

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

## SEPTEMBER, 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  
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PROPERTY MANAGER  
(973) 267-9000 x303  
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LYNN ZIENOWICZ,  
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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 September 28th, 8:00pm.

#### RECYCLING

Tuesdays, 9/27, 10/11, 10/25  
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 Open Board Meeting info: Please note that this is scheduled for Wednesday, 9/28 at 8:PM

Join Zoom Meeting

<https://us02web.zoom.us/j/89358763460?pwd=NGFMMHg3K1liblUxMmpwZUUzQVg5QT09>

Meeting ID: 893 5876 3460

Passcode: 097428

One tap mobile

+16469313860,,89358763460#,,,,\*097428# US

Please note that we have had complaints about dog walkers having their pets go to the bathroom on resident properties or cul-de-sacs where they do not reside. We ask that dog walkers please be respectful of other residents and use either your own personal property, common property or areas along the walkway on HGA drive. Cat owners should not be letting their cat's roam throughout the property. We have received complaints on a regular basis on particular cats roaming the property. We ask that owners be responsible for their pets.

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.

NJPest will be performing a power spray on all foundations on Thursday September 29th. Please email Gary McHugh to be on the opt out list by Tuesday 27<sup>th</sup>.

## Community Maintenance Activities

Harmony has recently completed fertilizing all lawns. Due to the drought this year the lawns are not in good shape but with the recent rain we are hoping to see some improvement this fall. They will perform weekly leaf clean up from the lawns and common areas. The planting beds will be cleaned of leaves during the final removal after gutter cleaning is completed in late November.

We recently removed trees on and near Tulip. The stumps will be ground out and soil & seed will be installed this fall.

We will be completing our 5 year painting cycle this fall so all buildings will be painted with the new colors. Any rotted wood will be replaced prior to the painting.

We had a very good pool season with the association handling the day to day pool operations in-house. The pool will officially be closed for use on Sunday September 25th. The pool is scheduled to be covered and all furniture put away on Tuesday September 27th.

NJPest will be performing a power spray on all foundations on Thursday September 29th. Look for a follow up notice via email next week.

Notices for the election meeting were mailed to all owners with a request for candidates for the October 26th meeting. Ballots and agenda will follow. Please be reminded that if you are on autopay you need to go in and update the new fee amount before October 1st because it will not automatically change. If you need the information on how to do this email me at [gmchugh@taylormgt.com](mailto:gmchugh@taylormgt.com).

## 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 August 31, 2022

### Attendance:

Michael Chou  
Richard Bruno  
Robin Ward  
Yuiry Gruzglin  
Gary McHugh

4 Residents

Meeting called to order 7:32PM

3 residents

Board voted to accept the minutes as written

### Treasure's Report

Account Balances as Per July 31st

- Operating revenue \$ 66,309.25
- Capital Reserve \$654,400.42

### 2023 Budget Proposal

- New budget was discussed
- Due to anticipate impact of inflation & significant capital reserve expenditures projected roof replacement the Board is increasing the monthly maintenance fee
  - Units \$50 Increase \$500 new monthly
  - Houses \$65 Increase \$645 new monthly

Propose to increase Reserve contribution \$27,240

- current contribution \$108,693
- New Contribution \$135,933

Discussion of elements

Review 2023 Budget attachment

### ASH Trees

- 5 trees behind Sycamore estimated cost \$15,000
  - need use crane to remove them
  - requires the shutdown Rt202 that requires Police presence
  - Looking to JCP&L to contract the work
  - Work to complete in the winter to avail the Association of a discount
- There are 61 Ash Trees that remain
  - 16 to be treated
  - 15 to be removed
    - The dead trees on Spruce will be removed in the next removal phase
    - Tree at the bottom of Hemlock will be removed

### Maintenance Issues

- Pond condition
  - poor condition
  - no drainage of the pond
  - Pond was repaired
- Landscaping
  - poor service
  - no cleanup
  - blow clipping back onto property
    - not doing a good job
    - issue with units that backup to tree line,
      - blow into the tree lines

- needs for accountability for vendors
  - Landscaping break down
    - Landscaping Cutting grass
    - Tree & shrubs cover removal of Ash Tree
    - Enhanced landscape
      - stump grinding
      - seeding
      - Drainage projects
  - Pool Operation
    - recognized as well done this year
    - new approach to will allow to reduce costs
- **The Entrance:**
  - poor appearance of entrance
    - need to be weeded will h
    - over grown
      - will be thinned
      - the plants will be replace
      - will be transplanted

### **New Planning for Project**

- Siding Replacement
  - Preliminary study was conducted for total of \$1.5 Million
    - example of Fiber Cement
    - look to maintain the look
      - new siding does not meet our current look
  - Looking to create a new committee working with Taylor to develop a feasibility study
  - look at what options are available
- Roofs
  - in process a current study of the cost benefit of replacing all roofs as a single project vs overtime

