CONTRIBUTOR(S):

Gary McHugh
Sharon Grenard

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USI INSURANCE SERVICES
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CALENDAR

HARDING GREEN ASSOCIATION MEMBERSHIP MEETING

*Meeting is scheduled on Wednesday,
November 27 at 7:45PM at the Harding
Library.*

RECYCLING

Tuesdays 11/26, 12/10, 12/24
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.

Announcements

Election Results:

Total of 74 ballots were counted with 68 ballots counted and 6 disqualified.

59 John Huston, 51 Robin Ward, 26 Pam Carlson. We thank all participants for running and our appreciation to the ADR Committee members for their time and efforts.

Wishing all a safe and happy Thanksgiving.

Community Maintenance Activities

All Gutters are scheduled to be cleaned Friday November 22, 2019. Following this gutter cleaning Country Nursery will perform a final leaf removal from all areas of the property.

Harmony tree company will be back on the property in Late December to finish this year's tree removal and pruning services as contracted.

We are ready for snow with Country Nursery prepared at a moment's notice.

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 Open Meeting
September 25, 2019**

Present:

Michael Chou - President
Richard Bruno - Vice President
Sharon Grenard - Secretary
John Huston - Treasurer
Robin Ward - Trustee

25 residents attended.

1 Legal Representative from Hill Wallack

The Meeting was called to order at 7:48 PM

1. Minutes:
 - Previous minutes are modified to reflect that 4 Requests for Proposals were issued and only three bids were received for the Master Plan.
2. As a response to a resident inquiry, M. Chou once again clarifies the Green Book rules on a filling vacancies to the Board
 - Vacancies are appointed by the board to serve the duration of the vacancy
 - The Board Then votes on what responsibility that board member fills
 - The issue as explained in prior minutes
3. Treasurer Report:
 - Operating \$87,639.47
 - Reserve Money Market \$75,441.68
 - Reserve CD'S \$584,348.66
 - Fund Transfer from Capital Reserve Fund to the Operating Fund was \$17,200 for residing of the units before painting. Passed Unanimously
4. Insurance:
 - Voted to renew contract for insurance \$66,787 a year for two years
 - Passed Unanimously
5. Management Contract:
 - Renew Taylor Management Contract for Two Years
 - Same rate for 2020-2021 and an increase of \$ 1000 for 2021-2022
 - Passed Unanimously
6. Legal Counsel was Introduced to answer any community questions
7. Manager's Report:
 - Tree work to remove dead branches over the sidewalk in Harding green
 - Chimney caps were installed on total of 10 on Ash plus two additional emergency
 - Paving:
 - Two year contract
 - Paving, inspected drives and road deck to determine scope of work
 - Awaiting proposals
 - Landscaping:
 - Weeds and lawn damage problems were discussed
 - The weed issue was caused due to the lack of mulch
 - This year's budget provides for the mulching of the entire complex with hard wood mulch
 - There was an issue with the landscaper.
 - It has since been addressed
 - A remedy is being studied
 - Question raised concerning watering due to this summer's heat
8. Who is responsible for what as defined by legal council
 - Under Article V:
 - Association responsible for the common area, the grass cutting, snow removal, grounds, walks, driveways, garbage removal, street lighting and shrubbery
 - Under the By-Laws Under Article III Section 7

