

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

OCTOBER, 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

*Next Meeting will be held on October
27th, via Zoom*

RECYCLING

Tuesdays, 10/26, 11/9, 11/23
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 Annual Membership Meeting via Zoom on Wednesday October 27, 7:45PM

<https://us02web.zoom.us/j/83510801416?pwd=TGd1WHJUYXFJMFpQOTZFOUd2SUt0UT09>

1 929 436 2866 US (New York) Meeting ID: 835 1080 1416 Passcode: 722213

William wants homeowners in Harding Green to be aware that he is able to put in a sprinkler system at a specially reduced price only for Harding Green. The cost is very reasonable and will enable grass to stay green even without much natural rain. Please contact with William directly for a private consultation at 201-638-0118.

Community Maintenance Activities

Harmony Landscaping continues the weekly lawn maintenance concentrating on leaf removal. They will continue to clean up leaves until most of the leaves have fallen and will do a final clean up after the gutters are cleaned in late November. The grass planted in the areas where the stumps were ground down is coming up nicely along with all areas that were aerated and seeded.

Gutter cleaning will be performed once most of the leaves have fallen which is expected to be mid to late November. A notice will be sent the week prior to the gutter cleaning.

We continue to replace roofs on an as needed basis and are working on a fixed schedule as we review the engineering study. We have replaced 10 roofs to date this year and have 2 more scheduled.

There were originally 9 driveways scheduled for replacement but 13 driveways in total were replaced this fall. There were drainage issues prior to the driveway replacements that were corrected at the time the driveways were replaced. Concrete work was also performed to eliminate some drainage issues while the vendor was on site.

Hilberg Contracting has completed the rotted wood repair on the units to be painted on Poplar. They have started the painting of the units on Poplar. They will also be painting unit 1 Spruce Lane after Poplar is completed.

All ballots and voting information was sent to all owners with elections being completed on Wednesday October 27th. If you have not yet sent back your ballot, please do so ASAP.

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.

Harding Green Association
Draft Annual Membership Meeting Minutes, October 28, 2020

Board Members:

Michael Chou, President
Dick Bruno, Vice President
John Huston, Treasurer
Sharon Grenard, Secretary
Robin Ward, Trustee

ADR Members:

Natalie Zwiebel
Joan Burba
Michael Renzo-Posen
Taylor Mgmt:
Gary McHugh

Attorney:

Caroline Record

Residents:

8 Residents

Notes

7:48pm call to order.

- Introductions of board and all attendees.
- Commencement of counting of the ballots.
- Minutes from last year: Sharon read prior year's annual meeting. (2019)
- Edits or corrections? None
- Motion to accept minutes; motion seconded, and minutes accepted.

Treasurer's report:

- Operating Fund: \$180,196.21
- Capital Fund (money market): \$541,159.78
- Total: \$721,355.99
- No investments in CDs.
- In the process of paying for pavement
- Received "kip con" report re: capital fund replacement program, will be one of the next orders of business for the board.
- Harding Green Resolution pursuant to IRS 70-604:
- Read the resolution (Sharon).
- Adopted and made part of the minutes for this meeting.
- Motion to pass, seconded and resolution passed.

Manager's report (Gary):

- Accomplishments over the year:
- Harding Green Streetlights: Worked out well, got a good price and much improved safety and LED lighting.
- Street signs: Selected signs and had them installed.
- Tennis court: saved hundreds of thousands of dollars to update the court. Some dead areas remain, vendor will fix. Basketball hoop and pickle ball lines also installed.
- New pond fountain: installed in addition to the 2 bubblers. Plan is to put the pond treatments in early.
- Roadway Replacement: Major improvement; Got the vendor bid down by ~32K and got almost all the streets done, except Spruce, back part of Beech, and Sycamore. Looking into seal coating.
- Master plan plantings: Bid out the work – hired Fordham landscaping and phase 1 started.
- New vendor Harmony landscaping:
- Some bumps in the road and some bad weather.
- Re-seeding last year, dry weather; re-seeded front lawns at his cost. Need to water.

- Gutter Cleaning:
 - Coming up, leaves falling and rain increasing. Once in the fall and once in the spring. Expect end of November.
 - Changed gutter cleaner – had many call backs last year. Changed to Hillberg and will come back for 6 months for call backs.
- Painting: Tulip is on the schedule next.
- Contract for Snow Removal (Michael):
 - Went out for bid. Harmony and others, but we are continuing with Harmony.
 - Got 10% off original proposal. Some items are a la cart, but prices are competitive, compared to other.
 - Motion for approval, seconded, passed to accept Harmony for snow removal.
- No need to approve gutter contract, but we can.
 - Contract \$1500 for gutter cleaning for the fall. Got a better deal
 - Motion for approval, seconded and approved.

Counting of the ballots.

