

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

## FEBRUARY, 2023

### BOARD OF TRUSTEES:

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

### ALTERNATIVE DISPUTE RESOLUTION COMMITTEE:

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Michael Renzo-Posen  
Stan Pietruska  
Dan Feuerstein  
Joan Vrba  
Natalie Zwibel

### NEWSLETTER & WEBSITE:

Editor: Michael Chou

### CONTRIBUTOR(S):

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**HGA REPRESENTATIVE**  
**USI INSURANCE SERVICES**  
(732) 349-2100 x85573  
(732) 908-5573 (direct)

### CALENDAR

#### HARDING GREEN ASSOCIATION OPEN BOARD MEETING

*Harding Library, Wednesday, March 1,  
2023, 7:45pm.*

#### RECYCLING

*Tuesdays, 3/14, 3/28*  
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 in person, Wednesday, March 1, 2023 at 7:45PM, Kemmerer Library.

### Join Zoom Meeting

<https://us02web.zoom.us/j/87613358411?pwd=b3JpSXNIQGMQVV5WUR6MzlPNzNvUT09>

Meeting ID: 876 1335 8411

Passcode: 101775

One tap mobile

+13052241968,,87613358411#,,,,\*101775# US

## Community Maintenance Activities

Harding Green and the rest of NJ have been very lucky with the weather and lack of snow and ice this winter. Unfortunately, we are not past the snow/ice season and still need all equipment that is stored for our benefit in the clubhouse parking lot. This equipment will remain in the parking lot as always until about April 1.

The board and management have been accepting and reviewing landscaping bids for the past month and will make a selection this month. We will have the contractor start as soon as spring hits.

The fountain for the pond was repaired this week. The cage that protects the motor had deteriorated completely and was preventing the pump to work consistently last year. We are hoping this repair will keep the pump running consistently this year once it is installed this spring.

The board and management has solicited bids for the cleaning of the roofs at Harding Green. With the heavy shade many roofs have developed moss and mildew. Once a vendor is selected we will have the roofs treated this spring to eliminate the moss and mildew growing on the roofs.

Starting Wednesday, February 22, 2023 the uneven sidewalks along the main drive will be replaced. We will at the same time install pipes to run new wiring for the streetlights. The old wiring was directly buried in the ground and has caused issues with lights going out for years.

## 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  
January 25, 2023, at Kemmerer Library:

Board Members in Attendance:

Michael Chou (President)

Dick Bruno (via Zoom)

Art Ochs

Carla Forte

Yuriy Gruzglin

Property Manager Gary McHugh

9 Attendees by zoom 5 Attendees in person

- Meeting was called to order at 7:46PM.
- A motion was made to approve the minute of September 2022 Minutes Approved 5/0

Treasurer's Report:

- As of December 31, 2022: Operating Account: \$115,182.97 Capital Reserve Account: \$273,259.31

Manager's Report:

- Limited snow/salt services required during icy conditions. Vendor and the Board will continue monitoring
- Snow equipment at pool parking storage necessary during Winter. Will align to allow for more space.
- Small amount of work orders – mostly gutters/downspouts.
- Final leaf clean up was done prior to Winter. Weather has been variable. First stick cleanup performed, and the second will be prior to Spring.
- Four bid proposals were reviewed by Board to repair sidewalks and concrete. Decision to select Ampol and will cost approx. \$10,800. Motion to approve. Seconded and approved 5/0.
- Landscaping proposals are being reviewed and solicited.
- Motion made to Approve Orrs Tree Service, Inc. Seconded and approved 5/0. They performed emergent tree work on Sycamore.
- Motion made to approve Morris Renovations, Inc. to bid on roof replacements. Seconded and approved 5/0

Open Items:

- Board member raised questions about sum of payments for maintaining the pool and asked to clarify check disbursement.
- Responded that dates and sum used by Board member to calculate were incorrect.
- Rate at \$85 per day from 7/14-9/26 with bonus pending feedback agree by Board members back in July with recusal of Board President. This cost was 1/3 of vendor when we bided the work for replacement.
- Commentary on why the decision was made to fire vendor and what we needed to do to have the pool stay open. Looked at various alternatives that were cost prohibitive.
- Commentary from both Board members and Residents on result of the pool season, logistics involved and payment to residents going forward. We did not want to be in the business of firing residents. Preference would be to hire pool vendor next year despite the success of this year's pool season.
- Notes on ledger/disbursements should be clearer in documenting from Taylor in report going forward.
- Resident inquired about taxes on capital expenditures was incorrectly billed. Taylor states that the issue was noted and vendor agreed to reimburse.
- Motion made to adjourn meeting at approximately 8:45pm. Meeting adjourned (5/0).

