

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

**JULY, 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**

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[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 7:30 July 27th*

## **RECYCLING**

*Tuesdays, 7/26, 8/9, 8/23*  
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 Zoom Meeting

<https://us02web.zoom.us/j/81186858222?pwd=OEJPaENWbFVGZlUMTRYMVBpQjgwUT09>

Meeting ID: 811 8685 8222

Passcode: 751423

One tap mobile

+16469313860,,81186858222#,,,,\*751423# US

+19294362866,,81186858222#,,,,\*751423# US (New York)

Dial by your location

+1 646 931 3860 US

+1 929 436 2866 US (New York)

## **Community Maintenance Activities**

Harmony Landscaping has been concentrating on the weekly maintenance at Harding Green but has avoided cutting dry areas to protect the turf. They have been spot cutting lawns as needed while doing other service work like weeding and pruning shrubs. We again request owners to water their own lawns and plantings during this heat wave.

If you have not been to the pool, now is the time to attend. Our pool management company departed on July 2nd and the Harding Green board stepped in and has been running the pool "in house" since and the pool has never looked better. New remote locks were installed at the pool, new pool chemical monitoring equipment and a pool cleaning robot were purchased. New pool furniture and picnic tables were also purchased. The association had applied for and received exempt status a few years ago meaning we did not have to have a lifeguard on duty. Many associations have gone this route due to the lack of labor available.

Unfortunately we have experienced issues with our pond fountain and the underwater bubblers for most of the summers. Both needed new parts that have been slow to receive but we expect everything to be back up and running by the end of July.

We have identified the most dangerous trees and will be removing them in the next month and will continue to monitor and remove these Ash trees over the next few years.

We continue to replace roofs as needed and to address all work orders in a timely fashion.

## **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 June 29, 2022.

### Attendance:

Michael Chou  
Richard Bruno  
Robin Ward  
Yuiry Gruzglin  
Gary McHugh

5 Residents

Michael Chou called the meeting to order:

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

### Treasurer's Report:

- As of May 31st, Operating Account \$58,118.35 Capital Reserve Account: \$368, 535.80 in Money Market account
- Audit for fiscal year from 2021 has been completed. We have received the audit and the Board is reviewing it. We hope that we can present and send out in the next open meeting

### Property manager's Report

- Harmony landscaping has been doing their weekly maintenance. Everything from pre season work has been done. Mulch, weed control, etc has been completed. They were originally planning to trim middle to end of July but Harmony claimed they had staffing resources available so they began work on that. They were a bit early. Overall, the property had a lot of rain initially, but then the drought began so grass will need watering.
- Additional Ash trees are targeted for removal. Gary is working with Board and vendors to see what the most competitive bid is. Approximately 3-4 vendors are reviewing. Likely towards end of summer based on worst Ash trees first.
- Pool has been opened. Construction did delay but work was completed on the pool. Interior, coping, tile are all new. We had sent out the notice and we did get inspections completed earlier so it was opened earlier. Badges were allocated. Two attendants live in the community. Helps and benefits being on time with people you know for consistency. Folks that saw the pool seemed please. New furniture and benches were purchased.
- We had issues with the pond pump. The fountain and aerators needed new controllers and parts. It has been hard to procure parts. We are hoping to get the bubblers up and running soon.
- We are just beginning to review and look at the budget for next fiscal year. Prices are much higher now with all services due to insurance, fuel and inflation. Gary has sent a draft to Yuiry to review and begin the process.
- Roof maintenance and replacements continue. The work is triaged based on worst cases first. Chimney caps are being completed this year. Approximately 22 left for this year. They are stainless steel so they are guaranteed for life.
- A follow up with landscaping regarding lawns from last meeting were taken care of. The rain created gaps in terms of where grass has been cut. Overall, issues were addressed. Also issue with pool chemicals and maintenance. Stress that continued monitoring of chemicals will lead to clean pool.
- Contractor approval: Cortez cleaning. Insurance information and information has been set up in Taylor. 3rd or 4th cleaning vendor just to obtain cleaning services. Nothing is easy to obtain. Motion is moved to approve vendor. Approved 4/0

### Open Item:

- Question regarding Do not cut shrubs list. Confirm and be put back on do not cut list. Question on pool badge. What started it? Over the past years, we noticed folks that attend our pool that use the pool that shouldn't be or have left and returned. Sometimes guests come without residents or number of guests are abused. We had new residents come in to the community so it just lets folks confirm those that show up belong here. It also forced folks to respond to the survey for the directory. The survey was for the directory. The form itself was generic, but we're not supposed to have a certain amount of pets, we need to know who's car belongs to which resident, we also need to know renters versus owners.
- Resident claims that as one of the owners affected by the red growth issue on lawn, the treatment had made them brown. Is that normal?
- Appreciate the roof work on 2 Cedar. Not happy about the landscaping work that is happening. Certain residents are not keeping up with their landscaping. It's frustrating to look at other homes that are not complete with landscaping work. When will the repair for grass and seeding be taken care of? Question the trimming process in the summer. Dog peeing is an issue

with walkers. The median is not completed. What will there be for filling the median? Grass was cut too low for the heat. Items will be looked at with landscaper and also river rock will be filled with the median. Current Board member volunteered to fill it from other areas of the property helping save about \$2-\$3000. All landscapers wait until approximately July to prune. The goal is not to compare our property with newer associations. We continue to improve the property each day. The work is not done and volunteers are always welcome.

