

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

OCTOBER, 2022

BOARD OF TRUSTEES:

President: Michael Chou
Vice President: Richard Bruno
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

CONTACT INFORMATION

BOARD OF TRUSTEES
hgatrustees@yahoo.com

GARY MCHUGH,
PROPERTY MANAGER
(973) 267-9000 x303
gmchugh@taylormgt.com

LYNN ZIENOWICZ,
ADMINISTRATOR
(973) 267-9000
lynn@taylormgt.com

HGA WEBSITE
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

*Harding Library, Wednesday, October
26, 2022, 7:45pm.*

RECYCLING

Tuesdays, 10/25, 11/8, 11/22
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

HGA Annual Membership meeting will be held in person, Wednesday, October 26, 2022 at 7:45PM, Kemmerer Library.

Community Maintenance Activities

Harmony continues to perform weekly leaf removal this fall. They will continue removing leaves on all lawns and clean out the planting beds after all leaves have fallen and after gutter cleaning is completed the first or 2nd week of November.

The fall power spraying by NJ Pest has been completed.

Reminder that the annual meeting and elections will be held at 7:30PM at the library where the ballots for this year's election will be tallied. The winners will be announced at the meeting Wednesday night.

We completed another day of tree removal this past Saturday and those Ash trees that were scheduled to be treated have been treated.

We are starting preparations for snow removal this winter and expect the contractor to have equipment on site and ready to go before the first snowfall.

The rotted board replacement and painting of the remaining units/homes will be started Monday October 31st.

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 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.

Draft minutes of the annual membership meeting on 10/27/2021

1. The meeting was called to order @7:30PM by the board president Michael Chou.
HGA board members self-introductions.
2. Minutes of the 2020 annual shareholders meeting (10/28/2020) were presented and read by Liz Martinez (board secretary);
no corrections/objections/edits were suggested;
a motion to approve the minutes of the 10/28/2020 meeting was made by Michael Chou;
minutes approved 5:0;
3. Treasurer's report:
as of 09/30/2021:
operating account: \$96,949.67
capital reserve account: \$416,416.71 in money market fund; no investments in CDs
4. A resolution for the carryover was read by Liz Martinez:
any excess of membership income over membership expenses for the year ended on 09/30/2021 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604;

a motion to adopt the resolution was made by Michael Chou; adopted 5:0;
5. Management report by Gary McHugh:
 - a lot roofs were done; estimated that altogether 12 roofs will be completed by the end of the year;
 - 23 chimney caps were replaced, we are planning to replace the remaining ones within one year;
 - driveway seal-coating was done; we managed to get a good price per driveway, many homeowners opted in for this project;
 - 14 driveways were replaced; every year we look at the driveways and replace those that require;
 - many drainage improvement projects were completed, some of them to eliminate possible damage to the driveways;
 - the annual painting project is underway on Poplar and 1 Spruce along with the siding replacement;
 - the pool was open this year; we had a fairly good pool season; we are planning pool repairs before the next season;
 - continuing tree removals (concentrating on the ash trees) and pruning; continued with stump-grinding and seeding the affected areas;
 - aeration and seeding was done on many lawns;
 - the pond overall was in a good shape;
 - we have done a lot of work and the property looks pretty good.
6. Election results:
Natalie Zwibel (a member of the ADR committee) reported:
76 ballots were received;
votes counted:
Richard Bruno - 44
Randolf Sehn - 15
Sandra Niccolai - 1
16 ballots were disqualified

Richard Bruno won the election as certified by the ADR committee members who counted the votes.
The association's legal counsel confirmed that all election requirements were met.
Congratulations extended to Richard Bruno.
7. Open items from the shareholders:
Robin Ward: informed that when the mums in the planters at the entrance start to look beyond their prime time the planters will be removed
for the winter months.
Michael Chou: Wayne Davis will be moving the planters to the pool area next week.
Robin Ward urged the resident to slow down at the entrance.
Michael Chou thanked Robin Ward for taking the initiative to have Verizon remove their telephone line polls.
Question from a homeowner: (26:00) will the divider be extended down (or the speed bump all the way across)?

