

News from the Harding Green Association Board of Trustees

www.HardingGreen.org

NOVEMBER 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 hgatrusteess@yahoo.com

GARY MCHUGH, PROPERTY MANAGER

(973) 267-9000 x303
gmchugh@taylorlmgmt.com

LYNN ZIENOWICZ, ADMINISTRATOR

(973) 267-9000
lynn@taylorlmgmt.com

HGA WEBSITE

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: *Wednesday,
November 29th at the Harding Library at 7:00pm or by Zoom*

RECYCLING:

Tuesdays, 12/12, 12/26

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.

The HGA Open Board Meeting will be held at the Kemmerer Library on November 29th at 7PM. For those attending virtually, Join Zoom Meeting:

<https://us02web.zoom.us/j/84102341158?pwd=c0cyayttWHZlOGNyaWtJWHRBWUZDZz09>

Meeting ID: 841 0234 1158

Passcode: 138614

One tap mobile

+13092053325,84102341158#,,,,*138614# US

+13126266799,,84102341158#,,,,*138614# US (New York)

Community Maintenance Activities:

Hilberg Contracting has completed downspout and gutter cleanouts. Please check that everything is working properly. If there are any issues in the next 60 days or so, please advise and they will promptly address.

Hilberg Contracting completed board work orders at 1 and 5 Sycamore Lane.

Harmony landscaping has been blowing and removing falling leaves over the past few weeks and will continue until most of the leaves are down and removed. The planting beds will be cleaned out last.

Harmony has agreed to retreat shingles on units on Sycamore for remaining areas that still show signs of mold. These units' rear roofs face Route 202.

Harmony is preparing for snow removal as the winter season is approaching. Snow stakes will be installed along the roadway and snow equipment will be delivered on-site next week.

Express General Contracting has completed the wood repairs/replacement and painting of siding and trim on Walnut Lane, 1 Spruce Lane and 6-9 Spruce Lane. Inspections will be performed on the work and any issues will be addressed during the last week of November. Express completed minor paint touch up at 10 Ash Lane.

JITOW, LLC completed pine board repair at 3 Beech Lane.

Wayne Davis completed board repairs at 4 and 6 Tulip Lane and 5 Cedar Lane. Completed water remediation work-order at rear yard of 1 Spruce Lane. He will address open work orders at 7 and 8 Ash Lane next week.

Ferrara Electric Co. completed underground wire replacement on Spruce Lane and also completed light pole repair at the pool parking lot.

Taylor Management has been processing work orders weekly and will continue to make sure all work orders received are properly addressed as quickly as possible.

Art Ochs is serving as Board liaison to Taylor Management and will be working with Gary to expedite open work-orders while Dick Bruno continues to oversee infrastructure projects.

Reminders:

Residents are reminded that all work orders and service requests should be directed to Gary McHugh, our property manager, in order to be addressed. When emailing Gary, kindly cc: hgatrustees@yahoo.com so that incoming requests can be acknowledged. All external work to the community must be approved by the HGA Board before starting work, and personal property modifications must be approved before work begins. Please visit the HGA website at www.hardinggreen.org for the necessary forms or contact Gary for further assistance.

Looking forward:

Our front entrance will soon be “dressed-up” for the holiday season.

We encourage residents to sign up for committees/clubs that will foster more community involvement which will benefit the look and feel of our community in a positive and cost-effective way. More information about how to get involved and meet more of your neighbors will follow in upcoming newsletters.

We welcome residents to contribute to our monthly newsletter with interesting articles, goings on in the area, happenings in Harding Green or anything else that you would like to make mention of. Judy Chardourne has graciously volunteered to become a contributing editor of our newsletter beginning in the new year. Judy is a Harding Green resident of more than 20 years and enjoyed a successful career in public relations and now is involved in professional fundraising on a volunteer basis. Our newsletter will get a “face-lift” with a new header and layout to allow more room for expanded content.

We hope everyone enjoyed a wonderful Thanksgiving with friends and family!