CASH DISBURSEMENTS

Starting Check Date: 1/01/23 Cash Account #: "All"

Ending Check Date: 1/31/23

| Check Date      | Check # | Vend #  | Name                           | Check Amount | Reference                |          |             |                          |
|-----------------|---------|---------|--------------------------------|--------------|--------------------------|----------|-------------|--------------------------|
| Cash account #: |         | 100-000 | AAB-Operating                  |              |                          |          |             |                          |
| 1/05/23         | 71746   | FEC     | FERRARA ELECTRICAL CONTRACOR   | 5,500.00     | INST A NEW LIGHT POST ON |          |             |                          |
|                 |         | Vchr-#  | Invoice-#                      | Inv-date     | Acct #                   | Eff-date | Amount-paid | Reference                |
|                 |         | 7093    | 2650                           | 12/09/22     | 710-100                  | 12/09/22 | 5,500.00    | INST A NEW LIGHT POST ON |
| 1/05/23         | 71747   | HG-CAP  | RBC FBO HARDING GREEN CAP. RES | 11,327.75    | ACCT 7R3-00658           |          |             |                          |
|                 |         | Vchr-#  | Invoice-#                      | Inv-date     | Acct #                   | Eff-date | Amount-paid | Reference                |
|                 |         | 7092    | 010123                         | 1/01/23      | 910-000                  | 1/01/23  | 11,327.75   | ACCT 7R3-00658           |
|                 |         | 7092    | 010123                         | 1/01/23      | 104-000                  | 1/01/23  | 11,327.75   |                          |
|                 |         | 7092    | 010123                         | 1/01/23      | 332-000                  | 1/01/23  | 11,327.75-  |                          |
|                 |         |         |                                |              |                          |          | -----       |                          |
|                 |         |         |                                | Totals:      |                          |          | 11,327.75   |                          |
| 1/05/23         | 71748   | HW      | HILL WALLACK LLP               | 468.00       | GENERAL                  |          |             |                          |
|                 |         | Vchr-#  | Invoice-#                      | Inv-date     | Acct #                   | Eff-date | Amount-paid | Reference                |
|                 |         | 7097    | 663172                         | 11/30/22     | 820-000                  | 12/01/22 | 468.00      | GENERAL                  |
| 1/05/23         | 71749   | MC      | MICHAEL CHOU                   | 39.95        | WEB HOSTING REIMBURSMET  |          |             |                          |
|                 |         | Vchr-#  | Invoice-#                      | Inv-date     | Acct #                   | Eff-date | Amount-paid | Reference                |
|                 |         | 7095    | 121922                         | 12/19/22     | 830-000                  | 12/19/22 | 39.95       | WEB HOSTING REIMBURSMET  |
| 1/05/23         | 71750   | TAG     | THE ACCENT GROUP               | 10,555.88    | WOOD REPLACEMENT         |          |             |                          |
|                 |         | Vchr-#  | Invoice-#                      | Inv-date     | Acct #                   | Eff-date | Amount-paid | Reference                |
|                 |         | 7096    | 43555                          | 10/24/22     | 333-000                  | 12/01/22 | 10,555.88   | WOOD REPLACEMENT         |
| 1/05/23         | 71751   | TMC     | TAYLOR MANAGEMENT COMPANY      | 3,891.33     | MANAGEMENT FEE           |          |             |                          |
|                 |         | Vchr-#  | Invoice-#                      | Inv-date     | Acct #                   | Eff-date | Amount-paid | Reference                |
|                 |         | 7091    | 010123                         | 1/01/23      | 810-000                  | 1/01/23  | 3,891.33    | MANAGEMENT FEE           |
| 1/05/23         | 71752   | TMC     | TAYLOR MANAGEMENT COMPANY      | 5.70         | 11/22-POSTAGE            |          |             |                          |
|                 |         | Vchr-#  | Invoice-#                      | Inv-date     | Acct #                   | Eff-date | Amount-paid | Reference                |
|                 |         | 7094    | 991316210                      | 11/30/22     | 830-000                  | 12/01/22 | 5.70        | 11/22-POSTAGE            |
| 1/12/23         | 71753   | AHN     | AT HOME NET                    | 55.60        | C005511                  |          |             |                          |

