

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

## JUNE, 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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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 June 29th*

### RECYCLING

*Tuesdays, 6/28, 7/12, 7/26*  
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

Please note: we had a few residents reported their cars being opened and their insurance cards and registration being taken over night. These incidents have been reported to the police. If you see anything suspicious, please report this to the police. We also recommend that cars be locked for everybody's safety.

Garbage pick up for July 5<sup>th</sup> may be delayed as waste disposal will be picking up for areas typically picked upon Monday due to holiday.

Gary will be on vacation 7/1-7/10. Please email [Lynn@taylorlmgmt.com](mailto:Lynn@taylorlmgmt.com) for any issues.

Join Zoom Meeting

<https://us02web.zoom.us/j/81486164022?pwd=FsT0eNeIAP9qV-UrypCLXlyW6P9NO9.1>

Meeting ID: 814 8616 4022

Passcode: 293260

Call in: 1 929 436 2866 US (New York)

## Community Maintenance Activities

Harmony Landscaping continues the weekly landscape maintenance at Harding Green. Remember, if we do not receive rain for a while you need to water your lawns so they do not thin and go dormant. Harmony will be trimming all shrubs starting mid-July and this will take 3 weeks to complete.

We are preparing to take down 8 Ash trees this summer and more in the fall. We have completed one day of trimming of branches this month.

The pool is open every day now. Our pool management company is settling in with the daily routine as we go into the heart of our season. The board authorized and purchased new pool furniture and picnic benches. Taylor has issued badges to those who have completed the census form and returned it to our office. Those owners who have tenants need to have their intent to lease form completed and all fees paid in order for us to issue badges to tenants.

With the current issue with getting parts and labor to do repairs we have been waiting on repairs to the ponds under water aerators and the pond fountain. We are doing everything we can to get all up and running as soon as possible.

Taylor Management is currently working with the board to develop the new budget for September 1st. This will be mailed to all owners in early August.

## 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 May 25, 2022.

### Attendance:

Gary McHugh  
Richard Bruno  
Robin Ward  
Yuiy Gruzglin  
6 Residents

Richard Bruno called the meeting to order:

Motioned for minutes approve minutes: 3/0 Approved

### Property manager's Report

- Landscaping season pretty good so far with lots of rain. Spring clean up with weed control with mulching complete. Now they're in maintenance mode. There were some issues with cutting and not cutting in certain areas due to rain issues. Cuts will be caught up and services will be done in one day.
- Chimney cap 25 left to replace. Board approved replacement for all remaining chimney caps for entire association. This will be the last year it will be required for reserve cost
- Roof replacements: bad leaks due to rain and age. 4 roofs were replaced. 5 pending to be scheduled for replacement. We are systematically being replaced based on need and contractor inspection. It is not based on looks.
- Street light was hit and came down in front of spruce. It was an accident with a visitor and it was reported and submitted with insurance from the visitor; claim entered and pole to be replaced.
- Pool was repaired and replaced for the most part. As repairs were done, further damage was found and needed repair. Skimmers had to be rebuilt and had to be reattached and rebuilt. It was leaking for years. Getting backorder items was an issue but they caught up and has started filling. Chemicals required an brushing needed. Opens full time Monday 20<sup>th</sup>. Currently we're only opened weekends anyways but it will likely open prior. Inspections are pending and feel confident everything will go through just fine. Should be the weekend of the 11<sup>th</sup>.
- Pond: pushed treatment company to come early and put pump in early. Had issues with pump clogging up with algae and debris despite treatment. Trying to get contractor back to resolve. Pond was treated and it is likely we may replace with new company to treat pond. Vendor to be approved tonight with new vendor.
- Issue with vendor equipment left at parking lot. Contractor from winter snow removal had issues and delays removing equipment. Most of the time, equipment is from vendors working on the site. Some from Wayne and others...will ask vendors to remove when not working actively.
- Pool cleaning company that cleans the pool club house can no longer continue work. Alternate company found and will be approved.

### Treasure's report

- As of 04/30/22, \$71,093.62 in Operating | \$384, 126.68 Capital Reserve in MM fund.

### Motion to approve vendors:

- Black Lagoon: Pond Treatment Company. Motioned and approved 3/0.
- Loeffler Pool company: Motioned and approved 3/0.

