

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

NOVEMBER, 2020

BOARD OF TRUSTEES:

President: Michael Chou
Vice President: Richard Bruno
Secretary: Liz Martinez
Treasurer: John Huston
Trustee: Robin Ward

ALTERNATIVE DISPUTE

RESOLUTION COMMITTEE:

Dina Khandalavala
Michael Renzo-Posen
Stan Pietruska
Dan Feuerstein
Joan Vrba
Natalie Zwibel

NEWSLETTER & WEBSITE:

Editor: Michael Chou

CONTRIBUTOR(S):

Gary McHugh
Liz Martinez

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

*Next Board Meeting will be scheduled on
January 27, 2021.*

RECYCLING

Tuesdays 12/8, 12/22

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

Wishing you and yours a happy and healthy holiday season!

The initial Directory was sent out to the community for review. If you have a correction, please submit to Gary or Lynn at Taylor Management (gmchugh@taylorlmgmt.com). An updated directory will be redistributed once more at the end of December.

Community Maintenance Activities

Gutter Cleaning: All gutters and downspouts were cleaned on Tues-Wed, 11/24-25.

Leaf Removal: Leaf removal continues through the first snowfall.

Lawn Maintenance: Final cut to the lawns (where needed) on Mon-Wed, 11/30 – 12/2.

Pond Fountain: The new pond fountain has been removed for the season and the underwater aerators turned off. The fountain will be re-installed in the early spring and the aerators will be turned back on at the same time.

Painting: The painting project continues on Tulip, Hemlock and one building on Birch. All work expected to be completed the first week of December with a final inspection & approval completed of all units repaired and painted prior to completion.

Snow Removal: Harmony Landscaping will be the snow removal contractor for Harding Green.

Master Landscaping: Fullerton Landscaping has been working on phase one of the master landscaping plan, including the entrance of the community and the front of the clubhouse. They've been doing a beautiful job.

Speed Bump: A new speed bump was installed coming into the community before Sycamore. We have noticed that cars are going around this speed bump and veering into the other lane and potentially causing an accident. Please be advised that it is very dangerous to go around this speed bump and we urge all owners and their guests to go slowly over all speed bumps.

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.

**Draft Minutes, HGA Open Board Meeting
September 30, 2020 Harding Green Meeting
Board of Trustees:**

Michael Chou- President
Richard Bruno-Vice President
Sharon Grenard-Secretary
John Huston- Treasurer
Robin Ward-Trustee
Gary McHugh- Manager
8 Homeowners

The meeting was called to order at 7:48

- Approval of the June Minutes 5/0
- Budget Approval for next year 5/0
- There will be NO increase in the HOA fees
- Karen Sackstein \$3600.00 fee approved 5/0
- Treasurers Report
 - \$190,436.34 operating
 - \$100,000.00 CD 2.2%
 - Total \$620,775.10
- Manager's Report
 - Tennis court completed
 - Added a Ball Hoop and Pickle Ball
 - New Fountain in Pond was added
 - Street light heads were changed with LED to make the community brighter
 - A power outage on Sycamore waiting for JCP&L so the electrician can fix
 - Landscaping- new vendor had so growing pains
 - reseeded at his own expense all the lawns but we MUST WATER if grass is to grow
 - 4 Bids were gotten for the paving Pro Sealer won the bid
 - 18 catch basins were repaired
 - Milling roads prior to paving
 - Next checking leaders and gutters
 - All will be notified in writing when paving begins
 - A new system will be used for emailing the community
 - Fill out the censes form and return to Taylor
 - Taylor will be doing all the mailings
- Comments from owners
 - Praise for the new lighting
 - Question about placement of speed bumps
 - Drainage on Birch and Spruce
 - Chimney caps are being installed
 - Painting and siding of Tulip, Walnut,3 units on Birch and fence
- The meeting ended 8:46pm 5/0

CASH DISBURSEMENTS

Starting Check Date: 10/01/20 Cash Account #: "All"

Ending Check Date: 10/31/20

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

10/01/20 71122 CURTOL MATTHEW CURTOLO 500.00 RETURN RENTAL FEE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6113	081320	8/13/20	160-000	9/01/20	500.00	RETURN RENTAL FEE

10/01/20 71123 FEC FERRARA ELECTRICAL CONTRACOR 1,920.86 ROADWAY LIGHTING

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6105	2216	9/18/20	333-000	9/18/20	1,920.86	ROADWAY LIGHTING

