

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

## APRIL/MAY, 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 May 25th

### RECYCLING

Tuesdays, 5/24, 6/14, 6/28  
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/89783148607?pwd=T3VnRXM0dS9UZIN3eGV3RWZjcE1kZz09>

Meeting ID: 897 8314 8607

Passcode: 201757

Dial by your location 1 929 436 2866 US (New York)

## Community Maintenance Activities

Harmony Landscaping has completed spring clean-up, fertilization and mulching. They have been concentrating on mowing & trimming weekly.

The board and management continue to monitor the Ash trees and will remove these on a worst first basis sticking with our current budget.

The center island was extended down to the speed bump at the front of the property for the safety of our residents. The center of this island will be filled with river stone from the property.

The pool which is over 40 years old is under a major re-construction. Prior to the construction's beginning in March, we expected to be able to open Memorial Day if all went well but it did not. Besides the large amount of rain this spring, supply chain issues, the contractors found a number of structural issues that could not be seen prior to the construction that must be addressed. The contractor has reported that we will be able to open the pool on Saturday June 18th as an outside date. The pool would typically only be open on weekends up to the 18th. We expect to have most of the construction completed and the pool filled around memorial weekend but we will need to get all inspections prior to final approval to open. If we can open on any weekend prior to this date, all will be notified. The board and management is very disappointed in this news as the association has always been able to open Memorial weekend with the exception of the Covid year.

We continue to have issues with the pond pumps and pond itself. We are currently reviewing proposals to change vendors to both maintain the pump/aerators and the pond itself.

There were recently street lights out on Beech which were repaired quickly. A light pole near 1 Spruce was hit by a vehicle and was knocked down. This pole along with a pole outside of Birch which has been missing for a number of years will be installed the last week of May.

There have been 6 roofs replace already this year. We are constantly reviewing roofing inspection reports and replacing roofs as needed with those roofs having reoccurring issues being replaced.

The board has been replacing approximately 20 chimney caps per year. We only have 25 caps left to be replace in the property. These caps will all be replace this year so we can be completed with this long term reserve expense. If your chimney cap has not been replace it will be this year.

## 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.

# 03-30-2022 General Meeting

Michael: Call to order

Liz Minutes: Motion to approve previous minutes and accepted.

Financial Report Yuriy: 2/28

- Operating : 55,513.79
- Cap res (Money Market) : 413,653.50
- No other investments

Manager's report: Gary -

- Snow removal: lots of small events - overall good job (few complaints). - so far ~36K
- Pond fountain in early. Chemicals coming soon to control algae. Bubblers issue - adding or fixing or possibly add fountains. Electrician going to review and make recommendations
- Harmony
  - Doing tree work. Beech and Ash had tree work. Dick watching the work.
  - Landscape maint - spring cleanup , fertilization and mulch coming up shortly.
    - Bids provided (4) and Harmony selected - 2 yr contract - \$66.5K yr 1 and 67.7K yr 2
    - Motion to vote and 2nd. Unanimous approval.
- Pool:
  - Hired to re-plaster of the pool and tiling repair
  - Repair bracket mounts and decking concrete
  - Drained already
  - Costs: 24K for the repairs (capital expense)
  - Motion and 2nd. Unanimous approval.
  - Thank you Gary! This is a big win - hard to get companies!
- Front entrance and speed bump options are being generated
  - One option was to extend the speed bump across - safety concern for difficulty getting up the hill in bad weather.
  - Possibly get Harding police to sit nearby to deter. This is a safety concern for the community.
  - Concern that vendors are not compliant

Open Items

- Natalie: concerning the divider extension -- add pavers. Is that a possible option under consideration?
- Mike: yes, that's a possible option
- Kristin: Walks extensively and sees the same issue residents and vendors going around the speed bump. Suggested to provide the options to the community to avoid backlash. Seems that extending is the speed bump is a viable option.
- 2nd item - too many folks do not get the newsletter. Need to update the directory.
- Natalie: Can we put the newsletter in with the maintenance bill? Kristin thought it was a good idea
- Gary: Big expense and notices come from accounting offices.
- Mike: take ~\$250 to do a mass mailing: Folks not getting mailings can always go to the website. [www.hardinggreen.org](http://www.hardinggreen.org)
- Kristin: there is a downside for not involving so many people and many have given up.
- Natalie: leverage pool access to ensure gathering correct information.
- Debbie: Took pictures of ~5 cars going around the speed bump in the course of 1 hour
- Dick: please send the photos to [rfbruno2001@yahoo.com](mailto:rfbruno2001@yahoo.com)

