

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

DECEMBER, 2021

BOARD OF TRUSTEES:

President: Michael Chou
Vice President: Richard Bruno
Secretary: Liz Martinez
Treasurer: Yuriy Gruzglin
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@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 ANNUAL MEMBERSHIP MEETING

To be scheduled.

RECYCLING

Tuesdays, 1/11, 1/25

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

Happy 2022 to all HGA Residents.

Please note that Christmas tree pick up will be scheduled on January 19th. Please do not place trees out on the curb until then. Please have holiday decorations taken down by the 23rd.

Community Maintenance Activities

The Snow contract was up for renewal. Harding Green has rehired Country Nursery to perform the snow removal this snow season. They are set to remove snow/ice as needed. First major snow clean up on the 7th of January and had many compliments on the clean up.

Taylor Management is still receiving work order request and all work orders will be completed as quickly as possible, weather permitting.

Coupon books have been mailed to all owners. Please contact us if you have not received your coupon book. As a reminder there are multiple ways to pay your maintenance each month. See enclosed options on the next page.

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.

The Harding Green Association **Fee Payment Options**

In an effort to give homeowners payment options for your association's monthly fees, Taylor Management Company offers the following choices:

1. Send a check, either a hard copy by mail or via on-line bill pay from your bank.
2. Make an online payment using E-Check
3. Make a credit card payment

Option 1: Send a check

Send your check made payable to: The Harding Green Association and place your account number in the memo field. Your account number is on the coupon book or statements you receive. **The address for this payment is:**

**The Harding Green Association
P.O. Box 879, Newark, NJ 07101**

- Please do not abbreviate the name of the community on your payment.
- If you pay your association fees via online bill pay, please be certain that your banking profile includes the above mailing address *and* your new account number.
- Payments only are processed at the PO Box listed above. It is a lock box and it accepts no correspondence, notes, dryer forms, pool badge requests, etc.
- Please do not overnight, priority or fed-ex any payment to the PO Box
- Payments mailed to Taylor Management's corporate office will be returned to you.
- Checks payable to Taylor Management Company will be returned to you. Payment must be made to the Association.

Option 2: Pay by E-Check (no fee)

Follow these steps to make an online E-Check payment through Alliance Association Bank:

1. Go to www.taylormgt.com
2. Select Online Payment
3. Select the E-Check option
4. You may create an account to set up recurring E-check payments or make a one-time E-check payment. Make your selection and follow the instructions.
5. Please note that the **Management Company ID is 7100** and the **Association ID is 086**. Your Homeowner ID (Account #) can be found on your statement or coupon.

If you need technical assistance with E-check, please call **Alliance Association Bank at 888-734-4567.**

Option 3: Pay by Credit Card

Payment to your association can be made through Taylor Management Company's website at www.taylormgt.com using Visa, MasterCard, Discover or American Express. All credit card payments are charged a convenience fee by the service provider, not Taylor Management Company.

Follow these steps for an online credit card payment:

1. Go to www.taylormgt.com
2. Select Online Payment
3. Select the Credit Card option
4. Select One Time Credit Card Payment
5. Please note that the **Management Company ID is 7100** and the **Association ID is 086**. Your Homeowner ID (Account #) can be found on your statement or coupon.

If you need assistance with a credit card payment, please call **Alliance Association Bank at 888-734-4567.**



Draft HGA Minutes

Nov / Dec Open Board Meeting 12/1/21

Attendees

- Board members: Michael Chou, Yuriy Gruzglin, Robin Ward, Dick Bruno, Liz Martinez
- Gary McHugh
- 3 Residents

