

News from the Harding Green Association Board of Trustees

www.HardingGreen.org

DECEMBER, 2023

BOARD OF TRUSTEES:

President: Richard Cook
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 EDITOR: Carla Forte

WEBSITE EDITOR: Yuriy Gruzglin

CONTRIBUTOR(S):

Gary McHugh
Richard Cook

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:

NO OPEN BOARD MEETING FOR MONTH OF DECEMBER 2023

RECYCLING DATES FOR JANUARY 2024:

Tuesdays January 9th and 23rd

Regular trash pickup on Tuesday and Friday mornings

HARDING TOWNSHIP RECYCLING CENTER

HOURS: 7-12 every Wednesday, and 9-12 on Saturdays.

We hope that everyone had a wonderful Christmas and we wish all a very happy, healthy and prosperous New Year!

Community Maintenance Activities

Wayne Davis completed a work order for water remediation at 7 Ash and 8 Ash and will continue at 6 Ash. Wayne also completed a work order for water remediation at 1 Spruce. He will be addressing 3 open work orders in the coming weeks.

Jitow, LLC secured a fence at 2 Sycamore at no charge.

Harmony Landscapers did a follow-up leaf clean-up/blowing throughout our community during the second week of December and returned after the heavy rains to clean up our roadways from fallen debris. Harmony also removed a downed Weeping Willow tree near the pond.

All valid work orders have been completed to date or are in the process of being completed.

Reminders

Residents are reminded that all work orders and service requests should be directed to Gary McHugh, our Property Manager. When emailing Gary, please cc: hgatrustees@yahoo.com so we are aware of incoming requests. Any external work to the community must be approved by the HGA Board before starting work, and personal property modification forms (found on our website) must be approved before work begins. Please visit the HGA website at www.hardinggreen.org or contact Gary for additional information.

Please be conscious that many of us will have family and friends visiting for the holidays. In order to free up our guest parking spaces, please use your garage and/or your driveway first.

Announcements

Thank you to Art Ochs and Vincent Forte for decorating our entrance with a festive display of fresh greens and lights for the holiday season. Their time and donation of the materials is greatly appreciated.

As a reminder, when it snows and you elect to use your own snow blower or hand shovel, please be sure that your gas meter remains free of snow regardless of the meter's location as an important safety issue. Our vendors have been advised to be conscious of the same while working on their snow/ice removal efforts.

We have new neighbors! Donald and Marilyn Davret are happy to be the new owners of 11 Poplar Lane and they are looking forward to living in Harding Green and meeting fellow residents.

Draft Minutes: Open Meeting at Kemmerer Library November 29th, 2023

Board Members in Attendance:

Richard Cook, President (via Zoom)

Richard Bruno, Vice President

Yuiry Gruzglin, Treasurer

Carla Forte, Secretary

Absent: Art Ochs, Trustee

Gary McHugh, Property Manager

16 Homeowners in person, 4 via zoom

Meeting called to order at 7:00pm

Board positions as a result of the election were memorialized and approved 5/0

Motion made to approve minutes from September 28th, 2023. Minutes approved 5/0

Property Managers Report:

- Gutter/downspout cleaning has been completed. The vendor will return over the next 60 days if any issues are reported.
- The wood repair/residing and painting project on Walnut and Spruce Lanes has been completed.
- Work orders are up to date. More than $\frac{3}{4}$ of the outstanding work orders have been addressed.
- The new Board has made a big push on getting a system in place that allows for better oversight and efficiency with Art Ochs and Richard Cook working closely with Gary and our vendors.

Treasurers Report:

- As Of October 31st, 2023 - \$143,957.52 in our Operating Account and \$192,734.30 in our Capital Reserve Account and a \$50,000 CD at 5.06%.

Open Items:

- A resident noted a concern about the fact that gutters are not being cleared with a hose. Management explained vendors are moving away from that system and using a blower instead which is much more affordable. When properly done, the bottom of the leader is checked to be sure there is no blockage at the elbows. This work is guaranteed for two months.
- A resident questioned disbursements appearing twice as the same amount. The treasurer explained a new print-out form that might be confusing and suggested noting not so much the amount paid but the invoice number(s) to understand the payment.
- A resident asked what trees would be replaced once removed. Decisions will be made with the owner's input as to which areas would benefit the most from having a new tree planted. The focus was saving trees, but the ash bore became more invasive and dangerous and hopefully we just have one more year left to complete necessary removals.
- A resident asked about the status of the analysis of replacing the existing pine siding with a newer material that is less costly to maintain citing the massive number of rotted boards that were removed during the most recent siding and painting project.
- Richard Bruno responded that there has been discussion regarding this for over 3 years and many questions need to be posed and answered like how with the project be funded, how will we get a majority of owners to agree, how will we implement, how will it be affordable, etc. Wanted to ask owners what they'd be willing to pay. An owner said that first we need to know what we would be paying for. Discussion continued along the same lines as in the past. Noted that roof replacements need to be the priority as it's too expensive now to borrow money with inflation for such a big project. When is the right time? Agreed that serious discussions need to take place and for now, tabled.
- Richard Cook thinks that it is possible to replace approximately 82 roofs out of the reserve fund over the next 5-6 years if we begin this fiscal year depending on multi-unit replacement estimates as we contribute approximately \$130,000 each year to the fund.
- Mentioned that the work order wrinkles have been ironed out. Gary, along with Art and our vendors are completing necessary repairs in a timely fashion. No one will wait long for a valid work order to be completed. Compliments to Carla Forte for a job well done with the new letter and community email announcements.
- All emails that are received to the trustee's inbox will be responded to either by email or a phone call as soon as possible.
- Discussion resumed regarding another owner question regarding the siding. A Board member advised that we would need 57 homeowners to agree to the project/assessment. A referendum vote would be necessary to change the siding. Discussion tabled once again.
- An owner asked if Harding Green was fully funded, and the answer is no. It's time for a current engineering study to be made so we can analyze every aspect of our community. Our last study was approximately 10 years ago.