Draft Minutes: Open Meeting at Kemmerer Library September 28th, 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, 12 homeowners in Attendance

Meeting called to order at 7:35pm

• Motion made to approve minutes from Open Meeting on August 31, 2023. Edit made to adjust line item for snow removal in draft budget to \$60,000. Minutes approved 5/0.

Treasurer's Report:

- As of August 31, 2023 - \$113,167.11 in Operating Account, \$223,472.48 in Capital Reserve Account and \$50,000 in a CD.
- Budget for fiscal year 2023-2024 presented last meeting. No questions were received. Motion made for approval of budget for 2023-2024. Seconded and approved 5/0.

Property Managers' Report:

- Landscapers continue their weekly maintenance and will begin leaf blowing.
- Work to begin on residing and painting at 1 Spruce, 6-9 Spruce and Walnut Lane.
- The pool will be professionally winterized and closed for the season. The pool pump and outlets were being evaluated and any necessary changes will be implemented prior to the next pool season.
- Work orders continue to be minimal with mostly relate to gutters and siding issues.

Contracts:

- A 2-year renewal contract with Taylor Management was presented to the board with a one-time 4% increase from the prior year (\$1868). The board motioned for approval and was seconded and approved 5/0.
- A 2-year renewal contract with Insurance company with a 10% increase. Final premium of \$76,890 per year. Motioned for approval, seconded, and approved 5/0.

Richard Bruno, VP spoke to get a legal expense that will be charged to the Association on the record. Mention was made that due to an alleged assault that occurred at an open Board meeting early in the year, it was necessary for him to hire an attorney. The case is not moving forward, and the matter has been dropped but wants full transparency regarding legal fee reimbursement while serving as a volunteer serving the Association.

Open Items:

- A homeowner mentioned that landscapers are not picking up piles of sticks left for the purpose of being removed. The homeowner also stated that his lawn was not cut for 3 weeks. Gary will confirm with landscapers.
- A homeowner is concerned about the large amount of Ash trees that have been removed and/or slated for removal. A Board member commented that many of them are found to be hollow once taken down and can be susceptible to causing damage if they fall on their own. The idea of treating the remaining trees rather than removing them can be revisited by the Board and the town arborist.

- A homeowner asked if the Association was involved in a lawsuit and if the Board could share any details. There is a pending lawsuit that was brought to the association shortly after the alleged assault incident with Mr. Bruno and the resident. The suit involves the same resident and will hopefully be resolved soon.
- A homeowner asked what Board positions were available to be filled with upcoming election. A Board member explained that there are two vacancies and that the roles are determined by the Board once the seats are filled.

Motion made to adjourn the meeting. Meeting adjourned 5/0.