### Open Item:

- Resident feels pool parking equipment devalues homes. Or park behind pool house. Appreciate the clean up but shouldn't condone parking lot for equipment parking.
- Residents wanted to see if trimming can be done behind home. Appreciate the amount of work that needed but resident feels better landscaping can be done. Vendor claims issues with rain but will return to complete. However, residents are seeing that it's not complete. Mainly Hemlock residents as well as behind Sycamore
- Resident concerned about reseeded from tree removal. They spent a lot of time aerating and seeding but now it's cut, not much is left but dirt. Did not feel it was successful. Vendor was spoken to about this. Perhaps wait until fall or do it now depending on resident watering. Resident was appreciative.
- What is the schedule of roofing projects coming up? Roofs have been replaced based on as needed basis. There are some roofs with patches and some are not where we need to replace. A schedule will be looked at with the next 5 years. Roofs were not original, and some were replaced in 1996 with secondary layer on some. Aware that they are aging and we had a reserve

study done regarding this. We wanted to get the most amount of time out of the roofs. We have started replacement instead of repair. As time goes on, the roof issues will be more prevalent. We are just preparing on what is the best way to handle roof replacement. Cost of materials are escalating perhaps due to inflation or due to Covid / scarcity.

- Resident is having issues with their lawn in the front on Sycamore. Please have vendor review.
- Another resident claims similar fungus issue in front of their lawn. Thank you and Board extending island. It is now much safer for walkers. It will be filled with river rock from other areas in the community.
- Resident states that if you see issues with landscaping, they must be reported. Board suggests taking pictures and sending it to Gary.
- Resident suggested look at James' Place or Dorset Hallow: make over was done but perhaps look at how they re did all their exteriors and roofs and pass on the charge. Perhaps that would lower maintenance and maybe bite the bullet on costs. Board states that special assessment was done for \$40,000. Board states that a study was done on colors and due to dark brown colors, selection of pallets for updating is limited. We looked into siding and different materials. We do have limits on material types and dimensions. What we've done for siding is used improved materials and primer. Color was updated to lighter color on the darker units. This will extend paint cycles and improve the look of the community.
- Meeting Motioned to adjourn: 3/0 approved 8:17

**CASH DISBURSEMENTS**

Starting Check Date: 5/01/22 Cash Account #: "All"

Ending Check Date: 5/31/22

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

5/05/22 71543 CAU COMMUNITY ASSOC. UNDERWRITERS 5,363.00 POL#: CAU503035-4 COMM PK

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6807	3794-041922	4/19/22	142-000	4/19/22	5,363.00	POL#: CAU503035-4 COMM PK

5/05/22 71544 HC HILBERG CONTRACTING LLC 2,636.84 GUTTER CLEANING

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6805	15041	4/05/22	748-000	4/05/22	2,636.84	GUTTER CLEANING

5/05/22 71545 HG-CAP RBC FBO HARDING GREEN CAP. RES 9,057.75 ACCT 7R3-00658

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6780	050122	5/01/22	910-000	5/01/22	9,057.75	ACCT 7R3-00658
6780	050122	5/01/22	104-000	5/01/22	9,057.75	
6780	050122	5/01/22	332-000	5/01/22	9,057.75-	

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Totals: 9,057.75

5/05/22 71546 HLPM HARMONY LANDSCAPING & 14,554.31

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6794	12948	None	725-000	5/01/22	7,090.56	05/22-MLY LANDS MAINT
6798	12757	4/21/22	726-000	4/21/22	2,825.56	LANDSCAPING SERVICES
6799	12756	4/21/22	726-000	4/21/22	4,638.19	LANDS SVCS & STUMP GRINDI

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Totals: 14,554.31

5/05/22 71547 JCP&L JERSEY CENTRAL POWER & LIGHT 158.17

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6800	95507005027	4/15/22	610-000	4/15/22	64.05	100006481400-031522-04132
6801	95507005029	4/15/22	610-000	4/15/22	85.87	100006486086-031522-04132
6802	95507005030	4/15/22	610-000	4/15/22	8.25	100006521494-031522-04132

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Totals: 158.17

5/05/22 71548 L&W L&W ENTERPRISES, LLC 4,500.00 4 ASH LANE-REP THE SIDE &

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6804	3148	4/21/22	333-000	4/21/22	4,500.00	4 ASH LANE-REP THE SIDE &

