

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

## APRIL, 2023

### BOARD OF TRUSTEES:

President: Michael Chou  
Vice President: Richard Bruno  
Secretary: Carla Forte  
Treasurer: Yuriy Gruzglin  
Trustee: Art Ochs

### 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

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HGA REPRESENTATIVE  
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(732) 349-2100 x85573  
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### CALENDAR

#### HARDING GREEN ASSOCIATION OPEN BOARD MEETING

*Virtual, Wednesday, May 3, 2023,  
7:30pm.*

#### RECYCLING

*Tuesdays, 5/9, 5/23*  
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

HGA monthly Board meeting will be held virtually on, Wednesday, May 3, 2023 at 7:30PM, using the below link:

Join Zoom Meeting

<https://us02web.zoom.us/j/89561056780?pwd=UjVFRnhmK3JCaDk2YWxBa0lscnZpdz09>

Meeting ID: 895 6105 6780

Passcode: 003368

One tap mobile

+13092053325,,89561056780#,,,,\*003368# US

## Community Maintenance Activities

Harmony Landscaping has started their weekly services at Harding Green. They have fertilized all lawns and treated for weeds. They are mulching all planting beds starting April 25th and completing April 29th. They have recently completed soil & seeding along Harding Green Drive where the new sidewalks were installed.

All gutters and downspouts are scheduled to be cleaned on May 15th and 16th.

The pond pump was repaired over the winter and has been re-installed in the pond. The pump is running strong and the pond water looks great. The pond is treated throughout the season by a water management company.

ProSealer will be on site this week to crack fill any cracks in the road under their warranty. They will be supplying a price to sealcoat driveways for any owner who wants to sign up for this service next month.

We are currently working on preparing to open the pool this season. All owners will receive information regarding the pool season in early May.

The siding repairs and painting were completed on Birch and Cedar. We have received quotes to do the siding repairs and paint Walnut and the last building on Spruce. We are reviewing these bids and looking at the budget to see when these buildings can be completed.

Davey Tree will be on site Wednesday April 26th to complete the first spraying of the crabapple trees.

## 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 Open Board Meeting via Zoom – March 29, 2023

### Board Members in Attendance:

Michael Chou  
Dick Bruno  
Art Ochs  
Yuriy Gruzglin  
Carla Forte

Property Manager Gary McHugh

Meeting called to order at 7:45pm

Minutes approved 5/0

### Treasurer's Report:

As if February 28, 2023 - \$163,171.82 in Operating account and \$284,710.97 in Capital Reserve account

### Manager's Report:

- Lucky with minimal snow removal/expense
- 2 trees removed along HG Drive to prepare for sidewalk repair & stump grinding
- New concrete being poured soon
- On-going tree work as necessary
- Tennis courts are open
- Snow removal equipment will be removed from pool parking lot
- Spring clean-up will commence
- Mulching schedules will be sent to notify homeowners of delivery
- Landscaping contract was selected
- Roof replaced at 7 Birch and evaluations for roof work will be on-going on an as needed basis
- Accent continues to re-side and paint homes on Spruce and Cedar
- Soliciting bids on 2 additional buildings to be resided and painted on Spruce and Walnut
- Roofs will be treated for moss/algae to expand life and enhance the look. Will advise on schedule and any instructions to note in preparation
- Vote to approve Harmony Landscaping for a 2-year contract at \$68,750 first year with 3% increase 2nd year with the snow removal pricing holding per last year. Motion to approve. Approved 5/0

