

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

AUGUST, 2021

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

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hgatrustees@yahoo.com

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gmchugh@taylormgt.com

LYNN ZIENOWICZ,
ADMINISTRATOR
(973) 267-9000
lynn@taylormgt.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 held on
September 9th, via Zoom*

RECYCLING

Tuesdays, 9/14, 9/28
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

Join HGA Open Board Meeting via Zoom on Wednesday, 7:45PM

<https://us02web.zoom.us/j/82658943597?pwd=UCtYUU5yTytVZlBiNVdnbVQ2SE1KZz09>
1 929 436 2866 US (New York) Meeting ID: 826 5894 3597 Passcode: 931657

Pest Control Spray for the Fall is scheduled on Thursday, September 9th, 2021 weather permitting. Please contact Gary if you wish to opt out. Lambda Star Ultra Cap Is the product being used.

There is 1 board seat up for election. Those who wish to apply can refer to the mailing included in this newsletter or the physical mailing sent out last week.

The draft budget is included for review for the upcoming 2022 fiscal year.

Community Maintenance Activities

Landscape maintenance continues each week with the concentration on cutting, trimming & blowing. Leaf removal will start in September weekly. Keep in mind that all planting beds will not have the leaves remove necessarily each week but will be removed fully just prior to the winter. There will be one more application of fertilizer applied to all lawn areas.

The pool has been open and has run as smoothly as possible considering the labor shortage and the staff that the company was able to put together. The pool heater was recently repaired and we are getting prices now for extensive pool repairs this fall.

With all the recent rain the pond has been remaining full, draining well and looking good. The company has recently treated the pond again which has also helped control algae.

NJ Pest will be applying a pest control spray to all foundations on Thursday September 9, 2021. Another reminder will be emailed to all residents prior to this treatment.

There are currently 22 chimney caps on order to be installed within a month. The following units are scheduled to have a new chimney installed: 10 Beech, 1,4,5,7,8,9,11 and 13 Poplar, 1,2,5,7,9,11,12,15 and 15 Sycamore, 2,5,7 and 9 Spruce. These units will be notified prior to installation. We will have only 25 units left to be completed with this project.

Painting for all units on Poplar and 1 Spruce will begin late September. These units were inspected recently for rotted wood which will be replaced prior to the prepping and painting of these units.

We have inspected and found 13 driveways that need to be replaced. This will be scheduled around the weather and contractors availability. Those owners who's driveways are replaced will have to remain out of the driveway for 48 hours. Notices will be given a week prior to this work.

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: hgatrustees@yahoo.com so we can monitor incoming requests. All external work to the community must be approved by the HGA Board before starting work, and 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.

CASH DISBURSEMENTS

Starting Check Date: 7/01/21 Cash Account #: "All"

Ending Check Date: 7/31/21

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

7/06/21 71323 LUMBER LUMBERBACKS TREE SERVICE 8,025.00 TREE REMOVAL SERV

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6447	070621	7/06/21	733-000	7/06/21	8,025.00	TREE REMOVAL SERV

7/07/21 71324 HC HILBERG CONTRACTING LLC 1,732.21

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6458	12041	6/24/21	710-000	6/24/21	263.36	CONCRETE FOUNDATION REPAI
6459	12040	6/24/21	710-000	6/24/21	199.39	STORM DRAIN
6460	12039	6/24/21	710-000	6/24/21	324.66	PIPE BOOK REPAIR
6461	12038	6/24/21	748-000	6/24/21	550.82	UPPER GUTTER CLOGGED
6462	12042	6/24/21	710-000	6/24/21	393.98	DECK BOARD REPLC

Totals: 1,732.21

7/07/21 71325 HLPM HARMONY LANDSCAPING & 7,457.35

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6449	12089	6/14/21	725-000	6/14/21	6,471.07	LANDSCAPING SERV
6457	12104	6/24/21	726-000	6/24/21	986.28	DRAINAGE

Totals: 7,457.35

7/07/21 71326 JCP&L JERSEY CENTRAL POWER & LIGHT 274.82

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6455	95786167938	6/16/21	610-000	6/16/21	3.15	100006521494-051321-06142
6463	95586564226	6/15/21	610-000	6/15/21	184.81	100006484693-051321-06122
6464	95586564227	6/15/21	610-000	6/15/21	86.86	100006486086-051321-06122

