

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

SEPTEMBER, 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

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PROPERTY MANAGER

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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 29th, via Zoom*

RECYCLING

Tuesdays, 9/28, 10/12, 10/26
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 September 29, 7:45PM

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

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

Annual bulk pick up is scheduled for the week of the 27th. Please wait until Sunday evening, if possible, to put out your rubbish. This will minimize unwanted traffic within our community.

The Harding Township Seniors organization has been active in town for decades, providing an opportunity for senior residents to meet and informally socialize. The seniors are meeting again after the long hiatus for the virus.

The seniors meet in the church hall of Christ the King on the second & fourth Thursday of each month at 11am. The township nurse is present before each meeting for blood pressure checks and to discuss any health concerns. Lunch is served at each meeting. There is usually a speaker or entertainment at the meetings. In addition, there are special Christmas & Spring luncheons. Members volunteer to take rotating leadership positions in serving the luncheons, ordering desserts, and arranging speakers/entertainment. New members are always welcome. The opportunity to meet and socialize with fellow residents of Harding is very much valued by attendees. Yearly dues are \$35.00 for residents & \$45.00 for non residents. Any questions, please call the President, Gertrude Willean: 973-984-396. Please come and meet and socialize with your neighbors at the October 14th and 28th meetings!

Community Maintenance Activities

Harmony has recently completed the aerating & seeding project and grass should be germinating soon. They have been mostly removing leaves and not cutting so they did not disturb the new seeding work. They will continue to remove leaves each week during the fall until all leaves have fallen.

The stump grinding of the recent trees that were removed has been completed, these areas have been seeded. The board has approved 2-3 days of additional tree trimming to address trees near homes and any hanging branches at the property.

The pool has been closed and winterized. Proposals for re-surfacing the pool are being solicited. We are also looking to re-surface the pool deck.

Reminder that there will be a bulk pick up on September 27th. Please do not put anything out prior to Sunday September 26th.

The painting of homes on Poplar and unit #1 on Spruce will begin the week of September 27th with rotted wood repairs. These repairs should take approximately a week to ten days and the painting of the units will follow.

Following an inspection, there are 11 homes where driveways will be replaced. This work is scheduled for the week of October 11th. Those owners where driveways will be replaced will be notified the week prior to the work starting.

Annual meeting reminder and ballots are being mailed to all owners. There is one owner running for one position with write in votes accepted. You need to vote because a quorum is needed in order for the election to be valid. You will receive an envelope stamped and addressed back to Taylor Management. Simply completed the ballot and put it into this envelope and send back. These envelopes will be opened and counted on the zoom call on October 27th. Zoom meeting link: <https://us02web.zoom.us/j/83510801416?pwd=TGd1WHJUYXFJMFpQOTZFOUd2SUt0UT09>

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: hgatrusters@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 Open Board Meeting Minutes, September 8, 2021

Present:

President: Michael Chou

Vice President: Richard Bruno

Secretary: Liz Martinez

Trustee: Robin Ward

Gary McHugh

11 Residents

Agenda

- Minutes from the last meeting
- Board Treasurer
- Treasurer's Report
- Maintenance Report
- Budget Review and Budget Q&A
- Open Q&A

Minutes

- Minutes from the last meeting were accepted with no changes.

Board Treasurer

- John Huston is stepping down due to health issues. John's resignation was accepted, and the entire community wishes him a swift and easy recovery.
- The board asked Yuriy if he would please complete John's tenure through 2022. Yuriy graciously accepted completion of this role.

