

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

NOVEMBER, 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

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CALENDAR

HARDING GREEN ASSOCIATION ANNUAL MEMBERSHIP MEETING

*Next Meeting will be held on December
1st, via Zoom*

RECYCLING

Tuesdays, 11/23, 12/14, 12/28
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

Wishing all a safe and Happy Thanksgiving. Due to the holiday, the monthly Board meeting will be postponed to December 1.

Join HGA Annual Membership Meeting via Zoom on Wednesday December 1, 7:45PM

<https://us02web.zoom.us/j/81990476791?pwd=NGZ1d0tWeXM0RGdLakE2RmRMUFFUZz09>

1 929 436 2866 US (New York) Meeting ID: 819 9047 6791 Passcode: 752724

Election Results: 76 total ballots submitted. Richard Bruno – 44, Randall Sehn – 15, Sandra Niccolai - 1, Disqualified ballots – 16 The election was certified by our legal representative from Hill Wallack LLP.

Thank you to all ADR members and residents that participated in this process. Congratulations to Richard Bruno.

Community Maintenance Activities

The pond pump was removed in anticipation of winter. The pump will be reinstalled as early as possible in the spring.

We have removed several more Ash trees this fall and just recently had the stumps ground. These areas will have soil added to them and will be seeded in the spring. We will continue to monitor dead limbs for removal this winter.

The majority of the rotted siding repairs & painting on Poplar has been completed with the decks being washed and sealed last week. Hilberg will be on site this week to finish a few touch up work on these units. We have one single family home on Spruce we are trying to get completed prior to winter if the weather cooperates or it will be completed in the early spring.

Gutter & downspout cleaning will be completed by Tuesday November 23rd. Harmony will clean up leaves this week prior to Thanksgiving and will continue leaf removal into December as the weather permits. Most of the leaves have fallen but some stay up into January.

We are now preparing for the winter & snow removal. We will be emailing some important reminders for all residents during the snow removal season.

We continue to have a heavy volume of work order request but these have been slowing down over the past month. The contractors are now running about 2 weeks lead time for work orders.

Wishing all Harding Green residents a Happy Thanksgiving..

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:

hga trustees@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.

Harding Green Association Open Board Meeting. 9/29/2021

Attendees:

Bruno Dick
Chou Michael
Gruzglin Yuriy
Martinez Liz
McHugh Gary
Ward Robin

Various residents in attendance: Debbie, Nick, etc.

Notes:

- Meeting opened at 7:45pm
- Previous mtg minutes accepted and approved
- Financial Report:
 - Operating account: \$ 77,847.42
 - Capital Reserve Account (money market): \$425,619.34
- Manager's report :
- Landscaping:
 - Harmony Leaf Cleanup and recently completed aeration and seeding, so need to stay off the grass for a bit.
 - Grass is coming up. Expect limited grass cutting going forward.
 - Leaf blowing will continue.
- Stump grinding completed with grass seeding.
- Pool:
 - Closed for the season.
 - Collecting prices for resurfacing the bottom of the pool
- Bulk pick up:
 - Occurred 9/29
 - Additional metal pick up in the week of 10/4; Gary to confirm and communicate for the community.
- Painting: 1 Spruce to commence.
- Driveways:
 - 11 driveway re-surfacing to commence week of 10/11.
 - Folks to be notified week prior. Notice will include directions for where to park – visitors' parking and Harding Green Drive is also available.
 - These 11 homeowners have been notified that this is happening.
- Rain and Weather:
 - Record rainfall for June – August. Issues and problems with gutters and other weather-related damage (water in basements and leaks).
 - Looking to install gutter guards for units with habitual problems. Looking to install some next week (week of 10/4)
- Board Election:

- Ballots sent. Only Dick Bruno is running.
- Quorum is required scheduled for 10/27 via zoom.
- Requesting to ADR members to appear at the Taylor Mgmt (Gary's) Office. Gary and Michael to send emails to ADR requesting their participation in person.
- In order to vote, you must be a member in good standing. If in arrears, vote is withdrawn.
- Contract approval:
 - Taylor Mgmt Contract for coming 3 years:
 - This year fees were: \$46,696
 - Next year increase of \$684 which would be \$48,380
 - Following year \$48,801
 - 3rd year there would be no increase.
 - Motioned and 2nd and approved.
- Additional Business:
 - Planters at the entrance: Debbie and Robin replanted plant and put in mums.
 - Snow Prep: Move planters to the pool in preparation for snow.