Date	Check #	Payee	Amount
10-100000-00-00 AAB - Operating - 8704			
10/05/2023	100165	FERRARA ELECTRICAL CONTRACTOR	\$2,000.00
		Invoice #: 2804	
		70-701300-00-00 repair wiring-FERRARA ELECTRICAL CONTRACTOR	\$2,000.00
10/05/2023	100166	HARMONY LANDSCAPING &	\$9,166.41
		Invoice #: 15554	
		72-720000-00-00 LANDSCAPE SERV-HARMONY LANDSCAPING &	\$9,166.41
10/05/2023	100167	JERSEY CENTRAL POWER	\$341.42
		Invoice #: 082823-4693	
		60-600000-00-00 100 006 484 693-JERSEY CENTRAL POWER	\$341.42
10/05/2023	100168	JERSEY CENTRAL POWER	\$72.18
		Invoice #: 091823-1400	
		60-600000-00-00 100 006 481 400-JERSEY CENTRAL POWER	\$72.18
10/05/2023	100169	JERSEY CENTRAL POWER	\$416.43
		Invoice #: 091823-4693	
		60-600000-00-00 100 006 484 693-JERSEY CENTRAL POWER	\$416.43
10/05/2023	100170	JERSEY CENTRAL POWER	\$103.58
		Invoice #: 091823-6086	
		60-600000-00-00 100 006 486 086-JERSEY CENTRAL POWER	\$103.58
10/05/2023	100171	JERSEY CENTRAL POWER	\$17.00
		Invoice #: 091823-1494	
		60-600000-00-00 100 006 521 494-JERSEY CENTRAL POWER	\$17.00
10/05/2023	100172	HILL WALLACK LLP	\$234.00
		Invoice #: 721709	
		80-800250-00-00 017054-00001-HILL WALLACK LLP	\$234.00
10/05/2023	100173	HILL WALLACK LLP	\$605.00
		Invoice #: 731951	
		80-800250-00-00 GENERAL-HILL WALLACK LLP	\$605.00
10/05/2023	100068	RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF	\$11,327.75
		90-902050-00-00 ACCT 7R3-00658	\$11,327.75
10/05/2023	100069	TAYLOR MANAGEMENT COMPANY	\$3,891.33
		80-800000-00-00 MANAGEMENT FEE	\$3,891.33
10/05/2023	100070	WELCOMELINK/UHLIG	\$69.62
		Invoice #: H034915-IN	
		80-800650-00-00 50-TM00086-WELCOMELINK/UHLIG	\$69.62
10/06/2023	100174	CORTES CLEANING SERVICE LLC	\$1,507.57
		Invoice #: 659	
		74-741150-00-00 CLEANED BATHROOMS, HALLWAY-CORTES CLEANING SERVICE LLC	\$1,507.57
10/06/2023	100175	FERRARA ELECTRICAL CONTRACTOR	\$607.46
		Invoice #: 2798	
		70-701300-00-00 LIGHTS OUT AT HEMLOCK, SPRUCE , HARDING GREEN DR-FERRARA ELECTRICAL CONTRACTOR	\$607.46
10/06/2023	100176	JITOW LLC	\$3,035.47



Cash Disbursement
 Harding Green Assoc. Inc.
 10/01/2023 - 10/31/2023

Date	Check #	Payee	Amount
		Invoice #: 119	
		30-302450-00-02 RMV PRIVACY WALL - 8 POPLAR-JITOW LLC	\$3,035.47
10/06/2023	100177	ZENITH INSURANCE CO.	\$1,311.00
		Invoice #: DP141180402001	
		14-140200-00-00 pol#: Z141180402-ZENITH INSURANCE CO.	\$1,311.00
10/10/2023	100178	ATHOME NET, INC.	\$58.38
		Invoice #: INV187508	
		80-800650-00-00 10/23-SVC-ATHOME NET, INC.	\$58.38
10/10/2023	100179	HARMONY LANDSCAPING &	\$1,279.50
		Invoice #: 15586	
		70-700000-00-00 ROOF TREATMENT-HARMONY LANDSCAPING &	\$1,279.50
10/10/2023	100180	HARMONY LANDSCAPING &	\$1,972.56
		Invoice #: 15587	
		72-720250-00-00 TREE REMOVAL-HARMONY LANDSCAPING &	\$1,972.56
10/10/2023	100181	HARMONY LANDSCAPING &	\$106.63
		Invoice #: 15588	
		72-720150-00-00 LANDSCAPING SVCS-HARMONY LANDSCAPING &	\$106.63
10/10/2023	100182	PSE & G	\$304.54
		Invoice #: 600108709289	
		60-600200-00-00 6594159100-PSE & G	\$304.54
10/10/2023	100183	THE DAVEY TREE EXPERT COMPANY (KENT)	\$779.43
		Invoice #: 918038049	
		72-720250-00-00 FERT W/ ARBOR GREEN PRO-THE DAVEY TREE	\$779.43
10/10/2023	100184	WELCOMELINK/UHLIG	\$72.76
		Invoice #: H036533-IN	
		80-800650-00-00 50-TM00086-WELCOMELINK/UHLIG	\$72.76
10/10/2023	100185	VERIZON (NEWARK)	\$244.21
		Invoice #: 092623-1-32	
		60-600600-00-00 653-121-781-0001-32-VERIZON (NEWARK)	\$244.21
10/10/2023	100186	INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,601.74
		Invoice #: 0009263706	
		70-702300-00-00 10/23-MLY TRASH RMVL-INTERSTATE WASTE	\$2,601.74
10/10/2023	100187	SERVICES INC (DETROIT) SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNIK	\$654.08
		Invoice #: 092623-0.00	
		60-600400-00-00 7901320700.00-SMCMUA (THE SOUTHEAST MORRIS	\$654.08
10/17/2023	100188	COUNTY MUNICIPAL UT AUTH) JITOW LLC	\$5,088.31
		Invoice #: 114	
		30-302450-00-02 RMV 2X10 LEDGER DECK & RPLC-JITOW LLC	\$5,088.31
10/17/2023	100189	L & W ENTERPRISE LLC	\$175.00
		Invoice #: 3252	
		70-700000-00-00 4 TULIP-RPLC ROTTED SIDING-L & W ENTERPRISE	\$175.00
		LLC	



