

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

**JULY, 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**

[hga trustees@yahoo.com](mailto:hga trustees@yahoo.com)

### **GARY MCHUGH,**

#### **PROPERTY MANAGER**

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### **LYNN ZIENOWICZ,**

#### **ADMINISTRATOR**

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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**

*Scheduled Wednesday, 7/26, 7:30PM.*

### **RECYCLING**

*Tuesdays, 7/25, 8/8, 8/22*

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**

All Pool Goers: Please note that due to security concerns, the Board will be implementing key fob access to the Pool house starting **Friday, the 4<sup>th</sup> of August**. Key fobs will allow access to the main pool house door and the pool door. Each household will receive two tags which will be distributed on **Tuesday, July 25** from 6PM-8PM at the pool house, **Wednesday, 7/26** 12PM-4PM, and **Wednesday 8/2** from 1PM-3PM. Please bring an ID during pick up. For those that require different arrangement, please contact Gary McHugh at [gmchugh@taylorlmgmt.com](mailto:gmchugh@taylorlmgmt.com).

HGA Open Board Meeting will be held via zoom on Wednesday, July 26, 2023 at 7:30PM.

Join Zoom Meeting

<https://us02web.zoom.us/j/89038300292?pwd=SWIBbUczODgxZDF5OW1tVDFUWGtzUT09>

Meeting ID: 890 3830 0292

Passcode: 450049

One tap mobile

+16469313860,,89038300292#,,,,\*450049# US

+19294362866,,89038300292#,,,,\*450049# US (New York)

Reminder to homeowners that lost mailbox keys are no longer easily replaced by the Postmaster. It is recommended that you get your key duplicated to avoid the inconvenience and expense associated with having your mailbox's lock and key system replaced.

Our "welcome summer" gathering in June was cancelled due to poor weather. We are looking forward to celebrating an end of summer picnic at the pool in early September and will email everyone an invitation with more details in the coming weeks.

## **Community Maintenance Activities**

Harmony Landscaping continues their weekly landscape maintenance at Harding Green. We have received a lot of rain which has helped the grass grow and stay green. They continue to trim shrubs as needed. They recently sprayed lawns with fertilizer and grub control.

Harmony Tree Service has recently completed two days of tree removal and tree trimming as part of our ongoing tree maintenance program.

We have almost completed the treating of all roofs to removed as much mold/moss/mildew as possible. The board and management are please with the results and will be inspecting roofs to maintain the appearances going forward.

The pond continues to be maintained and though we have had the fountain shut down a few times the rains have helped the movement of water and keeping the pond clean.

The pool has been maintained perfectly this season and residents have been enjoying the pool on the nice days we have had. The board plans on issuing key fobs for pool access to all residents. Please see timeframes for fob pick up.

The fences along Harding Green Drive have been recently painted as well as the speed bumps on the roadways.

## **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:

[hga trustees@yahoo.com](mailto:hga trustees@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 – June 7, 2023

Board Members in Attendance:

Michael Chou (President)

Richard Bruno (Vice President)

Yuiry Gruzglin (Treasurer)

Carla Forte (Secretary)

Gary McHugh, Property Manager

8 Homeowners via Zoom

Meeting call to order at 7:34pm.

- Motion made to approve minutes from May 3, 2023. After clarifying the costs of the pool operations, a request was made for the removal of a commentary error. Board member explained that costs were not based on lifeguard but days required for maintenance of facility 7 days a week. Motion made to remove the error and approved 4/0.

Treasurer's Report:

- As of April 30, 2023 - \$152,713.53 in Operating Account and \$276,985.64 in Capital Reserve Account.
- An investment of \$50,000 was made in an 18-month CD at 5.05% and will be reflected in the Financial Report.