Open Q&A

- Resident Question
 - 7 day within emergency
 - Ida sheathing problems and no work was done
 - Additional storm created additional problems
 - Gary shared that a larger gutter and tree people were coming – they did not come.
 - Would like a board member to come to assess the damage
 - One item is over 1 year old that was not corrected.
 - Upset that Wayne's work was cancelled without discussion.
 - Available on Friday.
 - Response
 - After Ida, they did a check and cleaned the gutter.
 - The tree trimming problem remains.
 - Tree vendor should be coming Thursday or Friday (10/30 or 10/1). Will discuss via phone.
 - Vendors were not reacting in a timely fashion after Ida because of so many other towns that had bad damage from Ida.
 - You have Gary's full attention.
 - No 72-hour rule, but emergencies are handled as quickly as possible. Vendor availability was a major issue after Ida.
 - No 72-hour rule
 - Resident Asked about work order: Why was the work Wayne was supposed to do cancelled?
 - Response: Proposal for ledger board issue, but there were budget constraints, so work was postponed.
- Resident Question: Does the vendor or Taylor Mgmt let the owner know it's been completed?
 - Gary: Vendor should let the owner know
 - They don't tell the owner or let them know what's happening, or that they are returning.

- Gary: Vendors and labor are hard to come by, so we are happy to get vendors to come. Often cannot give advanced notice and are not needing to get inside. We ask the vendor to knock and / or leave a door hanger, but given the current environment, we take what we can get.
- Richard Bruno: Labor, supply problems and materials availability impacts the work due to the pandemic. Frustrating for us all.
- Executor of 5 Tulip Lane property Query:
 - Contract was in hand and cancelled.
 - Mid-August inspections: inside and outside
 - New roof requested late last year, early this year. Denied.
 - Light coming through in basement and water spots.
 - 8/24/21: responsive
 - 9/8 some work orders opened
 - Mid-sept met the roofer, he reviewed the issues (roof and basement), but he left and did not return.
 - Inspector returns: 9/17 and 9/20 and complaint of mold.
 - 9/21 work order opened for hole in back of property and Gary shared with buyers atty that roof was being replaced.
 - 9/29 roof replacement scheduled for 9/30 or 10/1.
 - Add'l estimates for interior mold and requesting the board / association to pay for some of this.
 - Hole in the back of the house was reported in mid-Aug. And it is still there. Loss of sale due to these problems.
 - Response
 - New roof was assessed and approved with a work order within 30 days. Very good turnaround, including having to source materials from Trenton.
 - Condo law is that interior is the owner's responsibility, per condo law; outside is the association and has been responsive, including new roof within 30 days.
 - The hole was not an overnight issue and it was there prior to you. The home has some payment issues. At any point the homeowner could have asked about the hole. That hole has been there a long time. Per understanding, 8/24 was first contact. Typically there is a faster turnaround for roof replacement, but given current situation with vendors, turnaround is very good.
 - Inquiry on help with mold remediation?
 - External component is the Associations responsibility.
 - Homeowner insurance typically handles internal issues. Board replacement and roof replacement. Gary please make sure Bob is aware when work is completed and take pictures before and after.
 - Deal with other issues separately.
- Resident Comment: Mold is an insurance issue and insurance will cover it, regardless of how it got in there.
- Meeting adjourned at 8:30 , approved.
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CASH DISBURSEMENTS

Starting Check Date: 10/01/21 Cash Account #: "All"