Michael Chou: the planters were a temporary solution to improve safety; we will have to discuss what to do on a permanent basis;

we cannot extend the speed bump across.

Dennis Morgan: in favor of the speed bump.

Michael Chou thanked the board members for their effort and homeowners for attending the meeting.

The board members thanked Michael Chou for the leadership.

The meeting was adjourned.

CASH DISBURSEMENTS

Starting Check Date: 9/01/22 Cash Account #: "All"

Ending Check Date: 9/30/22

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

9/06/22 71629 VOID .00 Void
 9/06/22 71654 KCH KADEN CHOU 765.00 WORK AT THE POOL

Vchr-# Invoice-# Inv-date Acct # Eff-date Amount-paid Reference
 6925 072922 None 750-000 7/25/22 765.00 WORK AT THE POOL

9/08/22 71655 HC HILBERG CONTRACTING LLC 392.65

Vchr-# Invoice-# Inv-date Acct # Eff-date Amount-paid Reference
 6972 16588 8/29/22 748-000 8/29/22 145.28 UPPER GUTTER CLOG
 6973 16529 8/22/22 710-000 8/22/22 247.37 CHIMNEY SEAL

 Totals: 392.65

9/08/22 71656 HG-CAP RBC FBO HARDING GREEN CAP. RES 9,057.75 ACCT 7R3-00658

Vchr-# Invoice-# Inv-date Acct # Eff-date Amount-paid Reference
 6964 090122 9/01/22 910-000 9/01/22 9,057.75 ACCT 7R3-00658
 6964 090122 9/01/22 104-000 9/01/22 9,057.75
 6964 090122 9/01/22 332-000 9/01/22 9,057.75-

 Totals: 9,057.75

9/08/22 71657 HLPM HARMONY LANDSCAPING & 7,090.56 AUG 2022 LANDSCAPING SERV

Vchr-# Invoice-# Inv-date Acct # Eff-date Amount-paid Reference
 6974 13814 8/29/22 725-000 8/29/22 7,090.56 AUG 2022 LANDSCAPING SERV

9/08/22 71658 LPM LOEFFLER POOLS MANAGEMENT INC 64,323.67

Vchr-# Invoice-# Inv-date Acct # Eff-date Amount-paid Reference
 6853 3132 4/27/22 333-000 6/01/22 31,026.28 PRE-SEASON POOL CONSTRUCT
 6950 3216 5/30/22 333-000 8/01/22 31,026.28 PRE-SEASON POOL CONSTRUCT
 6971 3700 7/15/22 750-100 8/01/22 2,271.11 5 YEAR BONDING

 Totals: 64,323.67

9/08/22 71659 MC MICHAEL CHOU 547.62 POOL ITEMS PURCHASED

Vchr-# Invoice-# Inv-date Acct # Eff-date Amount-paid Reference
 6970 082422 8/24/22 750-000 8/24/22 547.62 POOL ITEMS PURCHASED