10/01/20 71124 HC HILBERG CONTRACTING LLC 5,245.45

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6096	9137	9/03/20	748-000	9/03/20	112.28	11 HEMLOCK -UPPER GUTTER
6097	9251	9/17/20	710-000	9/17/20	242.17	5 SYCAMORE-GUTTER REPAIR
6098	9139	9/03/20	710-000	9/03/20	101.42	4 BEECH-RE-ATTACH DOWNSPO
6099	9135	9/03/20	710-000	9/03/20	149.25	11 BIRCH TERR-LEAK INSP &
6100	9138	9/03/20	710-000	9/03/20	312.38	12 HEMLOCK-FENCE REPLACEM
6101	9264	9/17/20	710-000	9/17/20	292.62	6 BEECH LANE-DECK BOARD R
6102	9253	9/17/20	710-000	9/17/20	298.80	5 ASH LANE-ROOF VENT REP
6103	9250	9/17/20	710-000	9/17/20	252.90	1 ASH LANE-GUTTER REP
6104	8852	8/13/20	710-000	9/01/20	1,215.84	7 BIRCH LANE-LEAK INSPECT
6114	9265	9/17/20	710-000	9/17/20	2,267.79	136 BEECH-SIDING INSPECTI

Totals: 5,245.45

10/01/20 71125 HG-CAP RBC FBO HARDING GREEN CAP. RES 9,057.75 ACCT 7R3-00658

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6112	100120	10/01/20	910-000	10/01/20	9,057.75	ACCT 7R3-00658

10/01/20 71126 HW HILL WALLACK LLP 260.00 GENERAL

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6092	564478	8/31/20	820-000	9/01/20	260.00	GENERAL

10/01/20 71127 JCP&L JERSEY CENTRAL POWER & LIGHT 152.51

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6106	95746016846	9/16/20	610-000	9/16/20	54.63	100006481400-081320-09142
6107	95746016855	9/16/20	610-000	9/16/20	94.78	100006486086-081320-09142
6108	95746016867	9/16/20	610-000	9/16/20	3.10	100006521494-081320-09142

Totals: 152.51

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Starting Check Date: 10/01/20 Cash Account #: "All"

Ending Check Date: 10/31/20

Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #: 100-000 AAB-Operating								
10/01/20	71128	PR-PD	PETER RUBINETTI	2,166.60	10/20-MLY SVC			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6109	766336	10/01/20	733-000	10/01/20	2,166.60	10/20-MLY SVC
10/01/20	71129	TMC	TAYLOR MANAGEMENT COMPANY	3,891.33	MANAGEMENT FEE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6111	100120	10/01/20	810-000	10/01/20	3,891.33	MANAGEMENT FEE
10/05/20	71130	PSASC	PRO SEALER ASPHALT SEAL COATIN	80,000.00	2ND PAYMENT OF 3-PAVING			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6115	092820 - A	9/28/20	333-000	9/28/20	80,000.00	2ND PAYMENT OF 3-PAVING
10/14/20	71131	CBTM	MARK ROONEY	325.00	PICK UP & ASSEMBLE FOUNTA			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6124	100620	10/06/20	711-000	10/06/20	325.00	PICK UP & ASSEMBLE FOUNTA
10/14/20	71132	CM	CLAIRE MORAN	410.51	REIMB-SEWER REPAIR			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6125	092520	9/25/20	710-000	10/01/20	410.51	REIMB-SEWER REPAIR
10/14/20	71133	HC	HILBERG CONTRACTING LLC	1,025.09				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6118	9263	9/17/20	710-000	10/01/20	315.98	3 CEDAR LANE-EXTERIOR WOO
		6119	9262	9/17/20	710-000	10/01/20	315.98	5 SPRUCE -EXTERIOR WOOD R
		6120	8845	8/13/20	710-000	10/01/20	393.13	7 HEMLOCK - SIDING REP
				Totals:			1,025.09	
10/14/20	71134	HW	HILL WALLACK LLP	409.25				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6127	566843	9/30/20	820-000	10/01/20	357.25	6 POPLAR LANE
		6128	566842	9/30/20	820-000	10/01/20	52.00	GENERAL
				Totals:			409.25	
10/14/20	71135	PSE&G	PUBLIC SERVICE ELECTRIC & GAS	27.11	6594159100-082020-091820			

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Starting Check Date: 10/01/20 Cash Account #: "All"