- The builder did not provide irrigation in the design of the properties, therefore watering is the responsibility of the unit owner
 - Only provided by the Builder.
 - Irrigation not provide by the builder
 - Therefore watering is the responsibility of the unit owner
 - Uniformity in landscaping was raised
 - Overgrown landscaping
 - No cut list assumes that the unit owner will do the appropriate pruning
 - The no cut list was initiated by previous boards to reflect owner demands
 - Variable planting
 - Board offers to remove overgrown planting at Association expense
 - Resident responsible for cost of new planting
9. Communication:
- Question of Why legal representative was present
 - To objectively explain home owners questions based on the Green Book and New Jersey Law
 - Landscaping Growth over property line was addressed
 - Unit owner is allowed to cut any planting that is over the property line
 - The newsletter and Gary are resources to be used
 - Better communication between vendors and residents around work orders
10. Budget Review:
- Prior to the meeting Copies of the budget had been mailed to each unit owner
 - Copies of the proposed budget were distributed to the attendees
 - Key budget line items were presented and attendee questions were answered
 - Question was raised: Do we bid work individual orders?
 - The answer is NO due to the fact it would increase time to repair with minimal savings
 - The Board does bid every larger job because we are not time constrained
 - Emergency (health and safety) large jobs are handled on a no bid basis
 - Pointed out that the unit resident is a partner in making sure that the repair is complete to their satisfaction
 - Issues around plantings that were viable in shade that are now sun exposed
 - Emerald Ash Bore is a state wide blight. Plants will require additional watering as the dead or dying trees are being removed
 - Snow line item is increased to \$55;000 from \$40,000 to reflect reality of recent weather patterns
 - Bat budget remains constant to cover any contingency
 - Will review again with NJ Pest
 - Painting cycle questions were addressed.
 - 5 year Paint Schedule to be published
 - Reserve Study discussed on what is a reserve expense vs an operating
 - Traditionally each month \$8,361 deposited to the reserve accounts
 - These funds used to replace existing infrastructure e.g. siding
 - Last year budget \$25,000 reserve deposit was deferred.
 - This year's budget will restore 1/3 of that amount to reserve account, and it is anticipated that \$8,361 will be restored each in the following two year.
 - Budget was Approved Unanimously 5-0
 - The new HOA for Units is \$450 and for single family units \$515
 - Unanimously approved 5-0
11. New Candidates:
- Introduce Candidate in apathetical order: Pam Carlson, John Huston and Robin Ward
 - Each had a few minutes to address the meeting attendees and answer any questions
 - A resident asked all candidates if they were committed to making all the meeting
 - All candidates answered in the affirmative
12. Meeting adjourned at 9:43 PM. Approved unanimously.
- Yuri commented that this budget will improve things but it will not solve everything.
 - The attendees thanked Yuri for his service

CASH DISBURSEMENTS

Starting Check Date: 10/01/19 Cash Account #: "All"

Ending Check Date: 10/31/19

Check Date	Check #	Vend #	Name	Check Amount	Reference		
Cash account #:		100-000	AAB-Operating				
10/02/19	70868	HC	HILBERG CONTRACTING LLC	199.39	4 CEDAR LN-DECK BOARD REP		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	5709	6307	9/12/19	710-000	9/12/19	199.39	4 CEDAR LN-DECK BOARD REP
10/02/19	70869	HW	HILL WALLACK LLP	52.00	GENERAL		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	5716	528346	9/24/19	820-000	9/24/19	52.00	GENERAL
10/02/19	70870	JCP&L	JERSEY CENTRAL POWER & LIGHT	574.54			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	5710	95595866781	9/17/19	610-000	9/17/19	3.10	100006521494-081419-09141
	5711	95595866758	9/17/19	610-000	9/17/19	112.15	100006481400-081419-09141
	5712	95595866768	9/17/19	610-000	9/17/19	160.09	100006486086-081419-09141
	5713	95595866765	9/17/19	610-000	9/17/19	299.20	100006484693-081419-09141
				Totals:		574.54	
10/02/19	70871	TCN	THE COUNTRY NURSERY INC	7,794.55	10/19-MLY MAINTENANCE FEE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	5714	5702	10/01/19	725-000	10/01/19	7,794.55	10/19-MLY MAINTENANCE FEE
10/02/19	70872	TMC	TAYLOR MANAGEMENT COMPANY	3,808.00	MANAGEMENT FEE		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	5715	100119	10/01/19	810-000	10/01/19	3,808.00	MANAGEMENT FEE
10/15/19	70873	AHN	AT HOME NET	52.95	10/19-TOPS INTEGRATED		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	5728	259459	10/01/19	830-000	10/01/19	52.95	10/19-TOPS INTEGRATED
10/15/19	70874	HC	HILBERG CONTRACTING LLC	638.43			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	5719	6507	10/02/19	710-000	10/02/19	197.00	3 POPLAR LN-TRIM REP
	5720	6508	10/02/19	710-000	10/02/19	167.40	6 SPRUCE LN-WOOD PECKER R
	5721	6509	10/02/19	710-000	10/02/19	274.03	1 CEDAR LN-LEADER PIPE RE
				Totals:		638.43	

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Starting Check Date: 10/01/19 Cash Account #: "All"