9/08/22 71660 TMC TAYLOR MANAGEMENT COMPANY 3,891.33 MANAGEMENT FEE

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Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6963	090122	9/01/22	810-000	9/01/22	3,891.33	MANAGEMENT FEE
9/15/22	71661	AHN	AT HOME NET				55.60	C005511
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6978	INV140616	9/01/22	830-000	9/01/22	55.60	C005511
9/15/22	71662	CHIMCO	CHIMCO LLC				10,975.00	25 UNITS-CHIMNEY CHASE CO
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6975	HA-220520-DP	8/26/22	333-000	9/01/22	10,975.00	25 UNITS-CHIMNEY CHASE CO
9/15/22	71663	FEC	FERRARA ELECTRICAL CONTRACOR				3,094.72	REPLACED SWITCH IN MAIN A
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6981	2607	9/07/22	710-100	9/07/22	3,094.72	REPLACED SWITCH IN MAIN A
9/15/22	71664	HW	HILL WALLACK LLP				78.00	GENERAL
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6982	650529	8/25/22	820-000	9/01/22	78.00	GENERAL
9/15/22	71665	IWSNJ	INTERSTATE WASTE SERVICES OF				2,601.74	09/22-MLY TRASH SVC
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6979	0008368680	9/01/22	733-000	9/01/22	2,601.74	09/22-MLY TRASH SVC
9/15/22	71666	KCH	KADEN CHOU				1,275.00	WORK AT POOL 15 DAYS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6976	083022	8/30/22	750-000	9/01/22	1,275.00	WORK AT POOL 15 DAYS
9/15/22	71667	PSE&G	PUBLIC SERVICE ELECTRIC & GAS				115.30	6594159100-072222-081922
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6977	601807736798	8/24/22	610-000	9/01/22	115.30	6594159100-072222-081922
9/15/22	71668	UHLIG	UHLIG LLC				66.38	50TM00086
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6980	H032215-IN	8/31/22	830-000	9/01/22	66.38	50TM00086
9/22/22	71669	HTC	HARMONY TREE CARE LLC				2,079.19	TREE TRIMMING

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Check Date	Check #	Vend #	Name	Check Amount		Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6984	13823	9/01/22	727-000	9/01/22	2,079.19	TREE TRIMMING	
9/22/22	71670	LPM	LOEFFLER POOLS MANAGEMENT INC				314.54	LOWER ALL COVER ANCHORS S	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6983	3837	8/30/22	750-100	9/01/22	314.54	LOWER ALL COVER ANCHORS S	
9/27/22	71671	CAU	COMMUNITY ASSOC. UNDERWRITERS				21,249.19	POL#: CAU503035-4	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6987	3794-090122	9/01/22	142-000	9/01/22	21,249.19	POL#: CAU503035-4	
9/27/22	71672	HC	HILBERG CONTRACTING LLC				1,240.46		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6989	16723	9/12/22	748-000	9/12/22	250.71	6 ASH LANE-UPPER GUTTER C	
		6990	16724	9/12/22	710-000	9/12/22	235.91	COMMUNITY -BENCH PAINTING	
		6991	16701	9/08/22	710-000	9/08/22	569.06	16 BEECH LN-DECK BOARD RP	
		6992	16763	9/19/22	710-000	9/19/22	184.78	POOL HOUSE-GUTTER REP	
		-----						Totals:	1,240.46
9/27/22	71673	MFP	MOUNT FREEDOM PRINTING				183.98	BUDGET/CALL FOR CANDIDATE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6988	28188	9/09/22	830-000	9/09/22	183.98	BUDGET/CALL FOR CANDIDATE	
9/27/22	71674	TMC	TAYLOR MANAGEMENT COMPANY				11.97	08/22-POSTAGE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6985	991314277	8/31/22	830-000	9/01/22	11.97	08/22-POSTAGE	
9/27/22	71675	VER	VERIZON				244.92	653121781000132-082022-09	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6986	00132-082622	8/26/22	625-000	9/01/22	244.92	653121781000132-082022-09	
		Totals:						129,654.57	
Cash account #:		104-000	Cash in Capital FISN						
9/23/22	834386	(M)HGOPER	HARDING GREEN OPERATING				36,484.00	CURE INTERFUND PRIOR TO S	

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Ending Check Date: 9/30/22

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6995	092322	9/23/22	100-000	9/23/22	36,484.00	CURE INTERFUND PRIOR TO S
9/23/22	834398	(M)HGOPER	HARDING GREEN OPERATING				10,975.00	REIMB-CHIMCO LLC INV
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6996	092322-1	9/23/22	100-000	9/23/22	10,975.00	REIMB-CHIMCO LLC INV
				Totals:			47,459.00	

-- End of report --