

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

OCTOBER, 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

CONTACT INFORMATION

BOARD OF TRUSTEES
hgatrustees@yahoo.com

GARY MCHUGH,
PROPERTY MANAGER
(973) 267-9000 x303
gmchugh@taylorlmgmt.com

LYNN ZIENOWICZ,
ADMINISTRATOR
(973) 267-9000
lynn@taylorlmgmt.com

HGA WEBSITE
www.hardinggreen.org

PAM ROSANIO
HGA REPRESENTATIVE
USI INSURANCE SERVICES
(732) 349-2100 x85573
(732) 908-5573 (direct)

CALENDAR

HARDING GREEN ASSOCIATION MEMBERSHIP MEETING

*Meeting is scheduled on Wednesday,
October 30 2019 at 7:45PM at the
Harding Library.*

RECYCLING

Tuesdays 11/12, 11/26
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

New Directory will be furnished to HGA Residents by end of November. New Residents should provide their information to Taylor Management and email hgatrustees@yahoo.com by November 22nd.

Community Maintenance Activities

Country Nursery continues to remove leaves on site each week. They will continue to do so until all leaves have fallen and will complete a final clean up after the gutter cleaning is completed.

The gutter cleaning is scheduled for the 3rd week of November, weather permitting. An email will be sent to all residents the week prior to this service being performed.

The board has postponed any paving/seal coating of roadways & driveways until the spring of 2020.

If your front lawn panel was recently seeded please make sure you are watering this seed daily if no rain has fallen.

The painting project for 2019 has been completed.

The management and board are starting preparations for this year's upcoming snow removal season.

Work orders continue to be processed daily and have been being completed in a timely manner.

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 Annual Membership Meeting
October 30 2018**

Present:

Michael Chou - President
Richard Bruno - Vice President
Sharon Grenard - Secretary
Yuiry Gruzglin - Treasurer
Nicholas Nguyen - Trustee
27 home owners
Gary McHugh - Property Manager
Caroline Record - Attorney

1. The meeting was called to order at 7:49 pm
2. Board Members introduced themselves.
3. Sharon Grenard read the minutes from the 2017 annual meeting. Approved with one correction 5/0
4. Treasurers Report:
 - a. As of 09/30/2018 the balances were:
 - i. Operating account: \$44,852.41
 - ii. Capital Reserve Account: \$82,205.43 in money market account; \$623,000 in multiple CDs, paying ~2.86% interest (average).
 - b. Transfer of funds from reserve to operating \$26,000.00 for our down payment for paving 5/0 Approved
 - c. Sharon Grenard read the Resolution of the carry over funds approved 5/0
 - i. Signed by Michael Chou and Sharon Grenard
5. Manager's Report
 - a. Landscaping-leave removal
 - b. Paving: private driveways were replaced (6) and crack-filled/ seal-coated (12), multiple areas on HG drive and some streets were repaired (repaved); Tulip and Beech are scheduled to be milled and paved weather permitting.
 - c. Painting and repairs - the re-siding and painting project on Ash and Beech is near completion
 - d. Serious drainage issues between Beech and Hemlock were addressed by Kel-Mar
 - e. Bat Project - should be completed by end of December 2018
 - f. Tree removal - ribbons on the trees that are in worst condition are there temporarily until the trees are fully evaluated
 - g. Ash trees need to be removed due the pending infestation by emerald ash tree borer; the board will bring in independent tree specialists for evaluations.
6. Election Results
 - a. Richard Bruno-39 votes
 - b. Randall Sehn- 34 votes
 - c. 6 Ballots were disqualified for maintenance fees being in the arrears
 - d. The board thanks Michael Renzo-Posen, John Huston, and Stan Pietruska from the ADR board for counting the votes
 - e. Congratulations to Dick Bruno and thanks to Randall Sehn for running. It would be great to have him on a committee.
7. Open Items
 - a. Stan Pietruska recommended to form committees for strategic planning and made a note that the nasty emails that circulated in the development were childish and hurtful.
 - b. A suggestion was made to have meetings with the candidates before elections.
 - c. A committee will be formed to see what major improvements could be made and estimate the costs.
8. Motion made to end the meeting 9:12PM. Approved. 5/0

CASH DISBURSEMENTS

Starting Check Date: 9/01/19 Cash Account #: "All"

Ending Check Date: 9/30/19

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

Cash account #: 100-000 AAB-Operating

9/03/19 70849 HC HILBERG CONTRACTING LLC 942.35

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5679	6181	8/27/19	710-000	8/27/19	83.49	3 BEECH LN-GUTTER CLOG
5680	6179	8/27/19	710-000	8/27/19	179.45	LOCK INSTALL
5681	6178	8/27/19	710-000	8/27/19	121.87	FENCE REPAIR
5682	6176	8/27/19	710-000	8/27/19	121.87	DECK BOARD REPLACEMENT
5683	6182	8/27/19	710-000	8/27/19	150.66	5 WALNUT LN-GUTTER CLOG
5688	6180	8/27/19	710-000	8/27/19	285.01	10 BEECH-ROOF LEAK INSP &