Ending Check Date: 10/31/20

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6121	603106341693	9/23/20	610-000	10/01/20	27.11	6594159100-082020-091820
10/14/20	71136	UHLIG	UHLIG LLC				60.00	POSTAGE & STATEMENTS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6123	H025528-IN	9/30/20	830-000	10/01/20	60.00	POSTAGE & STATEMENTS
10/14/20	71137	VER	VERIZON				163.02	653121781000132-092720-10
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6122	00132-092620	9/26/20	625-000	10/01/20	163.02	653121781000132-092720-10
10/22/20	71138	AHN	AT HOME NET				52.95	10/20-TOPS INTEGRATED
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6129	INV33170	10/01/20	830-000	10/01/20	52.95	10/20-TOPS INTEGRATED
10/22/20	71139	CAU	COMMUNITY ASSOC. UNDERWRITERS				5,244.00	POL#: CAU503035-3 COMM PK
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6132	3794-092820	9/28/20	142-000	10/01/20	5,244.00	POL#: CAU503035-3 COMM PK
10/22/20	71140	HLPM	HARMONY LANDSCAPING &				6,359.06	LANDSCAPING SERVICES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6130	11687	10/07/20	725-000	10/07/20	6,359.06	LANDSCAPING SERVICES
10/22/20	71141	HTC	HARMONY TREE CARE LLC				988.59	TREE TRIMMING
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6134	11694	10/09/20	727-000	10/09/20	988.59	TREE TRIMMING
10/22/20	71142	L&W	L&W ENTERPRISES, LLC				170.00	6 BIRCH LANE-INSPECT ROOF
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6131	3027	10/09/20	710-000	10/09/20	170.00	6 BIRCH LANE-INSPECT ROOF
10/22/20	71143	PSASC	PRO SEALER ASPHALT SEAL COATIN				108,000.00	3RD PAYMENT-PAVING PROJ
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6133	100620	10/06/20	333-000	10/06/20	108,000.00	3RD PAYMENT-PAVING PROJ
10/22/20	71144	L&W	L&W ENTERPRISES, LLC				5,350.00	

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		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6135	3042	10/15/20	710-000	10/15/20	1,500.00	9 BIRCH LN-RPLCD ROTTED M
		6136	3043	10/15/20	710-000	10/15/20	850.00	10/16/20-REP ROTTED CHASE
		6137	3040	10/15/20	710-000	10/15/20	3,000.00	FINAL PAYMENT DUE ON SIDI

						Totals:	5,350.00	
10/22/20	71145	FEC	FERRARA ELECTRICAL CONTRACOR				2,837.13	REPAIRED SYCAMORE ELECTRI
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6145	2228	10/19/20	710-100	10/19/20	2,837.13	REPAIRED SYCAMORE ELECTRI
10/22/20	71146	HLPM	HARMONY LANDSCAPING &				11,382.19	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6138	11642	9/17/20	727-000	10/01/20	534.38	119 SYCAMORE-GRIND MASIVE
		6139	11693	10/09/20	726-000	10/09/20	855.00	WATERING
		6146	11704	10/20/20	726-000	10/20/20	9,992.81	DRAINAGE

						Totals:	11,382.19	
10/22/20	71147	MC	MICHAEL CHOU				483.31	REIMBURSMET FOR SEWER LI
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6141	101420	10/14/20	710-000	10/14/20	483.31	REIMBURSMET FOR SEWER LI
10/22/20	71148	MFP	MOUNT FREEDOM PRINTING				452.14	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6142	24313	10/07/20	830-000	10/07/20	158.14	ANNUAL MEETING NOTICE
		6144	24351	10/13/20	830-000	10/13/20	294.00	2020 ANNUAL ELECTION MEET

						Totals:	452.14	
10/22/20	71149	SMCMUA	SMCMUA				291.82	762510047000-070120-09302
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6147	47000-093020	9/30/20	615-000	10/01/20	291.82	762510047000-070120-09302
10/22/20	71150	SMCMUA	SMCMUA				66.17	790132070000-062420-09222
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6148	70000-092920	9/29/20	615-000	10/01/20	66.17	790132070000-062420-09222
10/22/20	71151	TMC	TAYLOR MANAGEMENT COMPANY				12.50	09/20-POSTAGE

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Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6140	991300650	10/01/20	830-000	10/01/20	12.50	09/20-POSTAGE
10/22/20	71152	USIIS	USI INSURANCE SERVICES - BHB				2,586.00	COMMERCIAL UMBRELLA RENEW
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6143	3460455	10/14/20	142-000	10/14/20	2,586.00	COMMERCIAL UMBRELLA RENEW
				Totals:			249,890.34	

Cash account #: 104-000 Cash in Capital FISN

10/07/20	3023	(M)HGOPER	HARDING GREEN OPERATING				108,000.00	REIMB-PAVING 3RD PAYMENT
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6117	100720	10/07/20	160-000	10/07/20	108,000.00	REIMB-PAVING 3RD PAYMENT
				Totals:			108,000.00	

-- End of report --