

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

## AUGUST, 2022

### 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](mailto:hgatrustees@yahoo.com)

#### GARY MCHUGH,

#### PROPERTY MANAGER

(973) 267-9000 x303  
[gmchugh@taylorlmgmt.com](mailto:gmchugh@taylorlmgmt.com)

#### LYNN ZIENOWICZ,

#### ADMINISTRATOR

(973) 267-9000  
[lynn@taylorlmgmt.com](mailto:lynn@taylorlmgmt.com)

#### HGA WEBSITE

[www.hardinggreen.org](http://www.hardinggreen.org)

#### PAM ROSANIO

#### HGA REPRESENTATIVE

#### USI INSURANCE SERVICES

(732) 349-2100 x85573  
(732) 908-5573 (direct)

## CALENDAR

### HARDING GREEN ASSOCIATION

#### OPEN BOARD MEETING

Via Zoom at August 31<sup>st</sup>, 7:30pm.

#### RECYCLING

Tuesdays, 9/13, 9/27

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 Zoom Meeting

<https://us02web.zoom.us/j/86747687294?pwd=MlI2LzF6ZHZmZUNVN0c4TWt1dnhyOT09>

Meeting ID: 867 4768 7294

Passcode: 008409

One tap mobile

+13092053325,,86747687294#,,,,\*008409# US

We are asking that all residents to please be mindful of using guest parking on a long term basis. Cars that are not used daily should be parked at the pool parking lot. Residents with available garage, driveway spaces should utilize them before guest parking spots.

## Community Maintenance Activities

The dry weather, lack of rain has seriously hampered any landscape efforts at Harding green. The draught kills grass and promotes weed growth making for a very difficult season for all.

Tree removal has started on Tulip on Thursday and Friday August 25th & 26th. I have received many phone calls and emails from resident stating the need branches/trees removed. We continue to address dead Ash trees near home and completely dead prior to any others. We are always doing additional side work for dead limbs etc. and will get to all on a priority case.

The pool has been running smoothly since being taken over by the board/association. If the weather holds we may extend the season beyond Labor Day. All will be notified of the hours if this is approved.

We now have both the pond fountain and all Aerators working at this time. We are hoping the pond stays clear through the remainder of the season.

We recently replace the light pole on Harding Green drive in front of 1 Spruce which was hit by a car. This was covered by the owner of the car's insurance company. We have one more pole to install on Harding Green Drive close to Birch Lane.

We are expecting building repairs and painting to start on 2 buildings on Birch, Cedar, walnut and 1 single family home on Spruce this September.

The board recently completed the budget with Taylor management. This budget will be passed soon and distributed to owners.

## Reminders

Residents are reminded that all work orders and service requests MUST be directed to Gary McHugh, our property manager. Please when emailing Gary, always cc:

[hgatrustees@yahoo.com](mailto: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](http://www.hardinggreen.org) or contact Gary for the proper documentation.

## Draft Minutes HGA Open Board Meeting July 27, 2022.

### Attendance:

Michael Chou  
Richard Bruno  
Robin Ward  
Yuiry Gruzglin  
Gary McHugh

7 Residents

Michael Chou called the meeting to order:

Motioned for minutes approve minutes from June: 4/0 Approved

### Treasure's Report:

- As of June 30th, Operating Account \$75,746.98 Capital Reserve Account: \$347,988.54 in Money Market account
- Audit for fiscal year from 2021 has been completed. Motion made for the approval of the audit for distribution. 4/0 Approved.