Totals: 274.82

7/07/21 71327 MC MICHAEL CHOU 69.33 POOL HOUSE SUPPLIES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6456	062421	6/24/21	750-200	6/24/21	69.33	POOL HOUSE SUPPLIES

7/07/21 71328 NJP NJ PEST, LLC 2,185.81 WILDLIFE SERV

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6448	43367	1/18/21	735-000	6/01/21	2,185.81	WILDLIFE SERV

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Cash account #: 100-000 AAB-Operating

7/07/21 71329 NJPM NEW JERSEY POOL MANAGEMENT 6,000.00 POLL USERV 07/01

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6450	1091	6/15/21	750-000	6/15/21	6,000.00	POLL USERV 07/01

7/07/21 71330 ZEC ZEPHYR ELECTRICAL CONSTRUCTION 612.59 BONDING & GROUNDING INSP

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6465	14875	6/27/21	750-100	6/27/21	612.59	BONDING & GROUNDING INSP

7/07/21 71331 TMC TAYLOR MANAGEMENT COMPANY 3,891.33 MANAGEMENT FEE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6421	070121	7/01/21	810-000	7/01/21	3,891.33	MANAGEMENT FEE

7/07/21 71332 TMC TAYLOR MANAGEMENT COMPANY 17.14 05/21 POSTAGE / COPIES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6454	991305127	6/01/21	830-000	6/01/21	17.14	05/21 POSTAGE / COPIES

7/13/21 71333 HC HILBERG CONTRACTING LLC 23,831.00

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6451	11952	6/17/21	333-000	6/17/21	8,495.00	ROOF REPLC
6452	11953	6/17/21	333-000	6/17/21	7,545.00	ROOF REPLC
6453	11954	6/17/21	333-000	6/17/21	7,791.00	ROOF REPLC

Totals: 23,831.00

7/13/21 71334 HG-CAP RBC FBO HARDING GREEN CAP. RES 9,057.75 ACCT 7R3-00658

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6422	070121	7/01/21	910-000	7/01/21	9,057.75	ACCT 7R3-00658
6422	070121	7/01/21	104-000	7/01/21	9,057.75	
6422	070121	7/01/21	332-000	7/01/21	9,057.75-	

Totals: 9,057.75

7/20/21 71335 AHN AT HOME NET 52.95 JULY

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6467	INV79395	7/01/21	830-000	7/01/21	52.95	JULY

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Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #:		100-000	AAB-Operating					
7/20/21	71336	FEC	FERRARA ELECTRICAL CONTRACOR	741.76	LIGHTS ON SPRUCE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6473	2390	7/12/21	710-100	7/12/21	741.76	LIGHTS ON SPRUCE
7/20/21	71337	HC	HILBERG CONTRACTING LLC	2,755.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6469	12154	7/07/21	710-000	7/07/21	256.93	FOUNDATION REPAIR
		6470	12156	7/07/21	710-000	7/07/21	512.89	WOOD REPAIRS OVER GARAGE
		6472	12155	7/07/21	710-000	7/07/21	1,985.18	SIDING REPAIRS

				Totals:			2,755.00	
7/20/21	71338	HW	HILL WALLACK LLP	286.00	GENERAL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6474	597460	6/30/21	820-000	7/01/21	286.00	GENERAL
7/20/21	71339	PSE&G	PUBLIC SERVICE ELECTRIC & GAS	29.24	6594159100-052121-062221			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6466	605505224286	6/24/21	610-000	7/01/21	29.24	6594159100-052121-062221
7/20/21	71340	VER	VERIZON	244.55	653121781000132-062721-07			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6468	00132-062621	6/26/21	625-000	7/01/21	244.55	653121781000132-062721-07
7/20/21	71341	TMC	TAYLOR MANAGEMENT COMPANY	12.07	JUNE POST ENV			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6471	991305655	7/01/21	830-000	7/01/21	12.07	JUNE POST ENV
7/30/21	71342	444LC	444 LLC	207.92	6/30/21-DEEP CLEAN OF POO			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6485	518	6/30/21	750-100	7/01/21	207.92	6/30/21-DEEP CLEAN OF POO
7/30/21	71343	FEC	FERRARA ELECTRICAL CONTRACOR	252.46	LIGHT ON TULIP STAYING ON			