Totals: 942.35

9/03/19 70850 JCP&L JERSEY CENTRAL POWER & LIGHT 509.33

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5684	95435963741	8/15/19	610-000	8/15/19	3.10	100006521494-071619-08131
5685	95435963734	8/15/19	610-000	8/15/19	127.72	100006486086-071619-08131
5686	95435963725	8/15/19	610-000	8/15/19	93.76	100006481400-071619-08131
5687	95435963732	8/15/19	610-000	8/15/19	284.75	100006484693-071619-08131

Totals: 509.33

9/03/19 70851 L&W L&W ENTERPRISES, LLC 8,300.00 8/28/19-5 HEMLOCK-RMV ROT

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5689	2972	8/28/19	333-000	8/28/19	8,300.00	8/28/19-5 HEMLOCK-RMV ROT

9/03/19 70852 PSE&G PUBLIC SERVICE ELECTRIC & GAS 69.51 6594159100-072419-082019

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5690	603305666364	8/23/19	611-000	8/23/19	69.51	6594159100-072419-082019

9/03/19 70853 TMC TAYLOR MANAGEMENT COMPANY 3,808.00 MANAGEMENT FEE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5691	090119	9/01/19	810-000	9/01/19	3,808.00	MANAGEMENT FEE

9/03/19 70854 VER VERIZON 158.49 653121781000132-072719-08

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5678	00132-072619	7/26/19	625-000	8/01/19	158.49	653121781000132-072719-08

9/11/19 70855 AHN AT HOME NET 52.95 09/19-TOPS INTEGRATED

CASH DISBURSEMENTS

Starting Check Date: 9/01/19 Cash Account #: "All"

Ending Check Date: 9/30/19

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5701	252689	9/01/19	830-000	9/01/19	52.95	09/19-TOPS INTEGRATED
9/11/19	70856	CBS	CAHILL BUILDING SERVICE LLC				666.41	JANITORIAL SVCS RENDERED
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5693	39993	8/31/19	750-100	8/31/19	666.41	JANITORIAL SVCS RENDERED
9/11/19	70857	CHIMCO	CHIMCO LLC				8,900.00	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5696	HG-190506	9/03/19	333-000	9/03/19	7,825.00	11 UNITS -CHASE COVER & C
		5697	HG-190506A	9/03/19	333-000	9/03/19	1,075.00	CHASE COVER & CAP REPLACE

						Totals:	8,900.00	
9/11/19	70858	HC	HILBERG CONTRACTING LLC				419.36	4 SPRUCE LN-SIDING & WOOD
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5692	6177	8/27/19	710-000	8/27/19	419.36	4 SPRUCE LN-SIDING & WOOD
9/11/19	70859	MC	MICHAEL CHOU				39.95	WEBSITE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5700	090619	9/06/19	830-000	9/06/19	39.95	WEBSITE
9/11/19	70860	PR-PD	PETER RUBINETTI				2,166.60	09/19-MLY SVC
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5699	716774	9/01/19	733-000	9/01/19	2,166.60	09/19-MLY SVC
9/11/19	70861	TCN	THE COUNTRY NURSERY INC				7,794.55	09/19-MLY LANDS MAINT
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5695	5628	8/31/19	725-000	9/01/19	7,794.55	09/19-MLY LANDS MAINT
9/11/19	70862	UHLIG	UHLIG LLC				62.04	POSTAGE & STATEMENTS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5698	H022260-IN	8/31/19	830-000	9/01/19	62.04	POSTAGE & STATEMENTS
9/11/19	70863	VER	VERIZON				157.48	653121781000132-082719-09
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5694	00132-082619	8/26/19	625-000	9/01/19	157.48	653121781000132-082719-09

CASH DISBURSEMENTS

Starting Check Date: 9/01/19 Cash Account #: "All"

Ending Check Date: 9/30/19

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

Cash account #: 100-000 AAB-Operating

9/19/19 70864 HW HILL WALLACK LLP 536.60

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5702	525498	8/21/19	820-000	9/01/19	52.60	GENERAL
5703	525499	8/21/19	820-000	9/01/19	484.00	HG V. ALL AMERICAN CHIMNE

Totals: 536.60

9/25/19 70865 HTC HARMONY TREE CARE LLC 4,755.94

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5706	10653	9/12/19	727-000	9/12/19	3,740.63	TREE TRIMMING, DISPOSAL
5707	10651	9/12/19	727-000	9/12/19	1,015.31	TREE TRIMMING

Totals: 4,755.94

9/25/19 70866 NJP NJ PEST 3,326.70 BAT EXCLUSIONS, SOFFIT RP

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5704	34113	9/06/19	735-000	9/06/19	3,326.70	BAT EXCLUSIONS, SOFFIT RP

9/25/19 70867 TMC TAYLOR MANAGEMENT COMPANY 33.35 08/19-POSTAGE & COPIES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5705	991294028	9/01/19	830-000	9/01/19	33.35	08/19-POSTAGE & COPIES

Totals: 42,699.61

Cash account #: 104-000 Cash in Capital FISN

9/24/19 3010 (M)HGOPER HARDING GREEN OPERATING 17,200.00 REIMB-L&W ENTERPRISES,CHI

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
5708	092419	9/24/19	160-000	9/24/19	17,200.00	REIMB-L&W ENTERPRISES,CHI

Totals: 17,200.00

-- End of report --