Cash Disbursement
 Harding Green Assoc. Inc.
 10/01/2023 - 10/31/2023

Date	Check #	Payee	Amount
10/17/2023	100190	L & W ENTERPRISE LLC Invoice #: 3253 70-700000-00-00 7 BIRCH LN-RPLC ROTTED SIDING-L & W ENTERPRISE LLC	\$375.00
10/17/2023	100191	L & W ENTERPRISE LLC Invoice #: 3254 70-700550-00-00 8 BIRCH LANE-UNCLOG REAR GUTTERS-L & W ENTERPRISE LLC	\$125.00
10/17/2023	100192	L & W ENTERPRISE LLC Invoice #: 3255 30-302450-00-02 400 FEET OF SIDING-L & W ENTERPRISE LLC	\$952.00
10/17/2023	100193	L & W ENTERPRISE LLC Invoice #: 3256 70-700000-00-00 REP LOOSE BOARDS ON POOL FENCE-L & W ENTERPRISE LLC	\$125.00
10/17/2023	100194	L & W ENTERPRISE LLC Invoice #: 3249 72-720150-00-00 7 ASH-INST DRAINAGE SYST-L & W ENTERPRISE LLC	\$3,750.00
10/17/2023	100195	L & W ENTERPRISE LLC Invoice #: 3250 70-700000-00-00 6 TULIP-RPLC 6 BAD DECK BOARDS-L & W ENTERPRISE LLC	\$675.00
10/17/2023	100196	TAYLOR MANAGEMENT COMPANY Invoice #: 086-083123 80-800650-00-00 08/23-ENV-TAYLOR MANAGEMENT COMPANY	\$23.80
10/17/2023	100197	SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNIK Invoice #: 092323-0.00 60-600400-00-00 7925100470.00-SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNICIPAL UT AUTH)	\$387.15
10/17/2023	100198	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACT Invoice #: 1574 30-302450-00-02 PRIME BOTH SIDES OF PINE SIDING-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$2,990.62
10/17/2023	100199	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACT Invoice #: 1575 30-302450-00-02 PINE SIDING RPLCMNT-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$7,584.10
10/24/2023	100200	HARMONY LANDSCAPING & Invoice #: 15626 72-720000-00-00 LANDSCAPING SVCS-HARMONY LANDSCAPING &	\$9,166.41
10/24/2023	100201	HARMONY TREE CARE LLC Invoice #: 15590 72-720250-00-00 STUMP GRINDING-HARMONY TREE CARE LLC	\$319.88
10/24/2023	100202	HARMONY TREE CARE LLC Invoice #: 15589 72-720250-00-00 TREE REMOVAL-HARMONY TREE CARE LLC	\$533.13
10/24/2023	100203	TAYLOR MANAGEMENT COMPANY	\$426.60