Ending Check Date: 10/31/21

Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #: 100-000 AAB-Operating								
10/05/21	71391	HC	HILBERG CONTRACTING LLC	8,660.08	7 HEMLOCK-ROOF REPLACEMEN			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6558	12427	7/28/21	333-000	9/01/21	8,660.08	7 HEMLOCK-ROOF REPLACEMEN
10/05/21	71392	HG-CAP	RBC FBO HARDING GREEN CAP. RES	9,057.75	ACCT 7R3-00658			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6556	100121	10/01/21	910-000	10/01/21	9,057.75	ACCT 7R3-00658
		6556	100121	10/01/21	104-000	10/01/21	9,057.75	
		6556	100121	10/01/21	332-000	10/01/21	9,057.75-	
				Totals:			9,057.75	
10/05/21	71393	PSASC	PRO SEALER ASPHALT SEAL COATIN	12,500.00	DEPOSIT FOR DRIVEWAYS			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6560	092721	9/27/21	333-000	9/27/21	12,500.00	DEPOSIT FOR DRIVEWAYS
10/05/21	71394	RW	ROBIN WARD	60.61	REIMB-MUMS FOR PLANTER			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6559	092721	9/27/21	726-000	9/27/21	60.61	REIMB-MUMS FOR PLANTER
10/05/21	71395	TMC	TAYLOR MANAGEMENT COMPANY	3,891.33	MANAGEMENT FEE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6555	100121	10/01/21	810-000	10/01/21	3,891.33	MANAGEMENT FEE
10/15/21	71396	AHN	AT HOME NET	52.95	C005511 -10/21			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6567	INV94045	10/01/21	830-000	10/01/21	52.95	C005511 -10/21
10/15/21	71397	HC	HILBERG CONTRACTING LLC	9,237.30				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6565	12977	9/30/21	710-000	9/30/21	625.89	6 BEECH LN-SIDING LEAK RE
		6566	12978	9/30/21	748-000	9/30/21	135.41	5 TULIP-UPPER GUTTER CLOG
		6571	13014	10/04/21	333-000	10/04/21	8,476.00	5TL-ROOF REPLACEMENT
				Totals:			9,237.30	

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Starting Check Date: 10/01/21 Cash Account #: "All"

Ending Check Date: 10/31/21

Check Date	Check #	Vend #	Name	Check Amount	Reference		
Cash account #:		100-000	AAB-Operating				
10/15/21	71398	HTC	HARMONY TREE CARE LLC	1,492.75	TREE SVC		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6564	12397	10/04/21	727-000	10/04/21	1,492.75	TREE SVC
10/15/21	71399	L&W	L&W ENTERPRISES, LLC	2,300.00	15 SYCAMORE-RMV DECK FROM		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6561	3109	9/29/21	710-000	9/29/21	2,300.00	15 SYCAMORE-RMV DECK FROM
10/15/21	71400	LTS	CARL PENNELLA	2,782.00			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6568	100321	10/03/21	727-000	10/03/21	963.00	13 BEECH
	6569	100421	10/04/21	727-000	10/04/21	1,819.00	STMP GRINDING BALANCE
				Totals:		2,782.00	
10/15/21	71401	PSE&G	PUBLIC SERVICE ELECTRIC & GAS	213.61	6594159100-082021-092021		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6562	600207470493	9/23/21	611-000	9/23/21	213.61	6594159100-082021-092021
10/15/21	71402	UHLIG	UHLIG LLC	62.98	50TM00086		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6570	H028690-IN	9/30/21	830-000	9/30/21	62.98	50TM00086
10/15/21	71403	VER	VERIZON	244.21	653121781000132-092721-10		
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6563	00132-092621	9/26/21	625-000	9/26/21	244.21	653121781000132-092721-10
10/15/21	71404	HC	HILBERG CONTRACTING LLC	2,778.64			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6573	12930	9/23/21	748-000	10/01/21	135.41	3 WALNUT - UPPER GUTTER C
	6574	12931	9/23/21	748-000	10/01/21	135.41	6 SPRUCE LN-UPPER GUTTER
	6575	12932	9/23/21	748-000	10/01/21	135.41	14 BEECH LN-UPPER GUTTER
	6576	12933	9/23/21	748-000	10/01/21	135.41	3 BIRCH LANE-UPPER GUTTER
	6580	12934	9/23/21	710-000	10/01/21	412.64	ROOF LEAK REPAIRS
	6581	12939	9/27/21	710-000	10/01/21	199.39	14 SYCAMORE LN-SIDING FIX
	6582	13084	10/11/21	333-000	10/11/21	1,624.97	5 TULIP-ROTTED WOOD REPLA

CASH DISBURSEMENTS

Starting Check Date: 10/01/21 Cash Account #: "All"

