

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

## AUGUST, 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

BOARD OF TRUSTEES  
[hgatrustees@yahoo.com](mailto:hgatrustees@yahoo.com)

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

LYNN ZIENOWICZ,  
ADMINISTRATOR  
(973) 267-9000  
[lynn@taylormgt.com](mailto:lynn@taylormgt.com)

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**

*Scheduled Wednesday, 8/30, 7:30PM.*

### RECYCLING

*Tuesdays, 9/12, 9/26*

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

Mark your calendars: HGA End of Summer Gathering scheduled on Thursday, September 7th at 6pm at the Harding Green Pool. Come meet your neighbors and enjoy some food and drinks.

HGA Open Board Meeting will be held via zoom on Wednesday, August 30, 2023 at 7:30PM.

Join Zoom Meeting

<https://us02web.zoom.us/j/84942908371?pwd=RFRMbW93SDhmN0pSMTJrbXdKM1dNUT09>

Meeting ID: 849 4290 8371

Passcode: 405608

One tap mobile

+17193594580,,84942908371#,,,,\*405608# US

## Community Maintenance Activities

Harmony will continue to cut and trim lawns through the fall when leaf removal begins. They will be trimming the forsythia in the courtyard as needed until the end of the season.

We continue to look at dead trees and branches for this fall but because we have been keeping up with the trimming there has been less and less to do.

NJ Pest has completed their 2nd and final round of spraying for the control of crawling insects.

We just completed two more roof replacements and will look at replacing more if needed this fall.

Rotted wood replacement and painting of units on Walnut and Spruce will begin in September and this will complete our five year cycle.

Notification regarding the pool closing will be posted soon as we watch the weather and see if there are days worth keeping the pool open. Otherwise, it was a very good pool year and enjoyable for those who used the pool.

The board and management has been reviewing the financials and preparing a new budget which will be shared with all and voted and approve soon.

## 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 – July 26, 2023

Board Members in Attendance:

Michael Chou, President  
Richard Bruno, Vice President  
Yuiry Gruzglin, Treasurer  
Carla Forte, Secretary  
Art Ochs, Trustee

Gary McHugh, Property Manager

Meeting called to order at 7:32pm.

- Motion made to approve minutes from Open Meeting on June 7th, 2023. No further edits or comments were submitted. Minutes were approved.

Treasurer's Report:

- As of June 30, 2023 - \$108,316.36 in Operating Account and \$219,198.68 in Capital Reserve Money market account and \$50,000 in a CD at approximately 5% annual return.

Manager's Report:

- The Board and Taylor Management are currently working on the Budget.
- Lawns are looking good due to lots of rain. Landscaper continues weekly trimming & mowing along with grub and fertilizer control.
- Tree work took place over a 2-day period with some removals and trimming as needed.
- The roofs were treated for moss/mildew; The project enhanced the overall look of our community. The vendor will revisit any roofs that may need touch up treatment.
- The pond bubbler is now working consistently.
- The pool continues to operate well. No issues with unbalanced chemicals and no shut-downs due to bacterial contamination.
- The pressure regulator at the pool house that was old and cracked needed to be replaced and the bathrooms have reopened.
- Key fobs are being issued for greater security and accountability at pool. As mentioned before, if any homeowner/resident misses the pick-up, Gary should be contacted to make alternate arrangements. Feedback from residents regarding implementing the fobs has been positive.
- The painting of the fences along Harding Green Drive and the speed bumps was completed. Carla and Art are implementing projects that spruce up the community.
- A thank you to Pat Mooney and Maggie Cook for donating plantings for the front entrance which looks great.
- Note that the pool pump might need to be replaced and will be further evaluated.

Open Items:

- A homeowner asked how to get a fob if unavailable during the scheduled pick-up days and times.
- A homeowner commented that the landscaper missed mowing behind the property.
- A homeowner asked if the key-fobs would be acting as the sign-in system at the pool. Answer is yes. Use of the fobs will prevent people coming in freely. The fob will be able to track individuals that enter by their address. Vendors will have individual codes. The fobs will further provide security and assurance that attendees are users who belong, not so much the volume of attendance as a "sign-in" system is voluntary and not easily enforceable without an attendee.

Motion made to adjourn the meeting. Meeting adjourned at 7:54pm.



**Cash Disbursement**

Harding Green Assoc. Inc.