Active discussion on the look of the entrance

- frustration expressed on all sides

### **Mangers report:**

- replacing the light pole Spruce ,
- footing installed needs to cure
- entrance to Birch light pole being added

### **President comments**

Board Vacancy and New Election

- Liz Martinez has resigned
  - board need to appoint a replacement
- New election 2 Positions
  - 3 year position
  - Yuri and Robin currently occupy the positions
  - suggestion a meet the candidate night
    - based on number of responses
- Suggestion to have a meet & greet
  - Potential gathering to socialize
  - Board is planning to returning to in person meetings

Called for adjournment Approved 4/0

**CASH DISBURSEMENTS**

Starting Check Date: 8/01/22 Cash Account #: "All"

Ending Check Date: 8/31/22

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

8/01/22 71625 CAU COMMUNITY ASSOC. UNDERWRITERS 9.00 POL#208780132-13

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6924	3794-071822	7/18/22	142-000	7/18/22	9.00	POL#208780132-13

8/01/22 71626 HC HILBERG CONTRACTING LLC 761.87 PAINTING OF TRIM-INSPECT

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6923	16109	7/21/22	333-000	7/21/22	761.87	PAINTING OF TRIM-INSPECT

8/01/22 71627 HG-CAP RBC FBO HARDING GREEN CAP. RES 9,057.75 ACCT 7R3-00658

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6927	080122	8/01/22	910-000	8/01/22	9,057.75	ACCT 7R3-00658
6927	080122	8/01/22	104-000	8/01/22	9,057.75	
6927	080122	8/01/22	332-000	8/01/22	9,057.75-	

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Totals: 9,057.75

8/01/22 71628 JCP&L JERSEY CENTRAL POWER & LIGHT 372.53

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6919	95796497336	7/18/22	610-000	7/18/22	50.61	100006481400-061622-07142
6920	95796497339	7/18/22	610-000	7/18/22	7.42	100006521494-061622-07142
6921	95796497337	7/18/22	610-000	7/18/22	254.12	100006484693-061622-07142
6922	95796497338	7/18/22	610-000	7/18/22	60.38	100006486086-061622-07142

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Totals: 372.53

8/01/22 71630 TMC TAYLOR MANAGEMENT COMPANY 3,891.33 MANAGEMENT FEE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6926	080122	8/01/22	810-000	8/01/22	3,891.33	MANAGEMENT FEE

8/12/22 71631 CBTM MARK ROONEY 998.39 REP OF POND FOUNTAIN

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
6937	080122	8/02/22	711-000	8/02/22	998.39	REP OF POND FOUNTAIN

8/12/22 71632 CCS CORTES CLEANING SERVICE LLC 1,361.15

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Starting Check Date: 8/01/22 Cash Account #: "All"

Ending Check Date: 8/31/22

Check Date	Check #	Vend #	Name	Check Amount		Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6931	654	7/07/22	750-100	7/07/22	503.53	CLEANED BATHROOMS, HALLWA	
		6932	655	7/07/22	750-100	7/07/22	857.62	POOL AREA MAINT	
		-----					Totals:	1,361.15	
8/12/22	71633	HC	HILBERG CONTRACTING LLC				1,898.99		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6930	16154	7/26/22	710-000	7/26/22	228.18	5 TULIP-GUTTER REP	
		6938	16079	7/19/22	710-000	7/19/22	1,670.81	3 SPRUCE-ROTTED RAILROAD	
		-----					Totals:	1,898.99	
8/12/22	71634	HLPM	HARMONY LANDSCAPING &				383.85	WEEDING	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6934	13664	7/29/22	726-000	7/29/22	383.85	WEEDING	
8/12/22	71635	KCH	KADEN CHOU				765.00	WORK AT POOL-7/23-7/31/22	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6936	080122	8/01/22	750-000	8/01/22	765.00	WORK AT POOL-7/23-7/31/22	
8/12/22	71636	MC	MICHAEL CHOU				230.51	POOL ITEMS PURCHASE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6933	072822	7/28/22	750-100	7/28/22	230.51	POOL ITEMS PURCHASE	
8/17/22	71637	AHN	AT HOME NET				55.60	C005511 -08/22	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6941	INV137207	8/01/22	830-000	8/01/22	55.60	C005511 -08/22	
8/17/22	71638	HC	HILBERG CONTRACTING LLC				164.56	HARDING GREEN POOL HOUSE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6943	16294	8/03/22	710-000	8/03/22	164.56	HARDING GREEN POOL HOUSE	
8/17/22	71639	HLPM	HARMONY LANDSCAPING &				932.97		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6947	13744	8/11/22	726-000	8/11/22	426.50	SMALL WOODED AREA IN FRON	
		6948	13745	8/11/22	727-000	8/11/22	506.47	EMERG RMVL OF 12 DIAMETER	
		-----					Totals:	932.97	

