

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

## SEPTEMBER, 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

### NEWSLETTER & WEBSITE:

Editor: Michael Chou

### CONTRIBUTOR(S):

Gary McHugh  
Sharon Grenard

### CONTACT INFORMATION

#### BOARD OF TRUSTEES

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#### GARY MCHUGH,

#### PROPERTY MANAGER

(973) 267-9000 x303

[gmchugh@taylorlmgmt.com](mailto:gmchugh@taylorlmgmt.com)

#### LYNN ZIENOWICZ,

#### ADMINISTRATOR

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[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,  
September 25 2019 at 7:45PM at the  
Harding Library.*

### RECYCLING

*Tuesdays 10/8, 10/22*

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 be advised that the annual bulk pick-up is scheduled for Monday, September 30, 2019. Please do not put out rubbish until Sunday evening September 29th.

## Community Maintenance Activities

The pool is now closed for the season. Following a slow start the season was a very good one with very few issues. We are now evaluating the pool and any repairs that may be needed before next season.

Country Nursery continues their weekly landscape maintenance concentrating on leaf removal at this time of year. We are reviewing all lawns for damage and are getting proposals for soil & seeding where needed.

Harmony Tree has just completed some tree trimming of dangerous branches throughout the property. We are also finalizing tree removal/trimming work for late fall, early winter of this year.

The rotted wood repairs are now being completed on Sycamore and we anticipate CertaPro to be back on site painting on Monday, September 23rd. They should be able to complete all painting within 30 days.

All chimney cap replacements on ash have been completed.

Management had solicited bids for the associations insurance renewal and the association renewed the insurance with an approximate \$1200 increase in premiums.

Management worked with the board on developing the 2019-2020 budget which will be passed at the September meeting.

## 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  
August 28 2019**

**Meeting Called to order 7:49 PM**

**Trustees:**

Michael Chou  
Richard Bruno,  
Sharon Grenard,

14 Homeowners

1. Approval of July minutes with one correction
  - a. Typo Cross Country Nursery
  - b. Should be Chris from Country Nursery 3/0
2. Treasurer's Report:
  - a. Operating: \$65,696.12
  - b. Reserve: \$63,919.38
  - c. CD's: \$676,939.13 at app 2.9%
3. Manager's Report:
  - a. Country Nursery is catching up on back work do to weather
  - b. Pool- Overall it was a good year with lifeguards. A few adjustments with the new pool company but they came through
  - c. Chimney Caps-Replacement has started
  - d. Harmony Tree- Will start in October on the main roadway and dead Ash Trees
  - e. Painting Project-Started painting in late August
  - f. Work orders:
  - g. Hillberg and L&W (Wayne) are working to complete them
  - h. Gutters-leaking issues are being worked on
4. Approvals: Fullerton 3/0
  - a. 4 bids were gotten for the Master Plan. They had the best bid
  - b. HGA Accountant contract renewal: Karen Sackstein 3/0. She does our audit. Only \$100.00 increase from last year
  - c. Taylor Management 3/0. We pay them \$45,696.00, no increase for 2020, \$1,000.00 increase 2021
5. Yuiry resigned from the board
  - a. We wish him well and thank him for his years of service.
6. The opening was filled by John Huston. He is an asset with his financial background. We hope he will decide to run for the board in October
7. Needing another board member to fill Nick's seat, we asked for volunteers.
  - a. We are happy that Robin Ward came forth. Welcome Robin and Thank You. Approving Robin for Board position, 3/0.
8. We now need someone to fill John's place on the ADR committee. ADR mediates problems that may occur in the community. Please volunteer if you are interested
9. Is the newsletter necessary?
  - a. We can possibly get the minutes out earlier and we already send important messages to the community on a regular basis when required.
  - b. The manager's report is reported in every meeting as part of the minutes.
  - c. Residents realized that this is extra work for the Board and appreciates it. Residents liked having the newsletter as a backup and all the information together.

10. Negative tones in the community. Question came about regarding sales and residents that have been negative in the community. This was mentioned in the last meeting and residents wanted the Board to take legal action.
  - a. Recently a realtor was showing a couple a property in Harding Green. The couple liked the unit and the low taxes. A neighbor came out and told the realtor to move her car and told the people not to buy here. Although the couple liked the unit, they didn't want to live next door to that resident. This gives Harding Green a bad reputation.
  - b. Real estate agents have concerns about the reputation of this community.
11. A resident who lives here part time was not happy about how her property looked. The landscapers were not doing a good job. She also didn't like some of the things on other residents property.
  - a. We own the land in front and back of our property. Flowers and bushes are your choice with board approval. The Master Plan will take care of the common grounds and unify the look of the community. Next Spring we will mulch everything which will take care of crab grass.etc.
12. As discussed in the last several months there will be an increase in our monthly fees. The budget was reviewed and picked up by new Board member and existing Board since Yuiry's resignation. Taylor provided their recommendation.
  - a. It took longer to make sure we are doing what was needed for the community. The Board thanked the volunteers who helped in this effort on projects and priorities for the community. Current estimate will be between \$40.00 to \$55.00. The fees cover our monthly expenses and part goes to reserve for large projects.
13. The budget will be sent within a week or so and provide the residents with the new maintenance fee. It will be finalized at the next open meeting.
14. The meeting was adjourned at 8:36. Approved 3/0