07/01/2023 - 07/31/2023

Date	Check #	Payee	Amount
<b>10-100000-00-00 AAB - Operating - 8704</b>			
07/20/2023	100063	AT HOME NET	\$58.38
		<b>Invoice #: INV177927</b>	
		80-800650-00-00 07/23-SVC-AT HOME NET	\$58.38
07/20/2023	100064	CAU	\$5,320.00
		<b>Invoice #: 061323-3794</b>	
		14-140200-00-00 POL# CAU503035-4-CAU	\$5,320.00
07/20/2023	100065	DAVEY TREE EXPERT	\$511.80
		<b>Invoice #: 917684836</b>	
		72-720250-00-00 LEAF DISEASE-3RD APP-DAVEY TREE EXPERT	\$511.80
07/20/2023	100066	HARMONY LANDSCAPING &	\$133.28
		<b>Invoice #: 15306</b>	
		70-700000-00-00 LANDS SVCS-HARMONY LANDSCAPING &	\$133.28
07/20/2023	100067	HARMONY LANDSCAPING &	\$506.47
		<b>Invoice #: 15344</b>	
		72-720250-00-00 LANDS SVCS-HARMONY LANDSCAPING &	\$506.47
07/20/2023	100068	HILL WALLACK LLP	\$598.00
		<b>Invoice #: 713865</b>	
		80-800250-00-00 GENERAL-HILL WALLACK LLP	\$598.00
07/20/2023	100069	INTERSTATE WASTE SERVICES OF	\$2,601.74
		<b>Invoice #: 0009051183</b>	
		70-702300-00-00 689175-INTERSTATE WASTE SERVICES OF	\$2,601.74
07/20/2023	100070	JERSEY CENTRAL POWER & LIGHT	\$62.88
		<b>Invoice #: 95317834805</b>	
		60-600000-00-00 100 006 481 400-JERSEY CENTRAL POWER & LIGHT	\$62.88
07/20/2023	100071	JERSEY CENTRAL POWER & LIGHT	\$8.04
		<b>Invoice #: 95317834808</b>	
		60-600000-00-00 100 006 521 494-JERSEY CENTRAL POWER & LIGHT	\$8.04
07/20/2023	100072	JERSEY CENTRAL POWER AND LIGHT	\$390.30
		<b>Invoice #: 95317834806</b>	
		60-600000-00-00 100 006 484 693-JERSEY CENTRAL POWER AND LIGHT	\$390.30
07/20/2023	100073	JITOW LLC	\$1,168.75
		<b>Invoice #: 108</b>	
		70-700000-00-00 RPLC 6 DECKING BOARDS-JITOW LLC	\$1,168.75
07/20/2023	100074	PSE & G	\$660.34
		<b>Invoice #: 603607689195</b>	
		60-600200-00-00 6594159100-PSE & G	\$660.34
07/20/2023	100075	SMCMUA	\$252.99
		<b>Invoice #: 062323-0.00</b>	
		60-600400-00-00 7901320700.00-SMCMUA	\$252.99
07/20/2023	100076	THE ACCENT GROUP INC.	\$1,279.50
		<b>Invoice #: 45402</b>	
		70-700000-00-00 1 BIRCH DECK-THE ACCENT GROUP INC.	\$1,279.50



**Cash Disbursement**

Harding Green Assoc. Inc.

