

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

## MARCH, 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

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

## CALENDAR

### HARDING GREEN ASSOCIATION OPEN BOARD MEETING

Virtual, Wednesday, March 29, 2023,  
7:45pm.

### RECYCLING

Tuesdays, 3/28, 4/11, 4/25  
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, March 29, 2023 at 7:45PM, using the below link:

Join Zoom Meeting

<https://us02web.zoom.us/j/84209703035?pwd=MjJhVDVSVHRN252dWIxcERKU21HOT09>

Meeting ID: 842 0970 3035

Passcode: 583133 | One tap mobile +13052241968,,84209703035#,,, \*583133# US

The Board would like to thank Trustee, Art Ochs for donating and planting the front entrance way.

## Community Maintenance Activities

We are hoping we are past the snow removal season and will have the snow equipment removed from the pool house parking lot on or about April 10th.

We recently removed two trees along Harding Green Drive in preparation of the sidewalk project. The removal and stump grinding went well as expected. The concrete project will begin the week of March 27th, weather permitting.

Reminder that the tennis courts are ready and available for use.

The landscape maintenance, spring clean-up will begin on or about April 3, 2023. We will send out a notice when the first application of fertilizer is being applied to the lawns.

The roof at 7 Birch will be replaced on or about April 5th. We will evaluate roofs this spring to determine which others will be replaced this year.

Accent continues to work on the siding repair/painting project and expects to be completed by the end of May, weather permitting.

We will be treating all roofs with algae on them to try and improve the look of the roofs this spring. You will be notified when your unit will be done prior to the work starting.

## 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  
March 1, 2023, at Kemmerer Library:

Board Members in Attendance:

Michael Chou  
Dick Bruno  
Art Ochs  
Yuriy Gruzglin  
Carla Forte (via Zoom)  
Property Manager Gary McHugh

3 Attendees by Zoom, 3 Attendees in person

Meeting was called to order at 7:50 PM.

- Two motions were made regarding draft minutes of meeting dated January 25, 2023.
- First Motion as to the adoption of an edit request changing from “this was more than a 1/3 cost of vendor when bided the work for replacement” to be changed to “this service arrangement represented a 2/3 savings over original vendor who won the contract. In addition, this service arrangement afforded the opportunity to extend the hours of the pool operations to nearly 12 hours a day”. Motion made, seconded, and approved: 4/1.
- Second Motion to approve minutes as amended. Motion made, seconded, and approved: 3/1/1 abstain.

Treasurer’s Report:

- As of January 31, 2023: Operating Account: \$140, 015.17 Capital Reserve Account: \$285,399.74.

Manager’s Report:

- Contractor kept roads opened, cleaned, and salted after first major snow storm. The vendor did a good job cleaning the property.
- Concrete sidewalk portions along Harding Green Drive being replaced where necessary.
- Landscaping bids in from 3 different vendors and Board will made decision with formal vote at next meeting.
- Roof treatments for mold/lichen/discoloration being considered. Received 3 bids. Motion made to approve Harmony Landscape to treat 86 roofs at a cost of approximately \$18,000. Seconded and approved 4/1.

Open Items:

- Resident cited observations about Harmony Plant Healthcare making great strides.
- Comment on current interest rates in money market funds/question about investing money in lesser term CDs for a higher interest rate.
- Snow removal discussion about some freezing areas/solid ice. Can there be more salting as freeze zones are related to cul-de-sac salting follow-ups.
- Mulch discussion on everyone getting it and being announced to all about what color and date.
- Motion made to adjourn the meeting due to unacceptable behavior exhibited by an individual resident. 4/0

Meeting adjourned at 8:16 PM.