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Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #: 100-000 AAB-Operating								
8/17/22	71640	HW	HILL WALLACK LLP	104.00	GENERAL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6944	647032	7/31/22	820-000	8/01/22	104.00	GENERAL
8/17/22	71641	IWSNJ	INTERSTATE WASTE SERVICES OF	2,601.74	08/22-MLY SVC			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6940	0008314463	8/01/22	733-000	8/01/22	2,601.74	08/22-MLY SVC
8/17/22	71642	KCH	KADEN CHOU	1,785.00	WORK AT POOL - 21 DAYS			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6945	080822-A	8/08/22	750-000	8/08/22	1,785.00	WORK AT POOL - 21 DAYS
8/17/22	71643	LUMBER	LUMBERBACKS TREE SERVICE	3,745.00	LARGE ASH REMOVAL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6949	086-110221	11/02/21	727-000	8/01/22	3,745.00	LARGE ASH REMOVAL
8/17/22	71644	PSE&G	PUBLIC SERVICE ELECTRIC & GAS	99.97	6594159100-062222-072122			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6946	600607921577	7/26/22	611-000	8/01/22	99.97	6594159100-062222-072122
8/17/22	71645	UHLIG	UHLIG LLC	67.00	50TM00086			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6939	H031860-IN	7/29/22	830-000	8/01/22	67.00	50TM00086
8/17/22	71646	VER	VERIZON	245.20	653121781000132-072022-08			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6942	00132-072622	7/26/22	625-000	8/01/22	245.20	653121781000132-072022-08
8/24/22	71647	FEC	FERRARA ELECTRICAL CONTRACOR	224.94	INST TIMER SWITCH FOR POO			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		6953	2597	8/15/22	750-200	8/15/22	224.94	INST TIMER SWITCH FOR POO
8/24/22	71648	HC	HILBERG CONTRACTING LLC	508.61				

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Ending Check Date: 8/31/22

Check Date	Check #	Vend #	Name	Check Amount		Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6954	16437	8/15/22	710-000	8/15/22	328.41	3 CEDAR LANE -SIDING FIX	
		6955	16448	8/15/22	710-000	8/15/22	180.20	2 BEECH LANE-SIDING FIX	
							Totals:	508.61	
8/24/22	71649	JCDTOC	JERSEY CAPE DIAGNOSTIC,				654.75	TAGS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6952	2581	5/02/22	750-000	8/01/22	654.75	TAGS	
8/30/22	71650	FEC	FERRARA ELECTRICAL CONTRACOR				5,500.00	INST NEW LIGHT POST & BAS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6956	2596	8/15/22	863-500	8/15/22	5,500.00	INST NEW LIGHT POST & BAS	
8/30/22	71651	HC	HILBERG CONTRACTING LLC				10,752.01		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6935	16244	7/29/22	333-000	7/29/22	9,960.32	11 HEMLOCK=ROOF RPLCMNT	
		6957	16510	8/18/22	710-000	8/18/22	791.69	9 SPRUCE-MISCELLANEOUS IT	
							Totals:	10,752.01	
8/30/22	71652	JCP&L	JERSEY CENTRAL POWER & LIGHT				392.48		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6959	95257587985	8/16/22	610-000	8/16/22	9.21	100006521494-071522-08122	
		6960	95257587983	8/16/22	610-000	8/16/22	266.32	100006484693-071522-08122	
		6961	95257587994	8/16/22	610-000	8/16/22	64.63	100006486086-071522-01015	
		6962	95257587982	8/16/22	610-000	8/16/22	52.32	100006481400-071522-08122	
							Totals:	392.48	
8/30/22	71653	TMC	TAYLOR MANAGEMENT COMPANY				20.90	07/22-POSTAGE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		6958	991313657	8/01/22	830-000	8/01/22	20.90	07/22-POSTAGE	
							Totals:	47,585.10	
		Cash account #:	104-000	Cash in Capital FISN					
8/23/22	826882	(M)HGOPER	HARDING GREEN OPERATING				31,026.28	loeffler pools	

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Check Date	Check #	Vend #	Name	Check Amount		Reference	
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	6965	082322	8/23/22	100-000	8/23/22	31,026.28	loeffler pools
8/25/22	827570	(M)HGOPER	HARDING GREEN OPERATING			10,205.56	hilberg
	6968	082522-2	8/25/22	100-000	8/25/22	10,205.56	hilberg
8/25/22	827571	(M)HGOPER	HARDING GREEN OPERATING			9,960.32	hilberg
	6969	082522-3	8/25/22	100-000	8/25/22	9,960.32	hilberg
8/25/22	827572	(M)HGOPER	HARDING GREEN OPERATING			31,026.28	loeffler
	6967	082522-1	8/25/22	100-000	8/25/22	31,026.28	loeffler
8/25/22	827666	(M)HGOPER	HARDING GREEN OPERATING			761.87	hilberg
	6966	0825222	8/25/22	100-000	8/25/22	761.87	hilberg
Totals:						82,980.31	

-- End of report --