07/01/2023 - 07/31/2023

Date	Check #	Payee	Amount
07/20/2023	100077	THE SOUTH EAST MORRIS COUNTY <b>Invoice #: 063023-0.00</b> 60-600400-00-00 7625100470.00-THE SOUTH EAST MORRIS COUNTY	\$381.35 \$381.35
07/20/2023	100078	VERIZON <b>Invoice #: 062623-1-32</b> 60-600600-00-00 653-121-781-0001-32-VERIZON	\$244.09 \$244.09
07/20/2023	100079	HILBERG CONTRACTING <b>Invoice #: 19616</b> 70-700000-00-00 WOOD ROT RPLCMNT-HILBERG CONTRACTING	\$253.23 \$253.23
07/20/2023	100080	HILBERG CONTRACTING <b>Invoice #: 19686</b> 70-700000-00-00 GUTTER REPAIR-HILBERG CONTRACTING	\$540.59 \$540.59
07/20/2023	100081	HILBERG CONTRACTING <b>Invoice #: 19619</b> 70-700000-00-00 SIDING RPLCMNT-HILBERG CONTRACTING	\$703.06 \$703.06
07/20/2023	100082	HILBERG CONTRACTING <b>Invoice #: 19725</b> 70-700550-00-00 9 TULIP-GUTTER CLOG-HILBERG CONTRACTING	\$158.34 \$158.34
07/28/2023	100083	HARMONY LANDSCAPING & <b>Invoice #: 14638</b> 30-302450-00-02 ROOF TREATMENT-HARMONY LANDSCAPING &	\$17,913.00 \$17,913.00
07/28/2023	100084	HARMONY LANDSCAPING & <b>Invoice #: 15360</b> 72-720150-00-00 LANDSCAPING SVCS-HARMONY LANDSCAPING &	\$1,066.25 \$1,066.25
07/28/2023	100085	HARMONY LANDSCAPING & <b>Invoice #: 15361</b> 72-720150-00-00 LANDSCAPING SVCS-HARMONY LANDSCAPING &	\$479.81 \$479.81
07/28/2023	100086	HILL WALLACK LLP <b>Invoice #: 721709</b> 80-800250-00-00 GENERAL-HILL WALLACK LLP	\$234.00 \$234.00
07/28/2023	100087	USI INSURANCE SERVICICES - BHB <b>Invoice #: 4672212</b> 14-140200-00-00 D&O RENEWAL-USI INSURANCE SERVICICES - BHB	\$2,231.00 \$2,231.00
07/28/2023	100088	HILBERG CONTRACTING <b>Invoice #: 19680</b> 70-700550-00-00 8 TULIP-UPPER GUTTER-HILBERG CONTRACTING	\$165.27 \$165.27
07/28/2023	100089	HILBERG CONTRACTING <b>Invoice #: 19617</b> 70-700000-00-00 13 SYCAMORE-DECK REP-HILBERG CONTRACTING	\$538.24 \$538.24
07/28/2023	100090	HILBERG CONTRACTING <b>Invoice #: 19726</b> 70-700550-00-00 9 SPRUCE-UPPER GUTTER-HILBERG CONTRACTING	\$156.74 \$156.74
07/28/2023	100091	HILBERG CONTRACTING <b>Invoice #: 19901</b> 70-700000-00-00 5 WALNUT LN-SIDING-HILBERG CONTRACTING	\$734.23 \$734.23



Date	Check #	Payee	Amount
07/28/2023	100092	HILBERG CONTRACTING <b>Invoice #: 19741</b> 70-700000-00-00 9 POPLAR LN -SIDING-HILBERG CONTRACTING	\$679.73
07/28/2023	100093	HILBERG CONTRACTING <b>Invoice #: 19893</b> 70-700000-00-00 5 TULIP - GUTTER-HILBERG CONTRACTING	\$1,113.17
07/31/2023	100094	MICHAEL CHOU <b>Invoice #: 070523</b> 74-741200-00-00 POOL SUPPLIES-MICHAEL CHOU	\$95.95
07/31/2023	100095	MICHAEL CHOU <b>Invoice #: 071123</b> 74-741100-00-00 FOBS FOR POOLHOUSE-MICHAEL CHOU	\$270.80
07/03/2023	0	HILBERG CONTRACTING LLC 14-140300-00-00 Bank Adjustment - to rcd ck 100048 hilberg; to rcd ck 100048 hilberg	\$9,093.00
07/05/2023	0	GREAT BLUE INC. 70-700050-00-00 Bank Adjustment - to rcd ck 100052 great blue; to rcd ck 100052 great blue	\$1,186.20
07/03/2023	0	MICHAEL CHOU 74-741100-00-00 Bank Adjustment - to rcd ck 100054 m chou; to rcd ck 100054 m chou	\$1,322.21
07/07/2023	0	HILBERG CONTRACTING LLC 70-700000-00-00 Bank Adjustment - to rcd ck 100057 hilberg; to rcd ck 100057 hilberg	\$145.15
07/07/2023	0	HILBERG CONTRACTING LLC 70-700000-00-00 Bank Adjustment - to rcd ck 100059 hilberg; to rcd ck 100059 hilberg	\$2,598.45
07/03/2023	0	MICHAEL CHOU 74-741100-00-00 Bank Adjustment - to rcd ck 100060 kaden chou; to rcd ck 100060 kaden chou	\$2,720.00
07/06/2023	0	NJ PEST, LLC 70-701700-00-00 Bank Adjustment - to rcd ck 100061 nj pest control; to rcd ck 100061 nj pest control	\$2,665.63
07/07/2023	0	HARDING GREEN OPERATING 74-741150-00-00 Bank Adjustment - to rcd ck 100062 pat dunnigan pools; to rcd ck 100062 pat dunnigan pools	\$1,220.86
<b>Account Totals</b>			<b>41</b>
<b># Checks:</b>			<b>\$62,462.82</b>
<b>Association Totals</b>			<b>41</b>
<b># Checks:</b>			<b>\$62,462.82</b>