**CASH DISBURSEMENTS**

Starting Check Date: 2/01/23 Cash Account #: "All"

Ending Check Date: 2/28/23

| Check Date | Check # | Vend # | Name | Check Amount | Reference |
|------------|---------|--------|------|--------------|-----------|
|------------|---------|--------|------|--------------|-----------|

Cash account #: 100-000 AAB-Operating

2/02/23 71765 HG-CAP RBC FBO HARDING GREEN CAP. RES 11,327.75 ACCT 7R3-00658

| Vchr-# | Invoice-# | Inv-date | Acct #  | Eff-date | Amount-paid | Reference      |
|--------|-----------|----------|---------|----------|-------------|----------------|
| 7120   | 020123    | 2/01/23  | 910-000 | 2/01/23  | 11,327.75   | ACCT 7R3-00658 |
| 7120   | 020123    | 2/01/23  | 104-000 | 2/01/23  | 11,327.75   |                |
| 7120   | 020123    | 2/01/23  | 332-000 | 2/01/23  | 11,327.75-  |                |

Totals: 11,327.75

2/02/23 71766 JCP&L JERSEY CENTRAL POWER & LIGHT 384.30

| Vchr-# | Invoice-#   | Inv-date | Acct #  | Eff-date | Amount-paid | Reference                 |
|--------|-------------|----------|---------|----------|-------------|---------------------------|
| 7116   | 96746915653 | 1/18/23  | 610-000 | 1/18/23  | 87.07       | 100006481400-121322-01132 |
| 7117   | 95746915654 | 1/18/23  | 610-000 | 1/18/23  | 176.53      | 100006484693-121322-01132 |
| 7118   | 95746915655 | 1/18/23  | 610-000 | 1/18/23  | 120.70      | 100006486086-121322-01132 |

Totals: 384.30

2/02/23 71767 NJP NJ PEST, LLC 613.09 WILDLIFE EXCLUSION

| Vchr-# | Invoice-# | Inv-date | Acct #  | Eff-date | Amount-paid | Reference          |
|--------|-----------|----------|---------|----------|-------------|--------------------|
| 7114   | 63089     | 12/27/22 | 735-000 | 1/01/23  | 613.09      | WILDLIFE EXCLUSION |

2/02/23 71768 SMC MUA SMC MUA 345.12 762510047000

| Vchr-# | Invoice-#    | Inv-date | Acct #  | Eff-date | Amount-paid | Reference    |
|--------|--------------|----------|---------|----------|-------------|--------------|
| 7115   | 47000-123122 | 12/31/22 | 615-000 | 1/01/23  | 345.12      | 762510047000 |

2/02/23 71769 TMC TAYLOR MANAGEMENT COMPANY 3,891.33 MANAGEMENT FEE

| Vchr-# | Invoice-# | Inv-date | Acct #  | Eff-date | Amount-paid | Reference      |
|--------|-----------|----------|---------|----------|-------------|----------------|
| 7119   | 020123    | 2/01/23  | 810-000 | 2/01/23  | 3,891.33    | MANAGEMENT FEE |

2/10/23 71770 JCP&L JERSEY CENTRAL POWER & LIGHT 9.88 100006521494-121322-01132

| Vchr-# | Invoice-#    | Inv-date | Acct #  | Eff-date | Amount-paid | Reference                 |
|--------|--------------|----------|---------|----------|-------------|---------------------------|
| 7121   | 21494-011823 | 1/18/23  | 610-000 | 1/18/23  | 9.88        | 100006521494-121322-01132 |

2/16/23 71771 AHN AT HOME NET 55.60 C005511 -02/23

| Vchr-# | Invoice-# | Inv-date | Acct #  | Eff-date | Amount-paid | Reference      |
|--------|-----------|----------|---------|----------|-------------|----------------|
| 7128   | INV160196 | 2/01/23  | 830-000 | 2/01/23  | 55.60       | C005511 -02/23 |

**CASH DISBURSEMENTS**

Starting Check Date: 2/01/23 Cash Account #: "All"

Ending Check Date: 2/28/23

| Check Date | Check # | Vend # | Name | Check Amount | Reference |
|------------|---------|--------|------|--------------|-----------|
|------------|---------|--------|------|--------------|-----------|

Cash account #: 100-000 AAB-Operating

2/16/23 71772 CAU COMMUNITY ASSOC. UNDERWRITERS 10,651.00

| Vchr-# | Invoice-#   | Inv-date | Acct #  | Eff-date | Amount-paid | Reference         |
|--------|-------------|----------|---------|----------|-------------|-------------------|
| 7123   | 3794-011623 | 1/16/23  | 142-000 | 2/01/23  | 11.00       | POL# 208780132-13 |
| 7124   | 3794-012323 | 1/23/23  | 142-000 | 2/01/23  | 10,640.00   | POL#1 CAU503035-4 |