- Resident mentioned that reseeding wasn't well done. Main question was whether resident were notified about watering the area. They should be called to be requested for watering. Yes, residents were notified that they should water the newly seeded areas. Email was used but resident feels a call would be better.

Motion made to adjourn meeting 8:08 PM. 4/0 approved.

**CASH DISBURSEMENTS**

Starting Check Date: 6/01/22 Cash Account #: "All"

Ending Check Date: 6/30/22

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

6/02/22 71568 HG-CAP RBC FBO HARDING GREEN CAP. RES 9,057.75 ACCT 7R3-00658

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6829	060122	6/01/22	910-000	6/01/22	9,057.75	ACCT 7R3-00658
6829	060122	6/01/22	104-000	6/01/22	9,057.75	
6829	060122	6/01/22	332-000	6/01/22	9,057.75-	

Totals: 9,057.75

6/02/22 71569 TMC TAYLOR MANAGEMENT COMPANY 3,891.33 MANAGEMENT FEE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6828	060122	6/01/22	810-000	6/01/22	3,891.33	MANAGEMENT FEE

6/09/22 71570 HC HILBERG CONTRACTING LLC 6,086.34

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6831	14894	4/07/22	333-000	5/01/22	1,452.23	5 TULIP-ROTTED WOOD REPLA
6832	15002	4/19/22	710-000	5/01/22	239.91	6 HEMLOCK CT-EMERG TARP
6833	15069	4/26/22	710-000	5/01/22	439.30	4 BIRCH LN-ROTTED SIDING
6834	15143	5/03/22	333-000	5/03/22	3,210.48	5 TULIP-ROTTED WOOD REPLA
6835	15315	5/19/22	747-000	5/19/22	141.81	4 CEDAR-TRIM PAINTING
6836	15372	5/25/22	710-000	5/25/22	231.16	8 POPLAR LN-WOOD PECKER R
6837	15380	5/25/22	710-000	5/25/22	254.70	6 BIRCH-CHIMNEY SEAL
6838	15394	5/26/22	710-000	5/26/22	116.75	4 TULIP-UPPER GUTTER CLOG

Totals: 6,086.34

6/10/22 71571 AHN AT HOME NET 52.95 C005511 -06/22

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6848	INV129228	6/01/22	830-000	6/01/22	52.95	C005511 -06/22

6/10/22 71572 CBTM MARK ROONEY 225.00 CLEAN OUT POND PUMP

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6841	053122	5/31/22	711-000	6/01/22	225.00	CLEAN OUT POND PUMP

6/10/22 71573 HC HILBERG CONTRACTING LLC 172.73 13 BEECH-PAINT DECK BOARD

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6844	15448	6/01/22	710-000	6/01/22	172.73	13 BEECH-PAINT DECK BOARD

CASH DISBURSEMENTS

Starting Check Date: 6/01/22 Cash Account #: "All"

Ending Check Date: 6/30/22

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

6/10/22 71574 IWSNJ INTERSTATE WASTE SERVICES OF 2,601.74 06/22-MLY TRASH SVC

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6850	0008130112	6/01/22	733-000	6/01/22	2,601.74	06/22-MLY TRASH SVC

6/10/22 71575 L&W L&W ENTERPRISES, LLC 6,675.00

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6842	3155	5/31/22	333-000	6/01/22	3,300.00	2 POPLAR LN-RPLCD BAD SID
6843	3156	5/31/22	710-000	6/01/22	475.00	3 TULIP LN-RPLC ROTTED SH
6845	3157	6/01/22	710-000	6/01/22	2,900.00	1 ASH LANE-INSTALL DRAIN

Totals: 6,675.00

6/10/22 71576 PSE&G PUBLIC SERVICE ELECTRIC & GAS 78.44 6594159100-042222-052022

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6846	602007532955	5/25/22	610-000	6/01/22	78.44	6594159100-042222-052022

6/10/22 71577 RB RICHARD BRUNO 533.08 REIMB - PURCHASE PICNIC T

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6849	060622	6/06/22	750-200	6/06/22	533.08	REIMB - PURCHASE PICNIC T

6/10/22 71578 UHLIG UHLIG LLC 64.30 50TM00086

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6847	H031178-IN	5/31/22	830-000	6/01/22	64.30	50TM00086

6/10/22 71579 VER VERIZON 242.54 653121781000132-052722-06

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6851	00132-052622	5/26/22	625-000	6/01/22	242.54	653121781000132-052722-06