- Michael Chou 26
- Liz Martinez 29
- Steve Konsuvo 3
- Richard Cook 2
- Certify results: Michael and Liz are new board members.
- Count of submitted: 52 envelopes. 21 envelopes that had no return address so they could not be counted. 31 ballots were valid.
- Return address is required to verify that the voter is not delinquent with the association.
- We did have a quorum, and this is a valid election.
- Congratulations to Liz and Michael.
- Thanks to Sharon and for her service.

Q&A for Homeowners

- Kristin: Need a policy about dumpsters.
- Gary: COVID impacting the duration of the dumpster.
- Michael: No request to the board for the dumpster. Gary: Please get a duration from the owner and limitation for the dumpster. If not, we can remove it for him at his expense.
- Requests for a dumpster need to go through the modification process.
- Kristin: Another small dumpster would have to be at the pool? Confirmed.
- Lori F.: Gutter cleaning: Last year, gutters got done after last landscaping clean up. Plan is to clean out the gutters prior to the last landscape clean up. Gary says yes. That's the plan.
- Decks: If someone's deck is in disrepair, is there a timeline for getting it fixed? Per Michael: it depends if it's a safety issue and/or if it is original deck.
- NOTE: all decks need to be built to code and code changes over time.
- Specific safety issue. Michael / Gary: Please take a look at the issue.
- Dick: Grass: Please water.
- No Cut: Several bushes are being severely cut back to support re-growth. Soliciting volunteers to participate / assist.
- Motion for adjournment, seconded and closed. 9:00pm.

CASH DISBURSEMENTS

Starting Check Date: 9/01/21 Cash Account #: "All"

Ending Check Date: 9/30/21

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

9/02/21 71367 HG-CAP RBC FBO HARDING GREEN CAP. RES 9,057.75 ACCT 7R3-00658

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6515	090121	9/01/21	910-000	9/01/21	9,057.75	ACCT 7R3-00658
6515	090121	9/01/21	104-000	9/01/21	9,057.75	
6515	090121	9/01/21	332-000	9/01/21	9,057.75-	

Totals: 9,057.75

9/02/21 71368 JCP&L JERSEY CENTRAL POWER & LIGHT 229.09

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6518	95297093666	8/16/21	610-000	8/16/21	99.67	100006484693-071521-08122
6519	95297093667	8/16/21	610-000	8/16/21	126.32	100006486086-071521-08122
6520	95297093668	8/16/21	610-000	8/16/21	3.10	100006521494-071521-08122

Totals: 229.09

9/02/21 71369 KIPCON KIPCON INC 825.00 09/21-PROF SVCS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6516	0050238	10/12/20	825-000	8/01/21	825.00	09/21-PROF SVCS

9/02/21 71370 L&W L&W ENTERPRISES, LLC 812.50 SPREAD WOOD CHIPS IN COMM

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6521	3100	8/25/21	726-000	8/25/21	812.50	SPREAD WOOD CHIPS IN COMM

9/02/21 71371 TMC TAYLOR MANAGEMENT COMPANY 3,891.33 MANAGEMENT FEE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6514	090121	9/01/21	810-000	9/01/21	3,891.33	MANAGEMENT FEE

9/02/21 71372 TMC TAYLOR MANAGEMENT COMPANY 15.47 07/21-POSTAGE/ENV

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6517	991306251	8/01/21	830-000	8/01/21	15.47	07/21-POSTAGE/ENV

9/08/21 71373 CHIMCO CHIMCO LLC 9,360.00 22 UNITS-CHASE COVER & SI

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6529	HA-210811-DP	8/11/21	333-000	8/11/21	9,360.00	22 UNITS-CHASE COVER & SI

CASH DISBURSEMENTS

Starting Check Date: 9/01/21 Cash Account #: "All"

Ending Check Date: 9/30/21

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

9/08/21 71374 HC HILBERG CONTRACTING LLC 8,863.73

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6523	12585	8/12/21	710-000	8/12/21	284.69	7 SPRUCE LN-CHIMNEY CAP R
6524	12609	8/16/21	333-000	8/16/21	8,042.72	7 SPRUCE LN-SIDING & WOOD
6525	12649	8/18/21	748-000	8/18/21	205.79	5 BIRCH LN-UPPER GUTTER C
6526	12652	8/18/21	710-000	8/18/21	195.12	15 BEECH LANE-PAINTING
6527	12661	8/18/21	748-000	8/18/21	135.41	9 TULIP LANE-UPPER GUTTER

Totals: 8,863.73

9/08/21 71375 L&W L&W ENTERPRISES, LLC 475.00 4 WALNUT LANE-ADDED FLASH

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6528	3101	8/25/21	710-000	8/25/21	475.00	4 WALNUT LANE-ADDED FLASH

9/08/21 71376 LTS CARL PENNELLA 700.00 PHASE 2-ASH TREE REMOVAL

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6530	10076	8/31/21	727-000	8/31/21	700.00	PHASE 2-ASH TREE REMOVAL