Motion made to adjourn the meeting. Meeting adjourned at 7:53pm.



Date	Check #	Payee	Amount
10-100000-00-00 AAB - Operating - 8704			
11/03/2023	100216	COMMUNITY ASSOCIATION UNDERWRITERS (cau) Invoice #: 101723-3794	\$21,910.08
		14-140200-00-00 POL# CAU503035-5 COMM PKG-COMMUNITY ASSOCIATION UNDERWRITERS (cau)	\$21,910.08
11/03/2023	100217	FERRARA ELECTRICAL CONTRACTOR Invoice #: 2813	\$2,000.00
		70-701300-00-00 REP UNDERGROUND WIRING-FERRARA ELECTRICAL CONTRACTOR	\$2,000.00
11/03/2023	100218	JERSEY CENTRAL POWER Invoice #: 95607521343	\$71.64
		60-600000-00-00 100 006 481 400-JERSEY CENTRAL POWER	\$71.64
11/03/2023	100219	JERSEY CENTRAL POWER Invoice #: 95607521344	\$394.54
		60-600000-00-00 100 006 484 693-JERSEY CENTRAL POWER	\$394.54
11/03/2023	100220	JERSEY CENTRAL POWER Invoice #: 95607521345	\$8.74
		60-600000-00-00 100 006 521 494-JERSEY CENTRAL POWER	\$8.74
11/03/2023	100221	MICHAEL CHOU Invoice #: 103023	\$52.00
		80-800650-00-00 MAILCHIMP-MICHAEL CHOU	\$52.00
11/03/2023	100222	HILBERG CONTRACTING LLC Invoice #: 21381	\$386.73
		70-700000-00-00 4 SPRUCE-ROTTED WOOD RPLC-HILBERG CONTRACTING LLC	\$386.73
11/03/2023	100223	USI INSURANCE SERVICES BHB Invoice #: 101623-	\$4,686.20
		14-140200-00-00 POL# PPP7453335 COMM UMBRELLA-USI INSURANCE SERVICES BHB	\$4,686.20
11/03/2023	100224	HILL WALLACK LLP Invoice #: 735612	\$754.00
		80-800250-00-00 GENERAL-HILL WALLACK LLP	\$754.00
11/06/2023	100071	RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF	\$11,327.75
		90-902050-00-00 ACCT 7R3-00658	\$11,327.75
11/06/2023	100072	TAYLOR MANAGEMENT	\$3,891.33
		80-800000-00-00 MANAGEMENT FEE	\$3,891.33
11/09/2023	100225	ATHOME NET, INC. Invoice #: INV190702	\$58.38
		80-800650-00-00 11/23-SERVICE-ATHOME NET, INC.	\$58.38
11/09/2023	100226	PRO SEALER PAVING & Invoice #: 110223	\$3,000.00
		30-302450-00-02 walkway & driveway rplcmnt-PRO SEALER PAVING &	\$3,000.00
11/09/2023	100227	PSE & G Invoice #: 603507933645	\$53.66
		60-600200-00-00 6594159100-PSE & G	\$53.66