5/05/22 71549 NJPM NEW JERSEY POOL MANAGEMENT 5,198.75 04/22-POOL SVC

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Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6806	1251	4/01/22	750-000	4/01/22	5,198.75	04/22-POOL SVC
5/05/22	71550	PSASC	PRO SEALER ASPHALT SEAL COATIN				2,750.00	FINAL PAYMENT-FRONT CURBI
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6809	050422	5/04/22	333-000	5/04/22	2,750.00	FINAL PAYMENT-FRONT CURBI
5/05/22	71551	RW	ROBIN WARD				767.61	REIMB-PURCHASE NEW LOUNGE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6803	042522	4/25/22	750-200	4/25/22	767.61	REIMB-PURCHASE NEW LOUNGE
5/05/22	71552	TMC	TAYLOR MANAGEMENT COMPANY				3,891.33	MANAGEMENT FEE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6779	050122	5/01/22	810-000	5/01/22	3,891.33	MANAGEMENT FEE
5/19/22	71553	AHN	AT HOME NET				52.95	C005511 -05/22
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6810	INV124489	5/01/22	830-000	5/01/22	52.95	C005511 -05/22
5/19/22	71554	GMH	GARY MCHUGH				275.00	REIMB-POOL LICENSE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6817	051022	5/10/22	750-100	5/10/22	275.00	REIMB-POOL LICENSE
5/19/22	71555	GREAT	GREAT BLUE INC.				1,186.20	50%DEP ON SEASON CONTRACT
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6818	16447	5/09/22	711-000	5/09/22	1,186.20	50%DEP ON SEASON CONTRACT
5/19/22	71556	HC	HILBERG CONTRACTING LLC				260.17	DOWNSPOUT REPAIR
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6812	15168	5/04/22	710-000	5/04/22	260.17	DOWNSPOUT REPAIR
5/19/22	71557	HW	HILL WALLACK LLP				52.00	GENERAL
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6816	634402	4/15/22	820-000	5/01/22	52.00	GENERAL
5/19/22	71558	IWSNJ	INTERSTATE WASTE SERVICES OF				2,601.74	05/22-MLY SVC

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Starting Check Date: 5/01/22 Cash Account #: "All"

Ending Check Date: 5/31/22

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6814	0008083569	5/01/22	733-000	5/01/22	2,601.74	05/22-MLY SVC
5/19/22	71559	MFP	MOUNT FREEDOM PRINTING				179.86	POOL REGISTRATION/CENSUS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6820	27481	5/09/22	830-000	5/09/22	179.86	POOL REGISTRATION/CENSUS
5/19/22	71560	PSE&G	PUBLIC SERVICE ELECTRIC & GAS				127.67	6594159100-032322-042122
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6813	605405802392	4/26/22	610-000	5/01/22	127.67	6594159100-032322-042122
5/19/22	71561	TMC	TAYLOR MANAGEMENT COMPANY				10.07	04/22-POSTAGE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6819	991311659	5/01/22	830-000	5/01/22	10.07	04/22-POSTAGE
5/19/22	71562	UHLIG	UHLIG LLC				64.30	50TM00086
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6815	H030809-IN	4/29/22	830-000	5/01/22	64.30	50TM00086
5/19/22	71563	VER	VERIZON				242.54	653121781000132-042722-05
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6811	00132-042622	4/26/22	625-000	5/01/22	242.54	653121781000132-042722-05
5/26/22	71564	CAU	COMMUNITY ASSOC. UNDERWRITERS				5,363.00	POL#: CAU503035-4 COMM PK
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6822	3794-050922	5/09/22	142-000	5/09/22	5,363.00	POL#: CAU503035-4 COMM PK
5/26/22	71565	HC	HILBERG CONTRACTING LLC				17,411.86	1&2 CEDAR LANE -ROOF REPL
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6808	15131	5/02/22	333-000	5/02/22	17,411.86	1&2 CEDAR LANE -ROOF REPL
5/26/22	71566	JCP&L	JERSEY CENTRAL POWER & LIGHT				187.96	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6823	95177630552	5/17/22	610-000	5/17/22	73.73	100006486086-041422-05142
		6824	95177630551	5/17/22	610-000	5/17/22	45.89	100006484693-041422-05142
		6825	95177630553	5/17/22	610-000	5/17/22	7.92	100006521494-041422-05142
		6826	95177630550	5/17/22	610-000	5/17/22	60.42	100006481400-041422-05142
							Totals:	187.96

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Ending Check Date: 5/31/22

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

5/26/22 71567 MC MICHAEL CHOU 283.54 REIMB-HOSTING SITE FEE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6827	052322	5/23/22	830-000	5/23/22	283.54	REIMB-HOSTING SITE FEE

Totals: 77,176.62

Cash account #: 104-000 Cash in Capital FISN

5/17/22 801650 (M)HGOPER HARDING GREEN OPERATING 24,661.86 REIMB - HILBERG CONTRACTI

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6821	051722	5/17/22	100-000	5/17/22	24,661.86	REIMB - HILBERG CONTRACTI

Totals: 24,661.86

-- End of report --