6/16/22 71439 VOID .00 Void

6/16/22 71580 CAU COMMUNITY ASSOC. UNDERWRITERS 5,363.00 POL#: CAU503035-4 COMM PK

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6856	3794-060222	6/02/22	142-000	6/02/22	5,363.00	POL#: CAU503035-4 COMM PK

6/16/22 71581 HC HILBERG CONTRACTING LLC 1,232.91

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Starting Check Date: 6/01/22 Cash Account #: "All"

Ending Check Date: 6/30/22

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6854	15235	5/11/22	710-000	6/01/22	276.16	8 HEMLOCK-ROOF LEAK REPAI
		6857	15565	6/08/22	750-100	6/08/22	956.75	POOL HOUSE -POWER WASHING
							-----	
						Totals:	1,232.91	
6/16/22	71582	HTC	HARMONY TREE CARE LLC			1,066.25	TREE SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6855	13362	6/09/22	727-000	6/09/22	1,066.25	TREE SERVICE
6/16/22	71583	HW	HILL WALLACK LLP			52.00	GENERAL	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6852	638412	5/31/22	820-000	6/01/22	52.00	GENERAL
6/20/22	71584	HC	HILBERG CONTRACTING LLC			633.88		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6859	15627	6/10/22	748-000	6/10/22	148.74	4 TULIP-UPPER GUTTER CLOG
		6863	15661	6/14/22	710-000	6/14/22	138.61	1 WALNUT-UPPER GUTTER CLO
		6864	15662	6/14/22	710-000	6/14/22	138.61	12 BIRCH-UPPER GUTTER CLO
		6865	15665	6/14/22	710-000	6/14/22	207.92	1 CEDAR LN-LEADER REP
							-----	
						Totals:	633.88	
6/20/22	71585	NJP	NJ PEST, LLC			1,343.48	13 BEECH LN-WILDLIFE EXCL	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6858	48117	7/01/21	735-000	6/01/22	1,343.48	13 BEECH LN-WILDLIFE EXCL
6/20/22	71586	RW	ROBIN WARD			172.62	REIMB-PURCHASE PLANTING I	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6861	061322	6/13/22	726-000	6/13/22	172.62	REIMB-PURCHASE PLANTING I
6/20/22	71587	TMC	TAYLOR MANAGEMENT COMPANY			186.85	05/22-POSTAGE & COPIES	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6860	991312297	6/01/22	830-000	6/01/22	186.85	05/22-POSTAGE & COPIES
6/23/22	71588	GMH	GARY MCHUGH			275.00	REIMB-HEALTH PERMIT 2022	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6868	061622	6/16/22	750-100	6/16/22	275.00	REIMB-HEALTH PERMIT 2022

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Cash account #: 100-000 AAB-Operating

6/23/22	71589	IWSNJ	INTERSTATE WASTE SERVICES OF	2,601.74	MLY COMMERCIAL SVC			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6866	8001595	3/26/22	733-000	6/01/22	2,601.74	MLY COMMERCIAL SVC
6/23/22	71590	NJPM	NEW JERSEY POOL MANAGEMENT	5,000.00	05/22-POOL SVC			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6867	1252	4/01/22	750-000	6/01/22	5,000.00	05/22-POOL SVC
6/30/22	71591	HC	HILBERG CONTRACTING LLC	18,939.69	5 & 6 HEMLOCK-ROOF REPLAC			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6840	15290	5/16/22	333-000	6/01/22	18,939.69	5 & 6 HEMLOCK-ROOF REPLAC
6/30/22	71592	IWSNJ	INTERSTATE WASTE SERVICES OF	2,168.12	12/21-MLY SVC			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6872	7791132	11/26/21	733-000	6/01/22	2,168.12	12/21-MLY SVC
6/30/22	71594	RW	ROBIN WARD	11.94	REIMB-SHOWER PULL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6876	062422	6/24/22	750-100	6/24/22	11.94	REIMB-SHOWER PULL

Totals: 68,728.68

Cash account #: 104-000 Cash in Capital FISN

6/17/22	810771	(M)HGOPER	HARDING GREEN OPERATING	2,750.00	REIMB-50% DEP EXTENSION O			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6869	061722	6/17/22	100-000	6/17/22	2,750.00	REIMB-50% DEP EXTENSION O
6/17/22	810772	(M)HGOPER	HARDING GREEN OPERATING	4,662.71	REIMB-HILBERG CONTRACTING			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6870	061722-1	6/17/22	100-000	6/17/22	4,662.71	REIMB-HILBERG CONTRACTING
6/17/22	810774	(M)HGOPER	HARDING GREEN OPERATING	22,239.60	REIMB-HILBERG CONTRACTING			

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Ending Check Date: 6/30/22

Check Date	Check #	Vend #	Name	Check Amount		Reference	
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6871	061722-2	6/17/22	100-000	6/17/22	22,239.60	REIMB-HILBERG CONTRACTING

Totals: 29,652.31

-- End of report --