Manager's Report:

- Reviewing items mentioned in the Newsletter; Harmony Landscaping continues to do the best they can with the dry weather conditions. They will be providing other services as mowing during this time would hurt landscaping. Please water your lawns. No more seeding, less mowing until more rain occurs.
- The pool has been open since the Memorial Day weekend and has been successful with our inspections and opening. Doors are open from 9am to 9pm daily. As a private pool, there are no lifeguard requirements so swim at your own risk. If you have young children, please watch your children.
- The pond pump has been repaired and is running smoothly with no issues so far.
- The tennis courts are getting used. A reminder to everyone to clean up after themselves and remove trash from the area. Please carry in and carry out.
- Reminder for owners/guests who change babies at the pool to please take soiled diapers away from area for disposal as to not pose any health concerns as trash is only removed from the pool house two times per week.
- Regarding roofs, 2 have recently been replaced and will be working on further replacements on an as-needed basis.
- The board approved roof treatment for moss/lichen build-up. Notifications will be sent out with building rotations/timing. Delays were caused due to the air quality issues from wild fires. Approx. 10-15 units will be treated per day starting on Sycamore and move clockwise. and owners will receive notice based on progress.
- Seal coating notice has been put out for residents who opt to seal coast driveways. Please contact Lynn at Taylor management.
- A contract has been signed with a pest-control company for insect spraying. Notice of treatment will be sent to homeowners.
- Dog walkers must clean up after their dogs. Bags are being left near the pond and around the community. Please be more considerate of our grounds and your neighbors.
- Roaming cats have been witnessed in our complex. All cat owners please be aware of your responsibility to keep them indoors. No pets of any kind should be permitted to roam out of the control of their owners.
- A gathering at the pool to meet neighbors is being organized and is scheduled for the evening of Thursday, June 22<sup>nd</sup>. A save the date will appear in the newsletter with email invite to follow.

Open Items:

- Suggestion that a sign be posted at the tennis courts to remove all trash. A Board member agreed to note in newsletter and that a sign and/or trash receptacle solution will be further discussed.

- Concern about gutter cleaning and what services were specifically contracted. Homeowner commented that they did not appear to blow out the downspouts. If anyone has clogged downspouts, they should request a re-visit.
- Questions of why the directory that was sent electronically was password protected to print. It was explained that it was for security concerns. Management will be more than happy to provide a printed copy to anyone who makes a request.
- Commentary made on whether gutter cleaners cleaned homes on Sycamore. It was confirmed that they did clean and if there are issues, they can revisit the unit. We have not had rain to test the cleaning.
- A question about whether or not a tree would be planted where an Ash tree had been removed. It was explained that the newer trees that are planted on front lawns have been purchased and planted at homeowner's expense. The Board is assessing plans to continue the beautification of the common grounds. Issues with heat for plantings were discussed and possible vendor proposed plans will be part of the consideration. Continued landscaping enhancements will be further discussed in the fall and homeowner's feedback will be solicited at that time.
- Suggestion by a homeowner on Tulip plantings to consider minimize mulch and maximize lawn coverage which will also be discussed as to when and how to execute. Suggestion made to maximize lawn if possible.
- A Homeowner asked how closely the master landscaping plan was being followed and the answer was that it should only be used as a guideline. As trees, shrubs, plantings get established and grow, changes are inevitable to deal with overgrowth, crowding, lack of water, etc.
- Homeowner commented on center island of Tulip Lane where the Board recently planted 3 trees to replace 8 trees that were lost over the years from storms. Tulip Lane homeowners have donated plants, flowers, and bushes to help fill in the empty spaces. Comment made to thank Board members for the new trees. Residents on Tulip have been watering all the plantings twice a week. Complimented the pool grounds, sparkling clean water, flowers, shrubs, mulch, and furniture. Commented that the cleanliness of the pool house hallway and bathrooms is less than stellar. Assurances from a Board member that the janitorial crew has been asked to take more care and will step up their service. Cleaning company was notified of the current issues with the hallway and bathrooms. Taylor will be following up.

Motion made to adjourn the meeting. Approved 4/0. Meeting adjourned at 8:13pm.

**CASH DISBURSEMENTS**

Starting Check Date: 6/01/23 Cash Account #: "All"

Ending Check Date: 6/30/23

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

6/01/23 100035 CAU COMMUNITY ASSOC. UNDERWRITERS 5,312.00 POL#: CAU503035-4

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
7243	051123-3794	5/11/23	142-000	5/24/23	5,312.00	POL#: CAU503035-4

6/01/23 100036 HC HILBERG CONTRACTING LLC 14,268.17

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
7244	19318	5/23/23	104-200	5/23/23	8,568.00	ROOF REPLACEMENT
7245	19320	5/23/23	748-000	5/24/23	5,700.17	GUTTER CLEANING