### Open Items:

- Question from homeowner on how to prevent mold on roofs. Answer that the new shingle material contains zinc and will prevent mold
- Request to schedule vendor to perform outstanding work order for rotted wood replacement by April 15th or change contractor
- Light bulbs at Harding Green entrance should be replaced with LED bulbs
- Resident stated paint cycle rotation was missed (9-12 Spruce) and was assured estimates are underway
- Work orders for siding/paint can be requested by homeowner anytime without waiting for the painting rotation
- Resident concerned about a missed work order for outstanding deck repair
- Resident inquired about lawn seeding on individual laws despite this is not included in the vendor contract. Timing issues exist to property germinate grass. Many homeowners seed their lawns separate to what our landscaping vendor provides
- Resident suggested forming a neighborhood committee for pool to get more involvement amongst neighbors. Board agreed and Secretary volunteered to help form a committee in April
- Resident concerned with a leaning tree in their backyard and management will evaluate

Board President made motion to adjourn meeting. Meeting adjourned at 8:16pm

**CASH DISBURSEMENTS**

Starting Check Date: 3/01/23 Cash Account #: "All"

Ending Check Date: 3/31/23

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

3/09/23 71786 AHN AT HOME NET 55.60 03/23-TOPS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
7152	INV162259	3/01/23	830-000	3/01/23	55.60	03/23-TOPS

3/09/23 71787 CBTM MARK ROONEY 594.00 REP OF POND PUMP

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
7149	022223	2/22/23	711-000	3/01/23	594.00	REP OF POND PUMP

3/09/23 71788 GARDEN GARDEN STATE LABORATORIES INC 1,995.00 ANALYTICAL SVSC FOR SUMME

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
7148	100905	1/27/23	750-000	3/01/23	1,995.00	ANALYTICAL SVSC FOR SUMME

3/09/23 71789 HC HILBERG CONTRACTING LLC 171.61 7 POPLAR-WINDOW LEAK

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
7147	17954	1/09/23	710-000	3/01/23	171.61	7 POPLAR-WINDOW LEAK

3/09/23 71790 HG-CAP RBC FBO HARDING GREEN CAP. RES 11,327.75 ACCT 7R3-00658

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
7143	030123	3/01/23	910-000	3/01/23	11,327.75	ACCT 7R3-00658
7143	030123	3/01/23	104-000	3/01/23	11,327.75	
7143	030123	3/01/23	332-000	3/01/23	11,327.75-	

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Totals: 11,327.75

3/09/23 71791 HLP M HARMONY LANDSCAPING & 7,746.31

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
7150	14660	2/24/23	726-000	3/01/23	495.81	STUMP GRINDING CLEAN UP
7153	14711	2/28/23	730-000	3/01/23	7,250.50	2/28/23-SNOW PLOWING SVC

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Totals: 7,746.31

3/09/23 71792 JCP&L JERSEY CENTRAL POWER & LIGHT 103.00 100006486086-011423-02112

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
7146	95786766154	2/14/23	610-000	2/14/23	103.00	100006486086-011423-02112

3/09/23 71793 L&W L&W ENTERPRISES, LLC 1,050.00 2 POPLAR-RMV & POUR SIDEW

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Starting Check Date: 3/01/23 Cash Account #: "All"

Ending Check Date: 3/31/23

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7151	3194	2/24/23	710-000	3/01/23	1,050.00	2 POPLAR-RMV & POUR SIDEW
3/09/23	71794	TMC	TAYLOR MANAGEMENT COMPANY				3,891.33	MANAGEMENT FEE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7142	030123	3/01/23	810-000	3/01/23	3,891.33	MANAGEMENT FEE
3/16/23	71795	CAU	COMMUNITY ASSOC. UNDERWRITERS				5,320.00	POL#: CAU503035-4
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7157	3794-022223	2/22/23	142-000	3/01/23	5,320.00	POL#: CAU503035-4
3/16/23	71796	CHIMCO	CHIMCO LLC				18,038.75	25 UNITS-CHASE COVER & CA
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7162	HA-220520-FB	3/06/23	333-000	3/06/23	18,038.75	25 UNITS-CHASE COVER & CA
3/16/23	71797	HC	HILBERG CONTRACTING LLC				467.34	6 birch lane-gutter repla
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7161	18435	3/06/23	710-000	3/06/23	467.34	6 birch lane-gutter repla
3/16/23	71798	L&W	L&W ENTERPRISES, LLC				2,450.00	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7154	3196	2/28/23	710-000	3/01/23	975.00	21 SYCAMORE REMOVED ROTTE
		7155	3197	2/28/23	710-000	3/01/23	325.00	15 SYCAMORE LN-REBUILD ST
		7156	3195	2/24/23	710-000	3/01/23	1,150.00	500 FEET OF SIFING PRIMED
							Totals:	2,450.00
3/16/23	71799	PSE&G	PUBLIC SERVICE ELECTRIC & GAS				132.06	6594159100-012323-022123
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7160	603307644848	2/24/23	611-000	3/01/23	132.06	6594159100-012323-022123
3/16/23	71800	UHLIG	UHLIG LLC				68.81	50TM00086
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7159	H034295-IN	2/28/23	830-000	3/01/23	68.81	50TM00086
3/16/23	71801	VER	VERIZON				244.85	653121781000132-022723-03