Cash Disbursement
 Harding Green Assoc. Inc.
 10/01/2023 - 10/31/2023

Date	Check #	Payee	Amount
		Invoice #: 086-093023	
		80-800650-00-00 09/23-POSTAGE/COPIES/ENV-TAYLOR MANAGEMENT COMPANY	\$426.60
10/24/2023	100204	HILBERG CONTRACTING LLC	\$285.73
		Invoice #: 21254	
		70-700000-00-00 13 BEECH-STAIR REPAIR-HILBERG CONTRACTING LLC	\$285.73
10/24/2023	100205	HILBERG CONTRACTING LLC	\$86.37
		Invoice #: 21222	
		70-700000-00-00 4 SYCAMORE-RE ATTACH SIDING-HILBERG CONTRACTING LLC	\$86.37
10/24/2023	100206	HILBERG CONTRACTING LLC	\$68.58
		Invoice #: 21261	
		70-700000-00-00 3 WALNUT -SEAL SIDING-HILBERG CONTRACTING LLC	\$68.58
10/24/2023	100207	HILBERG CONTRACTING LLC	\$117.29
		Invoice #: 21220	
		70-700550-00-00 6 SYCAMORE-UPPER GUTTER CLOG-HILBERG CONTRACTING LLC	\$117.29
10/24/2023	100208	HILBERG CONTRACTING LLC	\$158.34
		Invoice #: 19750	
		72-720150-00-00 3 SPRUCE-TREE & DEBRIS RMVL-HILBERG CONTRACTING LLC	\$158.34
10/24/2023	100209	HILBERG CONTRACTING LLC	\$159.94
		Invoice #: 20065	
		70-700550-00-00 5 WALNUT-UPPER GUTTER CLOG-HILBERG CONTRACTING LLC	\$159.94
10/24/2023	100210	USI INSURANCE SERVICES BHB	\$4,686.20
		Invoice #: 4796303	
		14-140200-00-00 COMM UMBRELLA RENEWAL-USI INSURANCE SERVICES BHB	\$4,686.20
10/24/2023	100211	KADEN CHOU	\$2,720.00
		Invoice #: 101223	
		74-741100-00-00 7/17-8/17/23-POOL HELP-KADEN CHOU	\$2,720.00
10/24/2023	100212	KADEN CHOU	\$2,720.00
		Invoice #: 101323	
		74-741100-00-00 8/18-9/18/23-POOL HELP-KADEN CHOU	\$2,720.00
10/24/2023	100213	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTC	\$7,020.00
		Invoice #: 1577	
		30-302450-00-02 PINE SIDING RPLCMNT-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$7,020.00
10/24/2023	100214	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTC	\$1,957.08
		Invoice #: 1578	
		30-302450-00-02 PRIME BOTH SIDES OF PINE SIDING-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$1,957.08
10/24/2023	100215	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTC	\$14,750.00
		Invoice #: 1579	
		70-701050-00-00 DEP-PAINTING-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$14,750.00



Cash Disbursement
 Harding Green Assoc. Inc.
 10/01/2023 - 10/31/2023

Date	Check #	Payee	Amount
		Account Totals	54
		# Checks:	\$110,206.58
10-102000-00-02 Landolt - Cap Res - 0658			
10/04/2023	0	HARDING GREEN OPERATING	\$5,088.31
		14-140300-00-00 Bank Adjustment - JITOW INV; JITOW INV	\$5,088.31
10/04/2023	0	HARDING GREEN OPERATING	\$15,297.50
		14-140300-00-00 Bank Adjustment - EXPRESS GENERAL, JITOW, L&W ENTERPRISE; EXPRESS GENERAL, JITOW, L&W ENTERPRISE	\$15,297.50
10/12/2023	0	HARDING GREEN OPERATING	\$39,002.41
		14-140300-00-00 Bank Adjustment - ACCENT GROUP, HILBERG CONTRACTING, AMPOL BT; ACCENT GROUP, HILBERG CONTRACTING, AMPOL BT	\$39,002.41
10/12/2023	0	HARDING GREEN OPERATING	\$3,524.36
		14-140300-00-00 Bank Adjustment - HILBERG CONTRACTING; HILBERG CONTRACTING	\$3,524.36
		Account Totals	4
		# Checks:	\$62,912.58
		Association Totals	58
		# Checks:	\$173,119.16