Totals: 10,651.00

2/16/23 71773 HC HILBERG CONTRACTING LLC 494.93

| Vchr-# | Invoice-# | Inv-date | Acct #  | Eff-date | Amount-paid | Reference                 |
|--------|-----------|----------|---------|----------|-------------|---------------------------|
| 7129   | 18202     | 1/30/23  | 710-000 | 2/01/23  | 323.39      | 12 SPRUCE - CRACK REPAIRS |
| 7132   | 18265     | 2/03/23  | 710-000 | 2/03/23  | 171.54      | 6 BEECH LN-SLIDING DOOR L |

Totals: 494.93

2/16/23 71774 IWSNJ INTERSTATE WASTE SERVICES OF 2,600.32 02/23-MLY SVC

| Vchr-# | Invoice-#  | Inv-date | Acct #  | Eff-date | Amount-paid | Reference     |
|--------|------------|----------|---------|----------|-------------|---------------|
| 7134   | 0008727744 | 2/01/23  | 733-000 | 2/01/23  | 2,600.32    | 02/23-MLY SVC |

2/16/23 71775 L&W L&W ENTERPRISES, LLC 1,780.00

| Vchr-# | Invoice-# | Inv-date | Acct #  | Eff-date | Amount-paid | Reference                 |
|--------|-----------|----------|---------|----------|-------------|---------------------------|
| 7125   | 3188      | 2/01/23  | 710-000 | 2/01/23  | 1,030.00    | 1,2 BEECH & 3 TULIP - SID |
| 7126   | 3187      | 2/01/23  | 710-000 | 2/01/23  | 750.00      | 3 TULIP LANE-RMV & REP SH |

Totals: 1,780.00

2/16/23 71776 PSE&G PUBLIC SERVICE ELECTRIC & GAS 166.31 6594159100-122122-012323

| Vchr-# | Invoice-#    | Inv-date | Acct #  | Eff-date | Amount-paid | Reference                |
|--------|--------------|----------|---------|----------|-------------|--------------------------|
| 7130   | 602007924524 | 1/25/23  | 611-000 | 2/01/23  | 166.31      | 6594159100-122122-012323 |

2/16/23 71777 TH TOWNSHIP OF HARDING SEWER DEP 840.00 SEWER - BLK 25.03,LOT 114

| Vchr-# | Invoice-# | Inv-date | Acct #  | Eff-date | Amount-paid | Reference                 |
|--------|-----------|----------|---------|----------|-------------|---------------------------|
| 7127   | 020123    | 2/01/23  | 616-000 | 2/01/23  | 840.00      | SEWER - BLK 25.03,LOT 114 |

2/16/23 71778 TMC TAYLOR MANAGEMENT COMPANY 6.84 12/22-POSTAGE

**CASH DISBURSEMENTS**

Starting Check Date: 2/01/23 Cash Account #: "All"