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		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6491	2392	7/23/21	710-100	7/23/21	252.46	LIGHT ON TULIP STAYING ON
7/30/21	71344	HC	HILBERG CONTRACTING LLC				571.19	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6487	12326	7/19/21	748-000	7/19/21	117.29	11 POPLAR-UPPER GUTTER CL
		6492	12379	7/21/21	710-000	7/21/21	192.99	14 SYCAMORE LN-LEADER REP
		6493	12383	7/22/21	710-000	7/22/21	260.91	6 BIRCH LN-LEADER REP
						Totals:	571.19	
7/30/21	71345	VOID					.00	
7/30/21	71346	JCP&L	JERSEY CENTRAL POWER & LIGHT				370.90	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6481	95756312216	7/16/21	610-000	7/16/21	279.95	100006484693-061321-07142
		6482	95756312217	7/16/21	610-000	7/16/21	86.26	100006486086-061321-07142
		6483	95756312218	7/16/21	610-000	7/16/21	4.69	100006521494-061521-07142
						Totals:	370.90	
7/30/21	71347	LUMBER	LUMBERBACKS TREE SERVICE				10,000.00	PHASE 2 TREES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6490	10076	7/22/21	727-000	7/22/21	10,000.00	PHASE 2 TREES
7/30/21	71348	MC	MICHAEL CHOU				47.93	REIMB-POOL HOUSE SUPPLIES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6486	071521	7/15/21	750-100	7/15/21	47.93	REIMB-POOL HOUSE SUPPLIES
7/30/21	71349	SMCMUA	SMCMUA				621.48	790132070000-032421-06172
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6479	70000-062321	6/23/21	615-000	7/01/21	621.48	790132070000-032421-06172
7/30/21	71350	SMCMUA	SMCMUA				316.62	762510047000-040121-06302
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6480	47000-063021	6/30/21	615-000	7/01/21	316.62	762510047000-040121-06302
7/30/21	71351	UHLIG	UHLIG LLC				61.92	50TM00086

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Ending Check Date: 7/31/21

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6484	H027904-IN	6/30/21	830-000	7/01/21	61.92	50TM00086
7/30/21	71352	HLPM	HARMONY LANDSCAPING &				346.54	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6488	12169	None	726-000	7/20/21	106.63	TREAT 2 LAWNS FOR POTENTI
		6489	12168	None	727-000	7/20/21	239.91	TREAT JAPANESE BEETLE INF

Totals:							346.54	

Totals: 80,072.86

Cash account #: 104-000 Cash in Capital FISN

7/26/21	3028	(M)HGOPER	HARDING GREEN OPERATING				23,831.00	REIMB-HILBERG CONTRACTING
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6476	072621	7/26/21	160-000	7/26/21	23,831.00	REIMB-HILBERG CONTRACTING
Totals:							23,831.00	

-- End of report --

The Harding Green Association

Morristown, New Jersey 07960

August 20, 2021

HGA Residents,

The annual elections of 1 board members will be held on Wednesday October 27, 2021.

For those interested in running, please fill out Application for Candidacy form attached in this email along with your resume and submit it to hgatrustees@yahoo.com. This form can also be downloaded in the Documents and Forms section of www.hardinggreen.org.

All candidacy submissions must be received by **Monday, September 20, 2021, at 5PM** either in physical mail to Taylor Management or in email form to our hgatrustees@yahoo.com account. We will notify the community of all candidate submissions and email out all associated documentation submitted by our candidates on Thursday, September 23, 2021.

At our open meeting scheduled on Wednesday, September 29, 2021, candidates will have an opportunity to introduce themselves to the community.

Thank you for your attention.

Regards,
HGA Board

The Harding Green Association

Morristown, New Jersey 07960

2021 Candidate Nomination Form

(Please type or print as this form will be mailed to all owners along with a ballot/proxy)

• Name: _____

• Address: _____

• Brief Biography:

• Reason for Seeking Election:

• Availability for Meetings:

Days: _____

Time: _____

Evenings: _____

Time: _____

Please return all nominations by September 27, 2019 to:

Harding Green Association
c/o Taylor Management Company
80 South Jefferson Road, 2nd Floor
Whippany, New Jersey 07981

or you may e-mail to gmchugh@taylormgt.com or lynn@taylormgt.com

Signature: _____

Print Name: _____

HARDING GREEN CONDOMINIUM ASSOCIATION INC
BUDGET OF REVENUES AND EXPENSES
OCTOBER 1, 2021 THROUGH SEPTEMBER 30, 2022

Draft

Account #	Description	CURRENT 9 MOS ACT	REMAINING 3 MOS EST	2021 EST ACTUAL	2021 BUDGET	2022 BUDGET	BUDGET VARIANCE	NOTES / COMMENTS
INCOME:								
00410-000	Maintenance Fees	\$ 459,450	\$ 153,150	\$ 612,600	\$ 612,600	\$ 612,600	\$ -	
00420-000	Special Assessment	0	29,120	29,120	0	0	0	
00450-000	Late fees & Fines	390	100	490	0	0	0	
00455-000	Legal Fees	1,391	500	1,891	0	0	0	
00460-000	Transfer Fee	6,750	3,300	10,050	7,500	7,500	0	
00470-730	Municipal Fair Services	0	10,000	10,000	10,000	10,000	0	
7								
	Total Income	467,981	196,170	664,151	630,100	630,100	0	
EXPENSES:								
<u>Utilities</u>								
00610-000	Electric	2,800	933	3,733	5,700	4,500	(1,200)	
00611-000	Gas	811	270	1,081	1,600	1,500	(100)	
00615-000	Water	1,408	470	1,878	2,500	2,500	0	
00616-000	Sewer	840	280	1,120	1,500	1,500	0	
00625-000	Telephone	1,730	575	2,305	2,100	2,400	300	
5								
	Total Utilities	7,589	2,528	10,117	13,400	12,400	(1,000)	
<u>General Maintenance</u>								
00710-000	General Maintenance	41,197	20,000	61,197	60,000	65,000	5,000	
00710-100	Electrical Repair	5,068	2,000	7,068	2,000	5,000	3,000	
00711-000	Detention Basin Maint	2,024	1,000	3,024	1,600	3,100	1,500	
00725-000	Landscaping	38,602	25,884	64,486	68,000	68,000	0	
00725-500	Mulching	11,963	0	11,963	14,000	14,000	0	
00726-000	Landscape Enhancements	43,480	2,000	45,480	21,000	28,000	7,000	
00727-000	Tree/Shrub Service	5,850	30,000	35,850	35,000	23,500	(11,500)	
00730-000	Snow Removal	78,770	0	78,770	55,000	55,000	0	
00733-000	Trash Removal	19,509	6,503	26,012	26,000	27,000	1,000	
00735-000	Exterminating	0	4,000	4,000	7,500	7,500	0	
00747-000	Painting	65,653	0	65,653	50,000	38,000	(12,000)	
00748-000	Gutter Cleaning	1,047	2,800	3,847	6,200	6,000	(200)	
00750-000	Pool Operations	14,350	12,000	26,350	27,000	30,000	3,000	
00750-100	Pool Maint & Repairs	4,796	0	4,796	4,000	5,000	1,000	
00750-200	Pool Supplies	69	500	569	1,000	1,000	0	
00751-000	Tennis Court Repairs	0	0	0	500	500	0	
16								
	Total General Maintenance	332,378	106,687	439,065	378,800	376,600	(2,200)	
<u>Administrative</u>								
00810-000	Management Fees	35,022	11,674	46,696	46,000	47,380	1,380	
00815-000	Audit	0	3,700	3,700	3,700	3,800	100	
00820-000	Legal Fees	2,463	2,200	4,663	5,000	5,000	0	
00825-000	Engineering	(825)	5,500	4,675	0	3,000	3,000	
00830-000	Office Expense	2,404	801	3,205	3,500	3,500	0	
00846-000	Meeting Expense	0	0	0	750	750	0	
00862-000	Insurance	50,133	16,641	66,774	66,800	67,500	700	
00870-000	Income Taxes	0	0	0	1,000	1,000	0	
00879-000	Contingency	0	0	0	2,457	477	(1,980)	
8								
	Total Administrative	89,197	40,516	129,713	129,207	132,407	3,200	
<u>Reserve Funding</u>								
00910-000	Capital Reserve Contributions	81,520	27,173	108,693	108,693	108,693	0	
2								
	Total Reserve Funding	81,520	27,173	108,693	108,693	108,693	0	
	Total Expenses	510,684	176,904	687,588	630,100	630,100	0	
	Current Year Net Income/(loss)	(\$42,703)	\$19,266	(\$23,437)	\$0	\$0	\$0	