**NOTICE:** Dick: It is time to vaccinate the Ash trees to ensure they are vaccinated. If you email Dick, he will \$8 per inch measured at the base diameter. Discount from last year and treatment lasts 2 years. If you want your tree treated, please email Dick at: [rfbruno2001@yahoo.com](mailto:rfbruno2001@yahoo.com)

Motion to adjourn 2nd. Unanimous approval.

**CASH DISBURSEMENTS**

Starting Check Date: 4/01/22 Cash Account #: "All"

Ending Check Date: 4/30/22

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

4/04/22 71520 HG-CAP RBC FBO HARDING GREEN CAP. RES 9,057.75 ACCT 7R3-00658

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6752	040122	None	910-000	4/01/22	9,057.75	ACCT 7R3-00658
6752	040122	None	104-000	4/01/22	9,057.75	
6752	040122	None	332-000	4/01/22	9,057.75-	

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Totals: 9,057.75

4/04/22 71521 HLP M HARMONY LANDSCAPING & 7,090.56 04/22-MLY LANDS SVCS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6771	12682	4/01/22	725-000	4/01/22	7,090.56	04/22-MLY LANDS SVCS

4/04/22 71522 TCN THE COUNTRY NURSERY INC 479.81 3/9/22-SNOW SVC

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6769	8712	3/17/22	730-000	3/17/22	479.81	3/9/22-SNOW SVC

4/04/22 71523 TCN THE COUNTRY NURSERY INC 3,550.08 3/12 & 3/13/22-SNOW SVC

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6770	8724	3/17/22	730-000	3/17/22	3,550.08	3/12 & 3/13/22-SNOW SVC

4/04/22 71524 TMC TAYLOR MANAGEMENT COMPANY 3,891.33 MANAGEMENT FEE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6751	040122	4/01/22	810-000	4/01/22	3,891.33	MANAGEMENT FEE

4/14/22 71525 CAU COMMUNITY ASSOC. UNDERWRITERS 5,363.00 POL#: CAU503035-4 COMM PK

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6772	3794-031722	3/17/22	142-000	3/17/22	5,363.00	POL#: CAU503035-4 COMM PK

4/14/22 71526 HC HILBERG CONTRACTING LLC 1,371.65

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6773	14807	3/29/22	710-000	3/29/22	372.65	14 SYCAMORE LN-WOOD REP
6774	14808	3/29/22	710-000	3/29/22	271.94	6 ASH LN-RPLC MISSING SHI
6775	14809	3/29/22	710-000	3/29/22	306.94	17 BEECH -ROTETD TRIM MOL
6776	14810	3/29/22	710-000	3/29/22	420.12	7 BEECH -SIDING & WOOD RO