Ending Check Date: 2/28/23

| Check Date | Check # | Vend #  | Name                         | Check Amount |         | Reference |             |                           |        |
|------------|---------|---------|------------------------------|--------------|---------|-----------|-------------|---------------------------|--------|
|            |         | Vchr-#  | Invoice-#                    | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |        |
|            |         | 7122    | 991316825                    | 12/31/22     | 830-000 | 2/01/23   | 6.84        | 12/22-POSTAGE             |        |
| 2/16/23    | 71779   | UHLIG   | UHLIG LLC                    |              |         |           | 65.76       | 50TM00086                 |        |
|            |         | Vchr-#  | Invoice-#                    | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |        |
|            |         | 7131    | H034015-IN                   | 1/31/23      | 830-000 | 2/01/23   | 65.76       | 50TM00086                 |        |
| 2/16/23    | 71780   | VER     | VERIZON                      |              |         |           | 244.85      | 653121781000132-012023-02 |        |
|            |         | Vchr-#  | Invoice-#                    | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |        |
|            |         | 7133    | 00132-012623                 | 1/26/23      | 625-000 | 2/01/23   | 244.85      | 653121781000132-012023-02 |        |
| 2/27/23    | 71781   | HC      | HILBERG CONTRACTING LLC      |              |         |           | 148.75      | 13 POPLAR -SEAL SIDING    |        |
|            |         | Vchr-#  | Invoice-#                    | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |        |
|            |         | 7145    | 18339                        | 2/20/23      | 710-000 | 2/20/23   | 148.75      | 13 POPLAR -SEAL SIDING    |        |
| 2/27/23    | 71782   | JCP&L   | JERSEY CENTRAL POWER & LIGHT |              |         |           | 239.70      |                           |        |
|            |         | Vchr-#  | Invoice-#                    | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |        |
|            |         | 7139    | 95786766155                  | 2/14/23      | 610-000 | 2/14/23   | 9.09        | 100006521494-011423-02112 |        |
|            |         | 7140    | 95786766152                  | 2/14/23      | 610-000 | 2/14/23   | 74.92       | 100006481400-011423-02112 |        |
|            |         | 7141    | 95786766153                  | 2/14/23      | 610-000 | 2/14/23   | 155.69      | 100006484693-011423-02112 |        |
|            |         | -----   |                              |              |         |           |             | Totals:                   | 239.70 |
| 2/27/23    | 71783   | KEMMER  | KEMMERER LIBRARY             |              |         |           | 550.00      | MEETING EXPENSE FOR 11 MO |        |
|            |         | Vchr-#  | Invoice-#                    | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |        |
|            |         | 7144    | 021723                       | 2/17/23      | 830-000 | 2/17/23   | 550.00      | MEETING EXPENSE FOR 11 MO |        |
| 2/27/23    | 71784   | LUMBER  | LUMBERJACKS TREE SERVICE     |              |         |           | 8,246.00    | TREE REMOVAL              |        |
|            |         | Vchr-#  | Invoice-#                    | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |        |
|            |         | 7137    | 020123                       | 9/25/22      | 727-000 | 2/01/23   | 8,246.00    | TREE REMOVAL              |        |
| 2/27/23    | 71785   | TMC     | TAYLOR MANAGEMENT COMPANY    |              |         |           | 18.83       | 01/23-POSTAGE & COPIES    |        |
|            |         | Vchr-#  | Invoice-#                    | Inv-date     | Acct #  | Eff-date  | Amount-paid | Reference                 |        |
|            |         | 7138    | 991317675                    | 1/31/23      | 830-000 | 2/01/23   | 18.83       | 01/23-POSTAGE & COPIES    |        |
|            |         | Totals: |                              |              |         |           |             | 42,680.36                 |        |

**CASH DISBURSEMENTS**

Starting Check Date: 2/01/23 Cash Account #: "All"

Ending Check Date: 2/28/23

| Check Date      | Check # | Vend #    | Name                    | Check Amount | Reference                |          |             |                          |
|-----------------|---------|-----------|-------------------------|--------------|--------------------------|----------|-------------|--------------------------|
| Cash account #: |         | 104-000   | Cash in Capital FISN    |              |                          |          |             |                          |
| 2/09/23         | 889422  | (M)HGOPER | HARDING GREEN OPERATING | 2,241.13     | REIMB-FERRARA ELECTRICAL |          |             |                          |
|                 |         | Vchr-#    | Invoice-#               | Inv-date     | Acct #                   | Eff-date | Amount-paid | Reference                |
|                 |         | 7135      | 020923                  | 2/09/23      | 100-000                  | 2/09/23  | 2,241.13    | REIMB-FERRARA ELECTRICAL |
| 2/09/23         | 889423  | (M)HGOPER | HARDING GREEN OPERATING | 10,555.88    | REIMB-ACCENT GROUP INV   |          |             |                          |
|                 |         | Vchr-#    | Invoice-#               | Inv-date     | Acct #                   | Eff-date | Amount-paid | Reference                |
|                 |         | 7136      | 020923-1                | 2/09/23      | 100-000                  | 2/09/23  | 10,555.88   | REIMB-ACCENT GROUP INV   |
| Totals:         |         |           |                         | 12,797.01    |                          |          |             |                          |

-- End of report --