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Starting Check Date: 3/01/23 Cash Account #: "All"

Ending Check Date: 3/31/23

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7158	00132-022723	2/27/23	625-000	3/01/23	244.85	653121781000132-022723-03
3/23/23	71802	CAU	COMMUNITY ASSOC. UNDERWRITERS				5,320.00	POL#: CAU503035-4
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7163	3794-022723	2/27/23	142-000	3/01/23	5,320.00	POL#: CAU503035-4
3/23/23	71803	HC	HILBERG CONTRACTING LLC				323.39	6 SPRUCE-CRACK REPAIRS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7164	16983	10/03/22	710-000	3/01/23	323.39	6 SPRUCE-CRACK REPAIRS
3/29/23	71804	FEC	FERRARA ELECTRICAL CONTRACOR				1,086.64	LIGHTS OUT AT SPRUCE & HA
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7167	2701	3/16/23	710-100	3/16/23	1,086.64	LIGHTS OUT AT SPRUCE & HA
3/29/23	71805	HW	HILL WALLACK LLP				1,178.50	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7174	706901	3/08/23	820-000	3/08/23	944.50	6 POPLAR LANE
		7175	706747	3/08/23	820-000	3/08/23	234.00	GENERAL
							Totals:	1,178.50
3/29/23	71806	IWSNJ	INTERSTATE WASTE SERVICES OF				2,601.74	03/23-MLY TRASH RMVL
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7168	0008807437	3/01/23	733-000	3/01/23	2,601.74	03/23-MLY TRASH RMVL
3/29/23	71807	JCP&L	JERSEY CENTRAL POWER & LIGHT				231.10	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7169	95497398490	3/16/23	610-000	3/16/23	149.85	100006484693-021223-03142
		7170	95307757038	3/17/23	610-000	3/17/23	8.79	100006521494-021223-03152
		7171	95307757036	3/17/23	610-000	3/17/23	72.46	100006481400-021223-03152
							Totals:	231.10
3/29/23	71808	TAG	THE ACCENT GROUP				10,555.88	WOOD REPLACEMENT
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7165	44641	3/13/23	333-000	3/13/23	10,555.88	WOOD REPLACEMENT
3/29/23	71809	TMC	TAYLOR MANAGEMENT COMPANY				11.40	02/23-POSTAGE

**CASH DISBURSEMENTS**

Starting Check Date: 3/01/23 Cash Account #: "All"

Ending Check Date: 3/31/23

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7166	991318344	2/28/23	830-000	3/01/23	11.40	02/23-POSTAGE

Totals: 74,965.06

Cash account #: 104-000 Cash in Capital FISN

3/31/23 900391 (M)HGOPER HARDING GREEN OPERATING 18,038.75 REIMB-CHIMCO INV

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
7177	033123	3/31/23	100-000	3/31/23	18,038.75	REIMB-CHIMCO INV

Totals: 18,038.75

-- End of report --