Treasurer's Report

- Yuriy thanked the board and wished John a full and painless recovery.
- Financial balances as of 7/31
- Operating Account: \$53,598.01
- Capital Account (money market): \$424,926.32

Maintenance Report (Gary)

- Severe weather & weather-related issues: drainage, basement, roofing; dealing with the issues and Hillberg is continuing to address – tonight, tomorrow, and Saturday.
- Landscape maintenance:
 - We are in the late stages of summer. Recent improvement of lawns: We expected a 3 yr investment and we are in our final year. Aerations, seeding, and fertilization is underway going into the fall.
 - Fall clean-up will be completed closer to when the leaves are almost all down.
- Trees: 2 Ash tree removal phases completed. Phase 3 coming next year. Additional pruning will commence in the coming month.
- Pool: Had a tough time with vendors and COVID this year, but at least we had a pool. Next year we will re-look at new surfacing. Stay tuned on that.
- Pond: Bubblers and fountain electric is not working properly. Disconnected bubblers and fountain is working now.
- NJ Pest control: Expected Thursday, 9/9, but moved to Monday due to expected inclement weather.
- Chimney cap replacement is continuing. Expecting 22-25 this year and then 22-25 next year and then we will be done.
- Painting: Poplar lane homes and one unit on Spruce begin late this month. Late this week starting rotted wood and prep work. Hopefully, due to completion of the cycle, we will have a break on painting in 2023.
- Driveways: 13-14 driveways being replaced this fall. Owners to be notified.
- Garbage: typically pick up on the day after a holiday. **Bulk pick up is slated for 9/27.**

- Elections: 3 yr term. One position open (Dick Bruno's). Last date to apply to run is 9/27. Dick plans to run. Election is in October.
- Format: Please hold questions to the end. Will open for questions at the end.
- Review Budget (Yuriy)
- Draft budget – does not include any maintenance fee increase, but it is tight.
- Michael shared the numbers on screen.

Questions re: Budget:

- Q1: Landscaping: col-de-sac landscaping – row 37 includes cul-de-sac improvement – 28K.
- Q2: Pool closed for several weeks? Where does that money go? A: It gets used for something else. Also pool was only supposed to be open for weekends at the beginning
- Sat., the young man was great!
- Thank you to the board – for sharing the budget.
- Suggestion: Compare to '21 actual to '22 budget – perhaps 3 years. Good suggestion.
- Board approved budget with no maintenance increase.

Questions

- Michael Posen:
- Pool – was anyone called back to properly power wash the deck. Yes, contacted them, but basically going forward, we will get re-surfacing and/or better power washer.
- Water in the house:
 - Ledger board replacement scheduled in the spring.
 - Trees that are not trimmed, clogging the gutters.
 - On the list for tree trimming / removal.
 - Wayne to call tomorrow.
- What's included in bulk pick up? Answer Any large household items. Please reference town website and try not to put out items too early to dissuade garbage pickers.
- Landscaping in the front – no shrubs on the right and middle is overgrown with new shrubs. Answer: we've had other priorities.
- Wong week for the recycling. Answer: Garbage company is new; we are trying to get them to be more consistent.

CASH DISBURSEMENTS

Starting Check Date: 8/01/21 Cash Account #: "All"

Ending Check Date: 8/31/21

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

8/05/21 71353 HG-CAP RBC FBO HARDING GREEN CAP. RES 9,057.75 ACCT 7R3-00658

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6478	080121	8/01/21	910-000	8/01/21	9,057.75	ACCT 7R3-00658
6478	080121	8/01/21	104-000	8/01/21	9,057.75	
6478	080121	8/01/21	332-000	8/01/21	9,057.75-	

Totals: 9,057.75

8/05/21 71354 HLPM HARMONY LANDSCAPING & 6,471.07 08/21-MLY LANDS MAINT

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6494	12175	None	725-000	8/01/21	6,471.07	08/21-MLY LANDS MAINT

8/05/21 71355 TMC TAYLOR MANAGEMENT COMPANY 3,891.33 MANAGEMENT FEE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6477	080121	8/01/21	810-000	8/01/21	3,891.33	MANAGEMENT FEE

8/12/21 71356 PSASC PRO SEALER ASPHALT SEAL COATIN 17,025.00

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6507	5	8/04/21	710-000	8/04/21	2,025.00	SEAL COATING COMPLETED
6508	080921	8/09/21	333-000	8/09/21	15,000.00	FINAL-SEALCOATING ROADS

Totals: 17,025.00

8/12/21 71357 AHN AT HOME NET 52.95 C005511 -08/21

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6499	INV83790	8/01/21	830-000	8/01/21	52.95	C005511 -08/21