**CASH DISBURSEMENTS**

Starting Check Date: 8/01/19 Cash Account #: "All"

Ending Check Date: 8/31/19

Check Date	Check #	Vend #	Name	Check Amount	Reference				
Cash account #:		100-000	AAB-Operating						
8/01/19	70828	CBS	CAHILL BUILDING SERVICE LLC	533.13	MLY JANITORIAL SVC				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5655	39955	7/26/19	750-100	7/26/19	533.13	MLY JANITORIAL SVC	
8/01/19	70829	DBURNS	D. BURNS & SONS LANDSCAPING	1,275.00	GROUND 16 STUMPS				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5661	071719	7/17/19	726-000	7/17/19	1,275.00	GROUND 16 STUMPS	
8/01/19	70830	HW	HILL WALLACK LLP	104.00	GENERAL				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5656	522716	7/21/19	820-000	7/21/19	104.00	GENERAL	
8/01/19	70831	IPM	IMPERIAL POOL MANAGEMENT, INC	170.00	2&3 WAY NEVERLUBE VALVES				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5654	INV6810	7/16/19	750-100	7/16/19	170.00	2&3 WAY NEVERLUBE VALVES	
8/01/19	70832	JCP&L	JERSEY CENTRAL POWER & LIGHT	553.02					
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5657	95625772645	7/17/19	610-000	7/17/19	311.42	100006484693-061319-07151	
		5658	95625772646	7/17/19	610-000	7/17/19	132.65	100006486086-061319-07151	
		5659	95625772648	7/17/19	610-000	7/17/19	3.10	100006521494-061319-07151	
		5660	95625772640	7/17/19	610-000	7/17/19	105.85	100006481400-061319-07151	
		-----						Totals:	553.02
8/08/19	70833	FEC	FERRARA ELECTRICAL CONTRACOR	896.26	REPL BULB				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5665	1931	8/01/19	710-100	8/01/19	896.26	REPL BULB	
8/08/19	70834	GREAT	GREAT BLUE INC.	906.31	POOL MGMT PROGRAM				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		5662	15055	8/01/19	711-000	8/01/19	906.31	POOL MGMT PROGRAM	
8/08/19	70835	HTC	HARMONY TREE CARE LLC	507.66	TREE TRIMMING				

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Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5666	10416	8/01/19	727-000	8/01/19	507.66	TREE TRIMMING
8/08/19	70836	IPM	IMPERIAL POOL MANAGEMENT, INC				5,388.50	AUG-POOL MGMT SVCS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5664	INV6333	8/01/19	750-000	8/01/19	5,388.50	AUG-POOL MGMT SVCS
8/08/19	70837	TCN	THE COUNTRY NURSERY INC				7,794.55	AUG MLY MAINT FEE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5668	5573	8/05/19	726-000	8/05/19	7,794.55	AUG MLY MAINT FEE
8/08/19	70838	TMC	TAYLOR MANAGEMENT COMPANY				3,808.00	MANAGEMENT FEE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5663	080119	8/01/19	810-000	8/01/19	3,808.00	MANAGEMENT FEE
8/08/19	70839	UHLIG	UHLIG LLC				62.04	REM ENV/POST
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5667	H022003-IN	7/31/19	830-000	7/31/19	62.04	REM ENV/POST
8/14/19	70840	AHN	AT HOME NET				52.95	AUG 2019-TOPS INTEGRATED
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5669	247804	8/01/19	830-000	8/01/19	52.95	AUG 2019-TOPS INTEGRATED
8/14/19	70841	HC	HILBERG CONTRACTING LLC				1,000.00	POWER WASHING-TENNIS COUR
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5673	5859	8/07/19	710-000	8/07/19	1,000.00	POWER WASHING-TENNIS COUR
8/14/19	70842	MC	MICHAEL CHOU				17.65	PAPER TOWELS FOR CLUBHOUS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5671	080819	8/08/19	750-200	8/08/19	17.65	PAPER TOWELS FOR CLUBHOUS
8/14/19	70843	PR-PD	PETER RUBINETTI				2,166.60	08/19-MLY SVC
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5672	710925	8/01/19	733-000	8/01/19	2,166.60	08/19-MLY SVC
8/14/19	70844	PSE&G	PUBLIC SERVICE ELECTRIC & GAS				128.73	6594159100-062119-072319

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Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5670	605604225564	7/25/19	611-000	8/01/19	128.73	6594159100-062119-072319
8/28/19	70845	HTC	HARMONY TREE CARE LLC				587.81	TREE TRIMMING
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5676	10491	8/12/19	727-000	8/12/19	587.81	TREE TRIMMING
8/28/19	70846	NZ	NATALIE ZWIBEL				342.43	LANDSCAPE REIMB
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5677	082919	8/29/19	726-000	8/29/19	342.43	LANDSCAPE REIMB
8/28/19	70847	TDT	THE DAVEY TREE EXPERT CO.				648.28	FERT W/ARBOR GREENPRO
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5675	913837730	7/26/19	727-000	8/01/19	648.28	FERT W/ARBOR GREENPRO
8/28/19	70848	TMC	TAYLOR MANAGEMENT COMPANY				28.30	07/19-POSTAGE & COPIES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		5674	991293537	8/01/19	830-000	8/01/19	28.30	07/19-POSTAGE & COPIES
				Totals:			26,971.22	

-- End of report --