### Property manager's Report

- Harmony landscaping has been doing their weekly maintenance. Unfortunately the drought has been making everything very dry. Some residents are watering but not all. Spot cutting has been done and the landscapers has been conducting some trimming and cutting around the community. Lawns are stressed and goes dormant and can cause weeds.
- Had some issues with pond fountain this year, broke down a few times and parts were broken. Replacement parts were ordered and it took some time to obtain due to Covid shortage. Pond fountain has since been repaired. Aerators also requires repair with parts. Parts are backordered. Our hope is that it should be here in about 2 weeks.
- Ash tree work is being prepared and scheduled. Ash trees are being targeted first as priority. Work is scheduled for the 15<sup>th</sup> of August.
- Roof work continues based on a scheduled basis.
- Pool has elected to refinish the pool and had a slower start due to the work. We also had issues with pool management company: biggest issue with pool, lakes or beaches, companies are having issues with staffing. Challenges occurred getting our pool being maintained on a daily basis with the pool company and we decided to part ways with the pool company on July 3<sup>rd</sup>. The Board took on the responsibility of running the pool without a management company. It is likely that many other associations will be going towards being self running. Thus far, things have been running smoothly and residents have been complimentary on the conditions of the pool. Items had to be purchased as a result which is expected to maintain the facility and the pool. Monitors were originally required in place of life guards, however, since Covid rules have lapsed, that was no longer necessary.
- Board President outlined the decision process for self maintenance on pool: We looked at various options, alternate vendors and speaking to our insurance carrier and legal counsel, we decided it would be most cost effective to maintain the pool ourselves and hire within the community. Vendors currently charge \$250-\$390 dollars per day for monitoring and maintenance. We have invested in equipment, locks, chemicals, security to allow for future use. Locks can be controlled remotely, codes can be provided to individual residents next year. We have hired an individual outside vendor to monitor chemicals and report to the town independently. Rate of employment was determined to be fair with a possible bonus Motion is made to approve \$85 per day with possible bonus based on how well the job is done. Approved 4/0.
- As a result of our exemption to life guards and with the new equipment built in, we are looking to expand the pool hours to 9:30AM-9:30PM. Next year, we will be providing individual codes or swipe badges for unlocking the doors for the facility.

### Open Item:

- Is there enough lighting at the pool for the evening? The pool has in ground lighting. There are some solar lights around the perimeter. The parking light also lights up the facility pretty well.
- Tree question: are there plans to cut trees down behind sycamore. The job has been bid on for next year's budget. In order to get to those trees, 202 may need to get shut down and a crane is required going over the power lines. We are exploring different possible options either with our vendor, town or state. Police may be required for traffic control. Significant discount post November 1<sup>st</sup>. This is not an issue for the electrical company.

- Question on responsibilities for the pool: Maintaining the pump, backwash, daily chemical, skimming, brushing, furniture maintenance, cleaning the deck, tiles, taking out garbage. This is done twice a day, before and after the pool opens/closes. We send out the water for testing for the health board of the town and it is reported on a weekly basis.
  - Badges are there for checking when we had the pool management company before but now that we have the locks changed, that may not be as pertinent. Please keep the badges with you so that others know you are a resident of the community. We will be providing codes next year to each address.
  - Guard rail was left by the entrance area near 202. Is it possible to remove? Gary will follow up and check.
- Motion made to adjourn meeting 8:19 PM. 4/0 approved.

**CASH DISBURSEMENTS**

Starting Check Date: 7/01/22 Cash Account #: "All"

Ending Check Date: 7/31/22

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

7/05/22	71593	VOID		.00	Void
7/07/22	71595	HG-CAP	RBC FBO HARDING GREEN CAP. RES	9,057.75	ACCT 7R3-00658

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6874	070122	7/01/22	910-000	7/01/22	9,057.75	ACCT 7R3-00658
6874	070122	7/01/22	104-000	7/01/22	9,057.75	
6874	070122	7/01/22	332-000	7/01/22	9,057.75-	

Totals: 9,057.75

7/07/22	71596	TMC	TAYLOR MANAGEMENT COMPANY	3,891.33	MANAGEMENT FEE
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Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6873	070122	7/01/22	810-000	7/01/22	3,891.33	MANAGEMENT FEE

7/14/22	71597	HC	HILBERG CONTRACTING LLC	139.68	5 ASH LANE-UPPER GUTTER C
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Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6881	15844	6/28/22	748-000	7/01/22	139.68	5 ASH LANE-UPPER GUTTER C