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Totals: 14,268.17

6/01/23 100037 JECEPL JCP&L 349.74

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
7238	95607345317	5/16/23	610-000	5/23/23	59.19	100 006 481 400
7239	95607345320	5/16/23	610-000	5/23/23	7.83	100 006 521 494
7241	95607345318	5/16/23	610-000	5/23/23	202.10	100 006 484 693
7242	95607345319	5/16/23	610-000	5/23/23	80.62	100 006 486 086

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Totals: 349.74

6/01/23 100038 MC MICHAEL CHOU 312.39 WEB HOSTING REIMB

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
7240	052323	5/23/23	750-200	5/23/23	312.39	WEB HOSTING REIMB

6/08/23 71817 HG-CAP RBC FBO HARDING GREEN CAP. RES 11,327.75 ACCT 7R3-00658

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
7247	060123	6/01/23	910-000	6/01/23	11,327.75	ACCT 7R3-00658
7247	060123	6/01/23	104-000	6/01/23	11,327.75	
7247	060123	6/01/23	332-000	6/01/23	11,327.75-	

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Totals: 11,327.75

6/08/23 71818 TMC TAYLOR MANAGEMENT COMPANY 3,891.33 MANAGEMENT FEE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
7246	060123	6/01/23	810-000	6/01/23	3,891.33	MANAGEMENT FEE

6/09/23 100039 AHN AT HOME NET 55.60 06/23-SVC

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Ending Check Date: 6/30/23

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7258	INV174024	6/01/23	830-000	6/01/23	55.60	06/23-SVC
6/09/23	100040	JITOW	JITOW LLC				5,768.89	BAL-FENCE PAINTING
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7257	104	5/31/23	747-000	6/01/23	5,768.89	BAL-FENCE PAINTING
6/09/23	100041	L&W	L&W ENTERPRISES, LLC				2,750.00	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7249	3215	5/30/23	710-000	6/01/23	950.00	INST 4 CAMERAS AT OFFICE
		7252	3212	5/30/23	710-000	6/01/23	175.00	10 HEMLOCK - SEAL GAPS
		7253	3211	5/30/23	710-000	6/01/23	1,350.00	15 SYCAMORE
		7255	3213	5/30/23	710-000	6/01/23	150.00	REP LOOSE STEP
		7256	3214	5/30/23	750-100	6/01/23	125.00	TIGHTEN POOL LADDERS
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							Totals:	2,750.00
6/09/23	100042	TAG	THE ACCENT GROUP				11,853.50	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7251	45150	5/25/23	333-000	6/01/23	4,222.35	WOOD REPLACEMENT
		7254	45179	5/30/23	747-100	6/01/23	7,631.15	EXTERIOR PAINTING
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							Totals:	11,853.50
6/09/23	100043	TDT	THE DAVEY TREE EXPERT CO.				511.80	LEAF DISEASE -2ND APP
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7250	917591509	5/17/23	727-000	6/01/23	511.80	LEAF DISEASE -2ND APP
6/09/23	100044	USIIS	USI INSURANCE SERVICES - BHB				772.00	Z141180401
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7248	051923-180401	5/19/23	142-000	6/01/23	772.00	Z141180401
6/15/23	100045	HC	HILBERG CONTRACTING LLC				416.96	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7260	19392	6/01/23	710-000	6/05/23	219.01	11 BEECH-DECK & RAILING
		7261	19391	6/01/23	710-000	6/05/23	92.39	POOL HOUSE-DOOR KNOB
		7262	19390	6/01/23	710-000	6/05/23	105.56	6 TULIP-DOWNSPOUT REP
							-----	
							Totals:	416.96

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Starting Check Date: 6/01/23 Cash Account #: "All"