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Ending Check Date: 1/31/23

| Check Date | Check # | Vend # | Name                          | Check Amount |         | Reference |             |                           |        |
|------------|---------|--------|-------------------------------|--------------|---------|-----------|-------------|---------------------------|--------|
|            |         | Vchr-# | Invoice-#                     | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |        |
|            |         | 7109   | INV156574                     | 1/01/23      | 830-000 | 1/01/23   | 55.60       | C005511                   |        |
| 1/12/23    | 71754   | CAU    | COMMUNITY ASSOC. UNDERWRITERS |              |         |           | 5,320.00    | POL#: CAU503035-4 COMM PK |        |
|            |         | Vchr-# | Invoice-#                     | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |        |
|            |         | 7106   | 3794-121222                   | 12/12/22     | 142-000 | 1/01/23   | 5,320.00    | POL#: CAU503035-4 COMM PK |        |
| 1/12/23    | 71755   | CBTM   | MARK ROONEY                   |              |         |           | 325.00      | REMOVAL OF POND PUMP      |        |
|            |         | Vchr-# | Invoice-#                     | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |        |
|            |         | 7098   | 121522                        | 12/15/22     | 711-000 | 1/01/23   | 325.00      | REMOVAL OF POND PUMP      |        |
| 1/12/23    | 71756   | HC     | HILBERG CONTRACTING LLC       |              |         |           | 522.82      |                           |        |
|            |         | Vchr-# | Invoice-#                     | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |        |
|            |         | 7103   | 17799                         | 12/12/22     | 710-000 | 1/01/23   | 217.41      | 7 ASH LANE -MISCELLANEOUS |        |
|            |         | 7104   | 17915                         | 12/27/22     | 710-000 | 1/01/23   | 160.26      | 3 WALNUT-RE-ATTACH DOWNSP |        |
|            |         | 7105   | 17931                         | 12/27/22     | 710-000 | 1/01/23   | 145.15      | 9 TULIP LN-CAULK & SEAL W |        |
|            |         | -----  |                               |              |         |           |             | Totals:                   | 522.82 |
| 1/12/23    | 71757   | HLPM   | HARMONY LANDSCAPING &         |              |         |           | 2,239.13    | 12/23/22-salting          |        |
|            |         | Vchr-# | Invoice-#                     | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |        |
|            |         | 7108   | 14490                         | 12/23/22     | 730-000 | 1/01/23   | 2,239.13    | 12/23/22-salting          |        |
| 1/12/23    | 71758   | JCP&L  | JERSEY CENTRAL POWER & LIGHT  |              |         |           | 320.43      |                           |        |
|            |         | Vchr-# | Invoice-#                     | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |        |
|            |         | 7099   | 95746880561                   | 12/14/22     | 610-000 | 1/01/23   | 136.25      | 100006484693-111522-12122 |        |
|            |         | 7100   | 95746880560                   | 12/14/22     | 610-000 | 1/01/23   | 70.41       | 100006481400-111522-12122 |        |
|            |         | 7101   | 95746880562                   | 12/14/22     | 610-000 | 1/01/23   | 104.69      | 100006486086-111522-12122 |        |
|            |         | 7102   | 21494-121422                  | 12/14/22     | 610-000 | 1/01/23   | 9.08        | 100006521494-111522-12122 |        |
|            |         | -----  |                               |              |         |           |             | Totals:                   | 320.43 |
| 1/12/23    | 71759   | SMCMUA | SMCMUA                        |              |         |           | 72.18       | 790132070000-091822-12162 |        |
|            |         | Vchr-# | Invoice-#                     | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |        |
|            |         | 7107   | 70000-122722                  | 12/27/22     | 615-000 | 1/01/23   | 72.18       | 790132070000-091822-12162 |        |
| 1/12/23    | 71760   | VER    | VERIZON                       |              |         |           | 244.02      | 653121781000132-122022-01 |        |

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Ending Check Date: 1/31/23

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|------------|---------|--------|-------------------------------|--------------|---------|-----------|-------------|---------------------------|
|            |         | Vchr-# | Invoice-#                     | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |
|            |         | 7111   | 00132-122622                  | 12/26/22     | 625-000 | 1/01/23   | 244.02      | 653121781000132-122022-01 |
| 1/12/23    | 71761   | WL     | UHLIG LLC                     |              |         |           | 66.38       | 50TM00086                 |
|            |         | Vchr-# | Invoice-#                     | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |
|            |         | 7110   | H033694-IN                    | 12/30/22     | 830-000 | 1/01/23   | 66.38       | 50TM00086                 |
| 1/13/23    | 71693   | VOID   |                               |              |         |           | .00         | Void                      |
| 1/13/23    | 71724   | VOID   |                               |              |         |           | .00         |                           |
| 1/13/23    | 71762   | CCS    | CORTES CLEANING SERVICE LLC   |              |         |           | 3,203.74    |                           |
|            |         | Vchr-# | Invoice-#                     | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |
|            |         | 6931   | 654                           | None         | 750-100 | 7/07/22   | 503.53      | CLEANED BATHROOMS, HALLWA |
|            |         | 6932   | 655                           | None         | 750-100 | 7/07/22   | 857.62      | POOL AREA MAINT           |
|            |         | 7025   | 656                           | None         | 750-100 | 10/01/22  | 1,842.59    | CLEANED BATHROOMS, HALLWA |
|            |         |        |                               |              |         |           | -----       |                           |
|            |         |        |                               |              |         | Totals:   | 3,203.74    |                           |
| 1/19/23    | 71763   | IWSNJ  | INTERSTATE WASTE SERVICES OF  |              |         |           | 2,601.74    | 01/23-MLY TRASH SVC       |
|            |         | Vchr-# | Invoice-#                     | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |
|            |         | 7113   | 0008681609                    | 1/01/23      | 733-000 | 1/01/23   | 2,601.74    | 01/23-MLY TRASH SVC       |
| 1/19/23    | 71764   | PSE&G  | PUBLIC SERVICE ELECTRIC & GAS |              |         |           | 161.63      | 6594159100-111822-122022  |
|            |         | Vchr-# | Invoice-#                     | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |
|            |         | 7112   | 604106891181                  | 12/23/22     | 611-000 | 1/01/23   | 161.63      | 6594159100-111822-122022  |
|            |         |        |                               |              |         | Totals:   | 46,921.28   |                           |

-- End of report --