7/14/22	71598	JCP&L	JERSEY CENTRAL POWER & LIGHT	338.47	
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Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6877	95108301238	6/17/22	610-000	7/01/22	203.38	100006484693-051522-06152
6878	95108301240	6/17/22	610-000	7/01/22	7.90	100006521494-051522-06152
6879	95108301239	6/17/22	610-000	7/01/22	69.65	100006486086-051522-06152
6880	95108301237	6/17/22	610-000	7/01/22	57.54	100006481400-051522-06152

Totals: 338.47

7/14/22	71599	MC	MICHAEL CHOU	26.50	PAPER TOWELS FOR POOL HOU
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Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6883	063022	6/30/22	750-200	7/01/22	26.50	PAPER TOWELS FOR POOL HOU

7/14/22	71600	VOID		.00	Void
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7/14/22	71601	SMCMUA	SMCMUA	451.13	790132070000-031622-06162
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Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6882	70000-062322	6/23/22	615-000	7/01/22	451.13	790132070000-031622-06162

7/18/22	71602	AHN	AT HOME NET	55.60	C005511 -07/22
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Starting Check Date: 7/01/22 Cash Account #: "All"

Ending Check Date: 7/31/22

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6885	INV132512	7/01/22	830-000	7/01/22	55.60	C005511 -07/22
7/18/22	71603	HC	HILBERG CONTRACTING LLC				361.46	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6888	15920	7/05/22	748-000	7/05/22	206.85	3 SPRUCE LN-LEADER PIPE R
		6889	15924	7/05/22	748-000	7/05/22	154.61	5 CEDAR-UPPER GUTTER CLOG
						Totals:	361.46	
7/18/22	71604	HTC	HARMONY TREE CARE LLC				1,066.25	TREE SVC
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6895	13494	7/11/22	727-000	7/11/22	1,066.25	TREE SVC
7/18/22	71605	IWSNJ	INTERSTATE WASTE SERVICES OF				2,601.74	07/22-SERVICE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6892	0008241423	6/26/22	733-000	7/01/22	2,601.74	07/22-SERVICE
7/18/22	71606	L&W	L&W ENTERPRISES, LLC				5,570.00	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6897	3162	7/13/22	710-000	7/13/22	400.00	SPREAD WOOD CHIPS BY TENN
		6898	3163	7/13/22	710-000	7/13/22	650.00	4 BIRCH LN-RMVD SIDING
		6899	3164	7/13/22	710-000	7/13/22	150.00	4 BIRCH LANE-REP CONCRETE
		6900	3165	7/13/22	333-000	7/13/22	2,750.00	11 BEECH LN-REP HOUSE
		6901	3166	7/13/22	710-000	7/13/22	1,620.00	500 FEET OF SIDING
						Totals:	5,570.00	
7/18/22	71607	MC	MICHAEL CHOU				3,031.76	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6893	071122	7/11/22	750-100	7/11/22	657.00	POOL CLEANING ROBOT
		6894	071122-A	7/11/22	750-000	7/11/22	2,374.76	MISC POOL
						Totals:	3,031.76	
7/18/22	71608	PSE&G	PUBLIC SERVICE ELECTRIC & GAS				336.44	6594159100-052122-062122
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6887	600007940269	6/24/22	611-000	7/01/22	336.44	6594159100-052122-062122
7/18/22	71609	SMCMUA	SMCMUA				345.12	762510047000-040122-06302