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Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #: 100-000 AAB-Operating								
10/15/19	70875	MC	MICHAEL CHOU	18.65	COPIES OF BALLOTS			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5722	090319	9/03/19	711-000	10/01/19	18.65	COPIES OF BALLOTS
10/15/19	70876	NJP	NJ PEST	373.19	WILDLIFE EXCLUSION			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5723	34541	9/26/19	735-000	10/01/19	373.19	WILDLIFE EXCLUSION
10/15/19	70877	PR-PD	PETER RUBINETTI	2,166.60	10/19-MLY SVC			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5724	719137	10/01/19	733-000	10/01/19	2,166.60	10/19-MLY SVC
10/15/19	70878	PSE&G	PUBLIC SERVICE ELECTRIC & GAS	247.84	6594159100-082119-091919			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5717	600806182659	9/24/19	611-000	9/24/19	247.84	6594159100-082119-091919
10/15/19	70879	SMCMUA	SMCMUA	1,145.05	790132070000-062519-09241			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5729	70000-093019	9/30/19	615-000	10/01/19	1,145.05	790132070000-062519-09241
10/15/19	70880	SMCMUA	SMCMUA	270.20	762510047000-070119-09301			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5730	47000-093019	9/30/19	615-000	10/01/19	270.20	762510047000-070119-09301
10/15/19	70881	TCN	THE COUNTRY NURSERY INC	246.19	5/25-MULCHING POOL AREA			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5725	5616	10/07/19	726-000	10/07/19	246.19	5/25-MULCHING POOL AREA
10/15/19	70882	TMC	TAYLOR MANAGEMENT COMPANY	196.20	09/19-POSTAGE & COPIES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5726	991294471	10/01/19	830-000	10/01/19	196.20	09/19-POSTAGE & COPIES
10/15/19	70883	UHLIG	UHLIG LLC	61.49	POSTAGE & STATEMENTS			

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Ending Check Date: 10/31/19

Check Date	Check #	Vend #	Name	Check Amount		Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5718	H022486-IN	9/30/19	830-000	10/01/19	61.49	POSTAGE & STATEMENTS	
10/15/19	70884	VER	VERIZON				157.48	653121781000132-092719-10	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5727	00132-092619	9/26/19	625-000	10/01/19	157.48	653121781000132-092719-10	
10/23/19	70885	HC	HILBERG CONTRACTING LLC				291.73		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5734	5687	6/13/19	748-000	10/01/19	83.49	10 ASH LANE-UPPER GUTTER	
		5735	6688	10/15/19	710-000	10/15/19	124.75	6 OR 8 SYCAMORE-FENCE REP	
		5736	5587	6/13/19	748-000	10/01/19	83.49	10 ASH LN-UPPER GUTTER CL	
		Totals:						291.73	
10/23/19	70886	NJP	NJ PEST				1,663.35	10/19-BAT EXCLUSION, SOFF	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5731	34660	10/03/19	735-000	10/03/19	1,663.35	10/19-BAT EXCLUSION, SOFF	
10/23/19	70887	RB	RICHARD BRUNO				67.09	HOSE FOR FRONT WATERING	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5732	101019	10/10/19	726-000	10/10/19	67.09	HOSE FOR FRONT WATERING	
10/23/19	70888	USIIS	USI INSURANCE SERVICES - BHB				2,599.33	COMMERCIAL UMBRELLA RENEW	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5733	3010204	10/14/19	142-000	10/14/19	2,599.33	COMMERCIAL UMBRELLA RENEW	
10/31/19	70889	CAU	COMMUNITY ASSOC. UNDERWRITERS				20,944.75	POL #: CAU 503035-3 DOWN	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5742	3794-101519	10/15/19	142-000	10/15/19	20,944.75	POL #: CAU 503035-3 DOWN	
10/31/19	70890	DELLTA	DELLTAN PROPERTY SVC, INC.				18,579.40	PAINTING 24 UNITS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5737	100919A	10/07/19	747-000	10/07/19	18,579.40	PAINTING 24 UNITS	
10/31/19	70891	HW	HILL WALLACK LLP				1,230.00	GENERAL	

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Ending Check Date: 10/31/19

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5743	531058	10/21/19	820-000	10/21/19	1,230.00	GENERAL
10/31/19	70892	JCP&L	JERSEY CENTRAL POWER & LIGHT				419.10	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5738	95675814725	10/16/19	610-000	10/16/19	3.10	100006521494-091519-10141
		5739	95675814710	10/16/19	610-000	10/16/19	135.64	100006484693-091519-10141
		5740	95675814713	10/16/19	610-000	10/16/19	164.87	100006486086-091519-10141
		5741	95675814703	10/16/19	610-000	10/16/19	115.49	100006481400-091519-10141

						Totals:	419.10	
						Totals:	63,797.50	

-- End of report --