8/12/21 71358 GREAT GREAT BLUE INC. 986.28 BAL-SEASON CONTRACT FOR H

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6505	16112	8/04/21	711-000	8/04/21	986.28	BAL-SEASON CONTRACT FOR H

8/12/21 71359 HC HILBERG CONTRACTING LLC 12,602.15

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6495	12408	7/26/21	333-000	8/01/21	8,374.33	10 BIRCH-ROOF RPLCMNT
6496	12440	7/29/21	747-000	8/01/21	507.28	10BIRCH,12 BIRCH & 7 HEML
6497	12441	7/29/21	710-000	8/01/21	3,084.66	7 SPRUCE RUN-LEAK REPAIRS
6498	12435	7/28/21	748-000	8/01/21	135.41	11 POPLAR LN-UPPER GUTTER
6502	12464	7/30/21	748-000	8/01/21	178.06	11 BEACH LN-GUTTER CLEANI

CASH DISBURSEMENTS

Starting Check Date: 8/01/21 Cash Account #: "All"

Ending Check Date: 8/31/21

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
6503	12470	8/02/21	748-000	8/02/21	135.41	8 BEECH LN-UPPER GUTTER C
6504	12471	8/02/21	710-000	8/02/21	187.00	21 SYCAMORE LN-GUTTER REP

Totals: 12,602.15

8/12/21 71360 HW HILL WALLACK LLP 234.00 GENERAL

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6510	600407	7/31/21	820-000	8/01/21	234.00	GENERAL

8/12/21 71361 IWSNJ INTERSTATE WASTE SERVICES OF 2,168.12 08/21-MLY TRASH SVC

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6506	0007585073	8/01/21	733-000	8/01/21	2,168.12	08/21-MLY TRASH SVC

8/12/21 71362 PSE&G PUBLIC SERVICE ELECTRIC & GAS 29.14 6594159100-062321-072121

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6501	603906475898	7/26/21	611-000	8/01/21	29.14	6594159100-062321-072121

8/12/21 71363 SPSE SERVICE PROFESSIONALS INC 7,500.00 RELINE MAIN SEWER LINE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6509	74781332	4/29/21	710-000	8/01/21	7,500.00	RELINE MAIN SEWER LINE

8/12/21 71364 VER VERIZON 244.24 653121781000132-072021-08

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6500	00132-072621	7/26/21	625-000	8/01/21	244.24	653121781000132-072021-08

8/19/21 71365 HC HILBERG CONTRACTING LLC 280.42 7 SPRUCE-CHIMNEY CAP

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6513	12610	8/16/21	710-000	8/16/21	280.42	7 SPRUCE-CHIMNEY CAP

8/19/21 71366 UHLIG UHLIG LLC 61.92 50TM00086

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6512	H028156-IN	7/30/21	830-000	8/01/21	61.92	50TM00086

Totals: 60,604.37

CASH DISBURSEMENTS

Starting Check Date: 8/01/21 Cash Account #: "All"

Ending Check Date: 8/31/21

Check Date	Check #	Vend #	Name	Check Amount	Reference
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Cash account #: 104-000 Cash in Capital FISN

8/13/21	3029	(M)HGOPER	HARDING GREEN OPERATING	8,374.33	REIMB-HILBERG CONTRACTING
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Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6511	081321	8/13/21	160-000	8/13/21	8,374.33	REIMB-HILBERG CONTRACTING

Totals: 8,374.33

-- End of report --

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: RICHARD F. BAUND

Address: 2 POPLAR LANE

Brief Biography:

30 YR RESIDENT
SENIOR BOARD MEMBER FOR OVER 10 YRS
RETIRED FROM AT&T
RESUME ON FILE

Reason for Seeking Election:

CONCERN FOR MAINTAINING & IMPROVING THE
INFRASTRUCTURE OF HARDING GREEN WHILE
EFFECTIVELY BUDGETING OUR EXPENSES.

Availability for Meetings:

Days: ANY
Evenings: ANY

Time: ANY
Time: ANY

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: Richard F. Baund

Print Name: RICHARD F. BAUND