Minutes

- Meeting opened at 7:45pmET
- Minutes: Motioned to approve and 2nd and accepted
- Treasurer Report - Yuriy
 - As of 10/31:
 - Operating: 81,539.45
 - Cap reserve (cash): 374,748.92
- Manager report: Gary
 - Pond pump: Removed for the winter and will be reinstalled in the spring.
 - Trees: Removed some trees and stump grinding and some need to be re-ground and raked, smoothed, make to look better.
 - Painting: Poplar – majority of rotten wood siding done. 2 new rotted wood items near the decks, but they are over and above – poplar and Ash? (Linda).
 - Gutters and downspouts: Cleaned on 11/23 – trying to get them done before freeze and after the leaves fall and before the final leaf cleanup ... How many services remain for the season? Finishing this Friday with leaf cleanup.
 - Snow Removal
 - Prepared for winter for snow removal. Went out to bid:
 - Harmony
 - Country
 - Hillberg
 - For each item, Country was significantly lower in cost and have really done a good job in the past.
 - Vote expected tonight. Contract is annual.
 - Call for a vote: Dick motion; 2nd Robin; Unanimous vote yes.
 - Gary can inform Chris of approval and arrange physical signature. We have arranged for any snow removal per the contract in the meantime.
- Work orders: Slowing down (reports of leaks, etc.)
- Recent home ownership turnovers: We need to ensure Taylor is providing new Welcome Packages and obtaining the contact info.

Open to questions from the residents

- none.

Final Items

- December meeting likely to be cancelled.
- **Happy Holidays!!!!**
- Meeting adjourned at 8:00pmET

CASH DISBURSEMENTS

Starting Check Date: 11/01/21 Cash Account #: "All"

Ending Check Date: 11/30/21

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

11/05/21 71418 HG-CAP RBC FBO HARDING GREEN CAP. RES 9,057.75 ACCT 7R3-00658

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6602	110121	11/01/21	910-000	11/01/21	9,057.75	ACCT 7R3-00658
6602	110121	11/01/21	104-000	11/01/21	9,057.75	
6602	110121	11/01/21	332-000	11/01/21	9,057.75-	

Totals: 9,057.75

11/05/21 71419 TMC TAYLOR MANAGEMENT COMPANY 3,891.33 MANAGEMENT FEE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6601	110121	11/01/21	810-000	11/01/21	3,891.33	MANAGEMENT FEE

11/12/21 71420 AHN AT HOME NET 52.95 C005511

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6614	INV99035	11/01/21	830-000	11/01/21	52.95	C005511

11/12/21 71421 CAU COMMUNITY ASSOC. UNDERWRITERS 21,946.26

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6604	3794-101521	10/15/21	142-000	10/15/21	21,419.26	POL#: CAU503035-4 COMM PK
6612	3794-102321	10/23/21	142-000	11/01/21	527.00	POL#: 208780132-13

Totals: 21,946.26

11/12/21 71422 CBTM MARK ROONEY 250.00 REMOVAL OF POND FOUNTAIN

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6617	110821	11/08/21	711-000	11/08/21	250.00	REMOVAL OF POND FOUNTAIN

11/12/21 71423 HW HILL WALLACK LLP 432.50 GENERAL

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6606	609626	10/26/21	820-000	10/26/21	432.50	GENERAL

11/12/21 71424 IWSNJ INTERSTATE WASTE SERVICES OF 2,168.12 11/21-MLY TRASH SVC

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6616	0007734832	11/01/21	733-000	11/01/21	2,168.12	11/21-MLY TRASH SVC

11/12/21 71425 L&W L&W ENTERPRISES, LLC 1,925.00

CASH DISBURSEMENTS

Starting Check Date: 11/01/21 Cash Account #: "All"

Ending Check Date: 11/30/21

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6608	3118	11/03/21	710-000	11/03/21	875.00	11 SPRUCE-REP ROTTED CHIM
		6609	3119	11/03/21	710-000	11/03/21	475.00	4 ASH-UNCLOG GUTTERS
		6610	3120	11/03/21	710-000	11/03/21	150.00	11/3/21-MOVE PLANTERS BOX
		6611	3121	11/03/21	710-000	11/03/21	425.00	1 ASH -RPLC ROTTED SIDING