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Totals: 1,371.65

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

4/14/22	71527	HLPM	HARMONY LANDSCAPING &	7,090.56	03/22-MLY LANDS MAINT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6777	12681	3/24/22	725-000	3/24/22	7,090.56	03/22-MLY LANDS MAINT
4/14/22	71528	HTC	HARMONY TREE CARE LLC	4,744.81	TREE REMOVAL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6778	12623	3/15/22	727-000	3/15/22	4,744.81	TREE REMOVAL
4/20/22	71529	AHN	AT HOME NET	52.95	C005511 -04/22			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6782	INV120270	4/01/22	830-000	4/01/22	52.95	C005511 -04/22
4/20/22	71530	HC	HILBERG CONTRACTING LLC	429.17				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6787	14938	4/12/22	710-000	4/12/22	219.65	11 BIRCH LN-WINDOW LEAK R
		6788	14940	4/12/22	710-000	4/12/22	209.52	1 CEDAR LN-DOWNSPOUT REP
						Totals:	429.17	
4/20/22	71531	L&W	L&W ENTERPRISES, LLC	2,250.00	4 ASH LANE-REP HOUSE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6784	3145	4/06/22	710-000	4/06/22	2,250.00	4 ASH LANE-REP HOUSE
4/20/22	71532	PSE&G	PUBLIC SERVICE ELECTRIC & GAS	162.50	6594159100-021922-032222			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6781	602007433848	3/25/22	611-000	4/01/22	162.50	6594159100-021922-032222
4/20/22	71533	SMCMUA	SMCMUA	55.21	790132070000-121521-03162			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6789	70000-032322	3/23/22	615-000	4/01/22	55.21	790132070000-121521-03162
4/20/22	71534	SMCMUA	SMCMUA	345.12	762510047000-010122-03312			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6790	47000-033122	3/31/22	615-000	4/01/22	345.12	762510047000-010122-03312

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Starting Check Date: 4/01/22 Cash Account #: "All"

Ending Check Date: 4/30/22

Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #: 100-000 AAB-Operating								
4/20/22	71535	TMC	TAYLOR MANAGEMENT COMPANY	15.45	03/22-POSTAGE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6786	991311047	4/01/22	830-000	4/01/22	15.45	03/22-POSTAGE
4/20/22	71536	UHLIG	UHLIG LLC	64.30	POSTAGE & STATEMENTS			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6785	H030506-IN	3/31/22	830-000	4/01/22	64.30	POSTAGE & STATEMENTS
4/20/22	71537	VER	VERIZON	242.84	653121781000132-032022-04			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6783	00132-032622	3/26/22	625-000	4/01/22	242.84	653121781000132-032022-04
4/28/22	71538	CHIMCO	CHIMCO LLC	15,577.24	22 UNITS-CHASE COVER & CA			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6726	HA-210811-FB	2/10/22	333-000	2/10/22	15,577.24	22 UNITS-CHASE COVER & CA
4/28/22	71539	HC	HILBERG CONTRACTING LLC	32,333.66				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6700	13976	12/23/21	333-000	1/01/22	26,859.00	WOOD REPAIRS
		6740	14488	2/24/22	333-000	3/01/22	5,221.43	4 SPRUCE -NEW STEP REBUIL
		6792	14976	4/15/22	710-000	4/15/22	253.23	17 BEECH LN-CHIMNEY SEAL
					Totals:		32,333.66	
4/28/22	71540	VOID		.00				
4/28/22	71541	PSASC	PRO SEALER ASPHALT SEAL COATIN	2,750.00	50% DEP-EXTENSION OF ISLA			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6791	041422	4/14/22	333-000	4/14/22	2,750.00	50% DEP-EXTENSION OF ISLA
4/28/22	71542	HLPM	HARMONY LANDSCAPING &	15,801.83	MULCH			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6793	12755	None	725-500	4/20/22	15,801.83	MULCH
					Totals:		112,719.82	

**CASH DISBURSEMENTS**

Starting Check Date: 4/01/22 Cash Account #: "All"

Ending Check Date: 4/30/22

Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #:		104-000	Cash in Capital FISN					
4/19/22	794662	(M)HGOPER	HARDING GREEN OPERATING	5,221.43	REIMB - HILBERG CONTRACTI			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6795	041922	4/19/22	100-000	4/19/22	5,221.43	REIMB - HILBERG CONTRACTI
4/19/22	794664	(M)HGOPER	HARDING GREEN OPERATING	15,577.24	REIMB-CHIMCO LLC INV			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6796	041922-1	4/19/22	100-000	4/19/22	15,577.24	REIMB-CHIMCO LLC INV
4/19/22	794667	(M)HGOPER	HARDING GREEN OPERATING	26,859.00	REIMB-HILBERG CONTRACTING			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6797	041922-2	4/19/22	100-000	4/19/22	26,859.00	REIMB-HILBERG CONTRACTING
Totals:				47,657.67				

-- End of report --