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Ending Check Date: 7/31/22

Check Date	Check #	Vend #	Name	Check Amount		Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6896	47000-063022	6/30/22	615-000	7/01/22	345.12	762510047000-040122-06302	
7/18/22	71610	TDT	THE DAVEY TREE EXPERT CO.				483.01	LEAF DISEASE-3RD APPL	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6891	916740059	6/24/22	727-000	7/01/22	483.01	LEAF DISEASE-3RD APPL	
7/18/22	71611	UHLIG	UHLIG LLC				64.30	50TM00086	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6890	H031529-IN	6/30/22	830-000	7/01/22	64.30	50TM00086	
7/18/22	71612	VER	VERIZON				242.54	653121781000132-062722-07	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6886	00132-062622	6/26/22	625-000	7/01/22	242.54	653121781000132-062722-07	
7/21/22	71613	FEC	FERRARA ELECTRICAL CONTRACOR				954.29		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6905	2568	7/14/22	710-100	7/14/22	213.25	LIGHTS OUT AROUND AREA OF	
		6910	2567	7/14/22	710-100	7/14/22	527.79	INSPECTED POOL BONDING AN	
		6912	2569	7/14/22	710-100	7/14/22	213.25	ON SITE FOR POOL INSPECTI	
		-----						Totals:	954.29
7/21/22	71614	HC	HILBERG CONTRACTING LLC				180.20	9 TULIP LN-LEADER CLOG	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6903	16009	7/13/22	748-000	7/13/22	180.20	9 TULIP LN-LEADER CLOG	
7/21/22	71615	HLPM	HARMONY LANDSCAPING &				14,181.12		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6907	13439	7/01/22	725-000	7/01/22	7,090.56	07/22-MLY LANDS MAINYT	
		6908	13270	6/01/22	725-000	7/01/22	7,090.56	06/22-MLY LANDS MAINT	
		-----						Totals:	14,181.12
7/21/22	71616	HW	HILL WALLACK LLP				156.00	GENERAL	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6902	643354	6/30/22	820-000	7/01/22	156.00	GENERAL	
7/21/22	71617	RB	RICHARD BRUNO				1,140.67		

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Ending Check Date: 7/31/22

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6904	071422-A	7/14/22	750-100	7/14/22	74.63	REIMB-UMBRELLA BASES
		6909	071422	7/14/22	750-100	7/14/22	1,066.04	REIMB-LOUNGE CHAIRS
						Totals:	1,140.67	
7/21/22	71618	TMC	TAYLOR MANAGEMENT COMPANY			53.15	06/222-POSTAGE & COPIES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6906	991313009	7/01/22	830-000	7/01/22	53.15	06/222-POSTAGE & COPIES
7/21/22	71619	USIIS	USI INSURANCE SERVICES - BHB			1,781.00	D&O RENEWAL	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6911	4237861	7/14/22	142-000	7/14/22	1,781.00	D&O RENEWAL
7/26/22	71620	GARDEN	GARDEN STATE LABORATORIES INC			1,295.00	ANALYTICAL SVCS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6914	98599	7/14/22	750-000	7/14/22	1,295.00	ANALYTICAL SVCS
7/26/22	71621	HC	HILBERG CONTRACTING LLC			10,716.29		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6862	15530	6/07/22	333-000	6/07/22	10,205.56	17 SYCAMORE-ROOF REPLACEM
		6915	16046	7/18/22	748-000	7/18/22	349.73	9 HEMLOCK-DOWNSPOUT REPAI
		6918	16089	7/20/22	710-000	7/20/22	161.00	4 ASH LANE-RE-ATTACH DOWN
						Totals:	10,716.29	
7/26/22	71622	HLPM	HARMONY LANDSCAPING &			7,090.56	07/22-LANDS MAINT	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6916	13572	7/01/22	725-000	7/01/22	7,090.56	07/22-LANDS MAINT
7/26/22	71623	MC	MICHAEL CHOU			1,612.74	POOL ITEMS PURCHASED	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6917	071922	7/19/22	750-100	7/19/22	1,612.74	POOL ITEMS PURCHASED
7/26/22	71624	NJP	NJ PEST, LLC			943.63	WILDLIFE EXCLUSION	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6913	48116	7/01/21	735-000	7/01/22	943.63	WILDLIFE EXCLUSION
						Totals:	68,167.73	

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Starting Check Date: 7/01/22 Cash Account #: "All"

Ending Check Date: 7/31/22

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

7/21/22	818740	(M)HGOPER	HARDING GREEN OPERATING	2,750.00	REIMB-L&W ENTERPRISE INV
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Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6928	072122	7/21/22	100-000	7/21/22	2,750.00	REIMB-L&W ENTERPRISE INV

Totals: 2,750.00

-- End of report --