						Totals:	1,925.00	
11/12/21	71426	NJPM	NEW JERSEY POOL MANAGEMENT			3,290.00	09/21-POOL SVC	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6603	1126	9/01/21	750-000	10/01/21	3,290.00	09/21-POOL SVC
11/12/21	71427	PSE&G	PUBLIC SERVICE ELECTRIC & GAS			98.59	6594159100-092121-101921	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6605	604006545221	10/22/21	611-000	10/22/21	98.59	6594159100-092121-101921
11/12/21	71428	TMC	TAYLOR MANAGEMENT COMPANY			12.72	10/21-POSTAGE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6618	991307903	11/01/21	830-000	11/01/21	12.72	10/21-POSTAGE
11/12/21	71429	UHLIG	UHLIG LLC			62.98	POSTAGE & STATEMENTS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6615	H028961-IN	10/29/21	830-000	11/01/21	62.98	POSTAGE & STATEMENTS
11/12/21	71430	VER	VERIZON			243.72	653121781000132-102721-11	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6613	00132-102621	10/26/21	625-000	11/01/21	243.72	653121781000132-102721-11
11/19/21	71431	HC	HILBERG CONTRACTING LLC			9,134.56	3 ASH PLACE-ROOF RPLCMNT	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6607	13133	10/19/21	333-000	11/01/21	9,134.56	3 ASH PLACE-ROOF RPLCMNT
11/23/21	71262	VOID				.00	Void	
11/23/21	71317	VOID				.00		
11/29/21	71432	HC	HILBERG CONTRACTING LLC			18,065.03		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6354	10940	None	747-000	4/01/21	1,487.00	BIRCH LANE-BUILDING PAINT
		6427	11829	None	748-000	6/01/21	142.45	UPPER GUTTER CLOG
		6428	11334	None	710-000	6/01/21	164.69	9 TULIP - GATE REPAIRS
		6429	11832	None	710-000	6/01/21	193.09	12 SYCAMORE LN-LEADER REP
		6430	11835	None	710-000	6/01/21	191.99	3 SYCAMORE LN-SHINGLE REP

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Starting Check Date: 11/01/21 Cash Account #: "All"

Ending Check Date: 11/30/21

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

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6436	10980	None	710-000	6/01/21	354.03	2 BIRCH-DECK BOARD RPLCMN
6437	11292	None	710-000	6/01/21	398.17	17 BEECH -TRIM RPLCMNT
6438	11830	None	710-000	6/01/21	437.87	3 WALNUT LN-SIDING REPAIR
6439	11831	None	710-000	6/01/21	352.97	7 TULIP LN-SIDING LEAK RE
6440	11630	None	710-000	6/01/21	394.61	6 BIRCH LN-DECK BOARD RPL
6441	11628	None	747-000	6/01/21	541.65	PARKING LOT-STAINING
6442	11833	None	710-000	6/01/21	355.08	8 BIRCH LN-DECK BOARD RPL
6443	11834	None	710-000	6/01/21	299.69	6 ASH-STEP REPAIR
6445	11857	None	747-000	6/14/21	11,622.13	UNIT #8-PAINTING
6622	13416	11/10/21	710-000	11/10/21	209.73	6 SYCAMORE-DOWNSPOUT REP
6623	13417	11/10/21	710-000	11/10/21	299.96	1 BEECH LN-RPLC MISSING S
6624	13418	11/10/21	710-000	11/10/21	312.51	5 WALNUT LN-CHIMNEY SEAL
6625	13440	11/10/21	710-000	11/10/21	307.41	6 BIRCH LN-PIPE BOOT REP

Totals: 18,065.03

11/29/21 71433 HLP M HARMONY LANDSCAPING & 15,320.95

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6626	12239	11/15/21	726-000	11/15/21	8,849.88	FALL LAWN ENHANCEMENT
6627	12451	11/15/21	725-000	11/15/21	6,471.07	11/21-LANDSCAPING SVCS

Totals: 15,320.95

11/29/21 71434 JCP&L JERSEY CENTRAL POWER & LIGHT 625.79 100006484693-081321-10132

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6628	98809505246	11/05/21	610-000	11/05/21	625.79	100006484693-081321-10132

Totals: 86,578.25

Cash account #: 104-000 Cash in Capital FISN

11/15/21 3033 (M)HGOPER HARDING GREEN OPERATING 9,134.56 REIMB - HILBERG INVOICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6619	111521	11/15/21	160-000	11/15/21	9,134.56	REIMB - HILBERG INVOICE

Totals: 9,134.56

-- End of report --