9/08/21 71377 NJPM NEW JERSEY POOL MANAGEMENT 6,000.00 08/21-POOL SVC

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6522	1102	7/23/21	750-000	8/01/21	6,000.00	08/21-POOL SVC

9/08/21 71378 PSE&G PUBLIC SERVICE ELECTRIC & GAS 58.10 6594159100-072221-081921

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6531	604806269302	8/24/21	611-000	8/24/21	58.10	6594159100-072221-081921

9/08/21 71379 WWGP WWGP INC. DBA DEVITO ROOFING 8,909.40 12 BIRCH ROOF

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6532	083121	8/31/21	333-000	8/31/21	8,909.40	12 BIRCH ROOF

9/23/21 71380 444LC 444 LLC 955.36

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6540	168	9/01/21	750-100	9/01/21	79.97	09/21-MLY CLEANING
6542	79	7/25/21	750-100	9/01/21	568.31	6/30-PRE SEASON CLEAN UP,
6543	80	8/01/21	750-100	9/01/21	307.08	08/21-MLY CLEANING

Totals: 955.36

CASH DISBURSEMENTS

Starting Check Date: 9/01/21 Cash Account #: "All"

Ending Check Date: 9/30/21

Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #: 100-000 AAB-Operating								
9/23/21	71381	AHN	AT HOME NET	52.95	C005511 -09/21			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6537	INV89365	9/01/21	830-000	9/01/21	52.95	C005511 -09/21
9/23/21	71382	HC	HILBERG CONTRACTING LLC	1,089.69				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6534	12700	8/25/21	748-000	9/01/21	135.41	4 BIRCH LN-UPPER GUTTER C
		6544	12850	9/14/21	748-000	9/14/21	135.41	6 SPRUCE LN-UPPER GUTTER
		6545	12851	9/14/21	748-000	9/14/21	135.41	4 BIRCH LN-UPPER GUTTER C
		6546	12852	9/14/21	748-000	9/14/21	135.41	2 BIRCH LN-UPPER GUTTER C
		6547	12853	9/14/21	710-000	9/14/21	412.64	3 SPRUCE LN-ROOF LEAK REP
		6548	12854	9/14/21	748-000	9/14/21	135.41	3 WALNUT LN-UPPER GUTTER
				Totals:			1,089.69	
9/23/21	71383	HW	HILL WALLACK LLP	702.00	GENERAL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6539	604075	8/31/21	820-000	9/01/21	702.00	GENERAL
9/23/21	71384	IWSNJ	INTERSTATE WASTE SERVICES OF	2,168.12	09/21-MLY SVC			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6536	0007610314	9/01/21	733-000	9/01/21	2,168.12	09/21-MLY SVC
9/23/21	71385	MFP	MOUNT FREEDOM PRINTING	161.73	CALL FOR CANDIDATES MAILI			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6541	26151	9/07/21	830-000	9/07/21	161.73	CALL FOR CANDIDATES MAILI
9/23/21	71386	UHLIG	UHLIG LLC	61.36	50TM00086			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6535	H028430-IN	8/31/21	830-000	9/01/21	61.36	50TM00086
9/23/21	71387	VER	VERIZON	244.21	653121781000132-082721-09			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6538	00132-082621	8/26/21	625-000	9/01/21	244.21	653121781000132-082721-09
9/27/21	71388	HC	HILBERG CONTRACTING LLC	459.55				

CASH DISBURSEMENTS

Starting Check Date: 9/01/21 Cash Account #: "All"

Ending Check Date: 9/30/21

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6549	12384	7/22/21	748-000	9/01/21	135.41	9 HEMLOCK LN-UPPER GUTTER
		6551	12898	9/18/21	710-000	9/18/21	199.39	3 BIRCH LANE-GUTTER REP
		6552	12900	9/18/21	710-000	9/18/21	124.75	1 BIRCH LN-DOWNSPOUT EXTE

							Totals:	459.55

9/27/21 71389 JCP&L JERSEY CENTRAL POWER & LIGHT 69.14

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
6553	95337245230	9/16/21	610-000	9/16/21	10.57	100006521494-081321-09142	
6554	95237245229	9/16/21	610-000	9/16/21	58.57	100006486086-081321-09142	

						Totals:	69.14

9/27/21 71390 TMC TAYLOR MANAGEMENT COMPANY 6.80 08/21-ENV

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6550	991306930	9/01/21	830-000	9/01/21	6.80	08/21-ENV

Totals: 55,168.28

Cash account #: 104-000 Cash in Capital FISN

9/13/21 3030 (M)HGOPER HARDING GREEN OPERATING 18,269.40 REIMB- CHIMCO & DEVITO RO

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6533	091321	9/13/21	160-000	9/13/21	18,269.40	REIMB- CHIMCO & DEVITO RO

Totals: 18,269.40

-- End of report --