Ending Check Date: 6/30/23

Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #: 100-000 AAB-Operating								
6/15/23	100046	WL	UHLIG LLC	69.62	50-TM00086			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7259	H035221-IN	5/31/23	830-000	6/05/23	69.62	50-TM00086
6/20/23	100047	FEC	FERRARA ELECTRICAL CONTRACOR	704.13	ANNUAL POOL INSPECTION			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7266	2742	6/08/23	710-100	6/08/23	704.13	ANNUAL POOL INSPECTION
6/20/23	100048	HC	HILBERG CONTRACTING LLC	9,093.00	ROOF REPLACEMENT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7265	19465	6/06/23	333-000	6/08/23	9,093.00	ROOF REPLACEMENT
6/20/23	100049	HLPM	HARMONY LANDSCAPING &	9,166.41	MLY LANDS MAINT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7267	15269	6/08/23	725-000	6/08/23	9,166.41	MLY LANDS MAINT
6/20/23	100050	IWSNJ	INTERSTATE WASTE SERVICES OF	2,601.74	06/23-MLY TRASH SVC			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7264	0008977439	6/01/23	733-000	6/07/23	2,601.74	06/23-MLY TRASH SVC
6/20/23	100051	VER	VERIZON	244.09	653-121-781-0001-32			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7263	052623-001-32	5/26/23	625-000	6/06/23	244.09	653-121-781-0001-32
6/21/23	100052	GREAT	GREAT BLUE INC.	1,186.20	50%DEP-HERBICIDE APPL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7272	16941	6/14/23	711-000	6/14/23	1,186.20	50%DEP-HERBICIDE APPL
6/21/23	100053	HW	HILL WALLACK LLP	364.00	GENERAL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7271	718332	6/02/23	820-000	6/12/23	364.00	GENERAL
6/21/23	100054	MC	MICHAEL CHOU	1,322.21	POOL SUPPLIES			

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Ending Check Date: 6/30/23

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7270	061523	6/15/23	750-000	6/14/23	1,322.21	POOL SUPPLIES
6/21/23	100055	PSE&G	PUBLIC SERVICE ELECTRIC & GAS			47.97	6594159100	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7269	602908527364	5/25/23	610-000	6/09/23	47.97	6594159100
6/26/23	100056	CCS	CORTES CLEANING SERVICE LLC			628.40	CLEANED BATHROOMS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7280	657	6/19/23	750-100	6/20/23	628.40	CLEANED BATHROOMS
6/26/23	100057	HC	HILBERG CONTRACTING LLC			145.15	5 TULIP-UPPER GUTTER	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7279	19493	6/14/23	748-000	6/19/23	145.15	5 TULIP-UPPER GUTTER
6/26/23	100058	L&W	L&W ENTERPRISES, LLC			2,755.00		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7276	3225	6/19/23	710-000	6/20/23	2,445.00	RPLC ROTTED SIDING
		7277	3226	6/19/23	710-000	6/20/23	225.00	3 TULIP LANE
		7281	3217	5/30/23	710-000	6/20/23	85.00	7 HEMLOCK -INST LEADER
							-----	
Totals:							2,755.00	
6/27/23	100059	HC	HILBERG CONTRACTING LLC			2,598.45		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7282	19548	6/16/23	710-000	6/19/23	1,052.39	POOL HOUSE -REP FASCIA
		7283	19549	6/16/23	710-000	6/19/23	1,546.06	3 TULIP-GUTTER RPLCMNT
							-----	
Totals:							2,598.45	
6/27/23	100060	KCH	KADEN CHOU			2,720.00	POOL HELP 5/15-6/15/23	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7278	061523-A	6/15/23	750-000	6/14/23	2,720.00	POOL HELP 5/15-6/15/23
6/27/23	100061	NJP	NJ PEST, LLC			2,665.63	GENERAL PEST	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		7285	67823	6/21/23	735-000	6/21/23	2,665.63	GENERAL PEST
6/27/23	100062	PDP	PAT DUNNIGAN POOLS, LLC			1,220.86	pool opening svc	

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Ending Check Date: 6/30/23

Check Date	Check #	Vend #	Name	Check Amount		Reference	
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	7284	1084	5/15/23	750-100	6/19/23	1,220.86	pool opening svc
Totals:						95,122.99	

Cash account #: 104-000 Cash in Capital FISN

6/20/23	917428	(M)HGOPER	HARDING GREEN OPERATING			8,568.00	REIMB-HILBERG CONTRACTING
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	7273	062023	6/20/23	100-000	6/20/23	8,568.00	REIMB-HILBERG CONTRACTING
6/20/23	917430	(M)HGOPER	HARDING GREEN OPERATING			4,222.35	REIMB-ACCENT GROUP INV
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	7275	062023-2	6/20/23	100-000	6/20/23	4,222.35	REIMB-ACCENT GROUP INV
6/20/23	917431	(M)HGOPER	HARDING GREEN OPERATING			10,555.88	REIMB-ACCENT GROUP INV
	Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
	7274	062023-1	6/20/23	100-000	6/20/23	10,555.88	REIMB-ACCENT GROUP INV
Totals:						23,346.23	

-- End of report --