Ending Check Date: 10/31/21

Check Date	Check #	Vend #	Name	Check Amount		Reference	
				Totals:		2,778.64	
10/15/21	71405	HLPM	HARMONY LANDSCAPING &	12,942.14			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6578	12308	9/01/21	725-000	10/01/21	6,471.07	09/21-MLY LANDS MAINT
	6585	12381	10/01/21	725-000	10/01/21	6,471.07	10/21-MLY LANDS MAINT
				Totals:		12,942.14	
10/15/21	71406	L&W	L&W ENTERPRISES, LLC	1,820.00		15 SYCAMORE-SIDING	
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6584	3112	10/13/21	710-000	10/13/21	1,820.00	15 SYCAMORE-SIDING
10/15/21	71407	SMCMUA	SMCMUA	548.17		790132070000-061721-09202	
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6577	70000-092721	9/27/21	615-000	10/01/21	548.17	790132070000-061721-09202
10/15/21	71408	SMCMUA	SMCMUA	316.62		762510047000-070121-09302	
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6579	47000-093021	9/30/21	615-000	10/01/21	316.62	762510047000-070121-09302
10/15/21	71409	TMC	TAYLOR MANAGEMENT COMPANY	215.59		09/21-POSTAGE, COPIES & E	
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6583	991307343	10/01/21	830-000	10/01/21	215.59	09/21-POSTAGE, COPIES & E
10/21/21	71410	HLPM	HARMONY LANDSCAPING &	8,838.45			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6590	11807	12/09/20	726-000	10/01/21	4,606.20	TROPICAL STORM ISAIAS CLE
	6591	11831	1/01/21	730-000	10/01/21	4,232.25	SNOW SVC
				Totals:		8,838.45	
10/21/21	71411	HW	HILL WALLACK LLP	638.50			
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6586	589695	4/30/21	820-000	10/01/21	52.00	GENERAL
	6587	589696	4/30/21	820-000	10/01/21	223.75	BROWN, GORDON ANDRE
	6588	606999	9/30/21	820-000	10/01/21	130.00	GENERAL
	6592	607000	9/30/21	820-000	10/01/21	232.75	BROWN, GORDON ANDRE

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Starting Check Date: 10/01/21 Cash Account #: "All"

Ending Check Date: 10/31/21

Check Date	Check #	Vend #	Name	Check Amount	Reference			

					Totals: 638.50			
10/21/21	71412	LFN	LEAFFILTER NORTH LLC	1,179.00	15 SYCAMORE -SERVICE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6589	086-100521	10/05/21	710-000	10/05/21	1,179.00	15 SYCAMORE -SERVICE
10/28/21	71413	HTC	HARMONY TREE CARE LLC	3,945.13	TREE TRIMMING			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6595	12428	10/18/21	727-000	10/18/21	3,945.13	TREE TRIMMING
10/28/21	71414	IWSNJ	INTERSTATE WASTE SERVICES OF	2,169.54	10/21-MLY SVC			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6596	0007664531	10/01/21	733-000	10/01/21	2,169.54	10/21-MLY SVC
10/28/21	71415	JCP&L	JERSEY CENTRAL POWER & LIGHT	156.95				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6597	95327082591	10/15/21	610-000	10/15/21	55.01	100006481400-091521-10132
		6598	95327082592	10/15/21	610-000	10/15/21	98.84	100006486086-091521-10132
		6599	95327082593	10/15/21	610-000	10/15/21	3.10	100006521494-091521-10132

					Totals: 156.95			
10/28/21	71416	PSASC	PRO SEALER ASPHALT SEAL COATIN	21,100.00	REMOVE & REPLACE ASPHALT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6600	102521	10/22/21	333-000	10/22/21	21,100.00	REMOVE & REPLACE ASPHALT
10/28/21	71417	USIIS	USI INSURANCE SERVICES - BHB	3,087.00	COMMERCIAL UMBRELLA RENEW			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6594	3904265	10/15/21	142-000	10/15/21	3,087.00	COMMERCIAL UMBRELLA RENEW
Totals:				110,291.30				
Cash account #:		104-000	Cash in Capital FISN					
10/14/21	3031	(M)HGOPER	HARDING GREEN OPERATING	29,636.08	REIMB-PROSEALER & HILBERG			

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Ending Check Date: 10/31/21

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6572	101421	10/14/21	160-000	10/14/21	29,636.08	REIMB-PROSEALER & HILBERG
10/25/21	3032	(M)HGOPER	HARDING GREEN OPERATING				21,100.00	REIMB - PRO SEALER INV
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6593	102521	10/25/21	160-000	10/25/21	21,100.00	REIMB - PRO SEALER INV
				Totals:			50,736.08	

-- End of report --