Date	Check #	Payee	Amount
11/09/2023	100228	HILBERG CONTRACTING LLC Invoice #: 21435 70-700000-00-00 4 BEECH LN-ROOF LEAK REP-HILBERG CONTRACTING LLC	\$301.32 \$301.32
11/09/2023	100229	HILBERG CONTRACTING LLC Invoice #: 19530 70-700000-00-00 3 SPRUCE LN--RAILING TOUCH UP PAINTING-HILBERG CONTRACTING LLC	\$237.03 \$237.03
11/09/2023	100230	HILBERG CONTRACTING LLC Invoice #: 20513 70-700000-00-00 7 POPLAR-DECK BOARD REPLCMNT-HILBERG CONTRACTING LLC	\$331.07 \$331.07
11/09/2023	100231	HILBERG CONTRACTING LLC Invoice #: 21507 70-700000-00-00 4 ASH LANE-FASCIA REPAIR-HILBERG CONTRACTING LLC	\$291.73 \$291.73
11/09/2023	100232	HILBERG CONTRACTING LLC Invoice #: 21506 70-700000-00-00 8 ASH LANE-HOLE REP-HILBERG CONTRACTING LLC	\$214.96 \$214.96
11/09/2023	100233	VERIZON (NEWARK) PO BOX 16801 Invoice #: 102623-1-32 60-600600-00-00 653-121-781-0001-32-VERIZON (NEWARK) PO BOX 16801	\$245.47 \$245.47
11/17/2023	100234	HILBERG CONTRACTING LLC Invoice #: 21588 70-700000-00-00 5 SPRUCE-TRIM REPLCMNT-HILBERG CONTRACTING LLC	\$291.73 \$291.73
11/17/2023	100235	HILBERG CONTRACTING LLC Invoice #: 21537 70-700000-00-00 7 poplar -hole repair-HILBERG CONTRACTING LLC	\$214.96 \$214.96
11/17/2023	100236	HILBERG CONTRACTING LLC Invoice #: 21590 30-302450-00-02 11 POPLAR-ROOF REPLACEMENT-HILBERG CONTRACTING LLC	\$9,408.00 \$9,408.00
11/17/2023	100237	HILL WALLACK LLP Invoice #: 736398 40-401250-00-00 6 POPLAR LANE-HILL WALLACK LLP	\$50.00 \$50.00
11/17/2023	100238	MARK ROONEY Invoice #: 309513 70-700050-00-00 RMV FOUNTAIN-MARK ROONEY	\$250.00 \$250.00
11/17/2023	100239	INTERSTATE WASTE SERVICES INC (DETROIT) Invoice #: 0009310297 70-702300-00-00 11/23-TRASH-INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,601.74 \$2,601.74
11/17/2023	100240	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACT Invoice #: 1582 30-302450-00-02 TOTAL MAN HOURS 243 @ \$65-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$15,795.00 \$15,795.00



Date	Check #	Payee	Amount
11/28/2023	100241	JERSEY CENTRAL POWER Invoice #: 98810369066	\$62.59
		60-600000-00-00 100 006 486 086-JERSEY CENTRAL POWER	\$62.59
11/28/2023	100242	JERSEY CENTRAL POWER Invoice #: 95587579531	\$1.21
		60-600000-00-00 100 006 521 494-JERSEY CENTRAL POWER	\$1.21
11/28/2023	100243	L & W ENTERPRISE LLC Invoice #: 3263	\$550.00
		70-700000-00-00 4 TULIP LANE-RPLC 5 BOARDS REAR DECK-L & W ENTERPRISE LLC	\$550.00
11/28/2023	100244	HILBERG CONTRACTING LLC Invoice #: 21604	\$119.95
		70-700000-00-00 4 BIRCH LN-ROOF INSPECTION-HILBERG CONTRACTING LLC	\$119.95
11/28/2023	100245	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACT Invoice #: 1580	\$4,560.00
		30-302450-00-02 PURCHASE ADD'L 2000 LINEAL FEET OF SIDING-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$4,560.00
11/28/2023	100246	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACT Invoice #: 1581	\$9,555.00
		30-302450-00-02 10/17-10/25/23-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$9,555.00
11/29/2023	100247	JERSEY CENTRAL POWER Invoice #: 95587579528	\$145.74
		60-600000-00-00 100 006 481 400-JERSEY CENTRAL POWER	\$145.74
11/29/2023	100248	JERSEY CENTRAL POWER Invoice #: 95587579530	\$148.96
		60-600000-00-00 100 006 486 086-JERSEY CENTRAL POWER	\$148.96
11/30/2023	100073	TAYLOR MANAGEMENT 80-800650-00-00 WELCOMELINK STATEMENT-NOV	\$72.76
		Account Totals # Checks:	36 \$94,044.27
10-102000-00-02 Landolt - Cap Res - 0658			
11/08/2023	0	HARDING GREEN OPERATING	\$24,640.11
		14-140300-00-00 Bank Adjustment - REIMB-JITOW & EXPRESS GENERAL INV; REIMB-JITOW & EXPRESS GENERAL INV	\$24,640.11
11/08/2023	0	HARDING GREEN OPERATING	\$3,035.47
		14-140300-00-00 Bank Adjustment - REIMB - JITOW INV; REIMB - JITOW INV	\$3,035.47
11/08/2023	0	HARDING GREEN OPERATING	\$3,524.36
		14-140300-00-00 Bank Adjustment - REIMB - HILBERG CONTRACTING INV; REIMB - HILBERG CONTRACTING INV	\$3,524.36
11/08/2023	0	HARDING GREEN OPERATING	\$39,002.41
		14-140300-00-00 Bank Adjustment - REIMB -ACCENT GROUP, HILBERG & AMPOL; REIMB -ACCENT GROUP, HILBERG & AMPOL	\$39,002.41
		Account Totals # Checks:	4 \$70,202.35
		Association Totals # Checks:	40 \$164,246.62