

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

## OCTOBER, 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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[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, 10/25, 7:30PM.*

#### RECYCLING

*Tuesdays, 11/14, 11/28*  
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

Annual membership meeting for HGA is scheduled for Wednesday, October 25, 2023 at 7:30PM at the Harding Township Library. Please note: we have been advised by the library that HVAC work is being done and expected to be complete by Tuesday. However, it is possible that there may be delays. If that occurs, we will hold the meeting at Christ the King Church lower level. If the location is changed, we will send out a note by tomorrow evening.

### Join Zoom Meeting

<https://us02web.zoom.us/j/89388203567?pwd=MkRwYTdkeUdVR2lhSTYrRGNIbDczZz09>

Meeting ID: 893 8820 3567

Passcode: 887014

One tap mobile

+13052241968,,89388203567#,,,,\*887014# US

## Community Maintenance Activities

Harmony Landscaping has started to remove leaves as they cut the lawns weekly. They will continue to remove leaves until all leaves have fallen.

The pond fountain has been removed for the season.

Gutter cleaning will be scheduled when most leaves have fallen and all owners will be notified of the start date. The final leaf clean up will be shortly after the gutter cleaning.

The wood repairs and painting continue on Spruce and Walnut. I expect all work on these homes to be completed on or before November 10th.

Tree, stump removal and tree trimming has continues as needed this fall. A site survey will be completed this spring to continue with any tree removals and trimming.

Please be reminded that the annual meeting and elections will be held on Wednesday October 25th. If you have not already, please send in your ballot or bring to the meeting.

## 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.

Annual membership meeting draft minutes - October 26th, 2022, at Kemmerer Library:

Meeting called to order at 7:44pm.

The HGA Board members self-introductions (Michael Chou, President; Richard Bruno, Vice-President & Yuriy Gruzglin, Treasurer), absent was Robin Ward, Trustee. No Secretary in attendance due to an open position. Mention by Michael Chou that it's been 2 years since the last annual membership meeting because of Covid and it was nice to see everyone again.

The homeowners in attendance introduced themselves.

- Minutes of the 2021 annual shareholders meeting (10/27/2021) were presented and read by Richard Bruno. No corrections, objections or edits were suggested and a motion to approve the minutes was made. Minutes approved 3/0.

- Treasurer's report as of 9/30/2022: Operating account: \$126,770.67 and Capital Reserve account in money-market fund: \$242,649.59.

- A resolution for the carryover was read by Richard Bruno: Any excess of membership income over membership expenses for the year ended on 9/30/2022 shall be applied against subsequent tax year member assessments as provided by IRS revenue ruling 70-604; a motion to adopt the resolution was made by Michael Chou.

- Manager's report:

- Pool: started out poorly, it was difficult to get reliable staffing and a decision was made to self-manage the pool. Michael Chou took on a big role (equipment, self-locking entry doors/locks, leaving doors open for residents to come and go with longer hours and a longer season). All residents who took advantage of using the pool agreed that it's never been cleaner or worked out so well. Money was spent on chemicals, a self-cleaning robot, etc. Budget is done for next year. It was a great test to find out that we could manage it ourselves.

- Landscaping/Trees: Drought, bad year for grass/lawns. Fall season, weekly services and massive leaf-clean-up. Generally speaking, all the beds will be done every week. Gutter cleaning in several weeks after most leaves are down then the final clean-up. Ash trees have been removed over the past 3 years and some trees appearing to be healthy were found to be hollow. We are looking into our new budget and will continue to trim and remove Ash trees before they cause serious issues.

- Chimney Caps: Last 25 or so on order, supply chain-issues. Once in, work will commence, a reserve item: won't need to replace again.

- Painting: Last year of a 5-year painting schedule, trouble getting wood, once arrived, primed, in shop; 2 buildings on birch need to be done and 2 buildings on Walnut plus 2 singles on Spruce. Issues with rain/weather – should get done, if not, will commence in the Spring.

- Work Orders: Most related to gutter/leaders and rotting wood siding and addressed through the budget. The siding is "what it is" and it needs attention often. Will continue to budget for these items. Trying to keep up the best we can.

- Open Items:

- Addressed that the reserve account is for the roofs, driveways, painting, and siding; major repaving project took a large chunk (\$240,000), pool (\$60,000), tennis court (\$23,000), chimney caps (\$1,100 ea.). Ash Trees (operating) – significant expense. Lighting (\$38,000) – finished 80% of the items on a 20–25-year cycle. One large capital reserve expense remains– the roofs. Trying to get maximum life – no more patching – when they leak, they are replaced. Another example: realized chimney caps need to be replaced with ones that will last forever.

- A large majority of roofs still have issues. The increase in monthly HOA fees will allow roofs to be replaced as needed. Approximately 8-10 roofs are currently being replaced per year.

- Chou forecasts there will be a transfer of approximately \$136,000 from current fiscal year and that we will spend about \$80,000 on roofs – rain/aging/double layers – only certain things qualify for a capital expense – other than the painting on cyclical basis (might skip a year) – maintenance/inflation/higher costs/supply/ quality and components are a constant battle – we have a fair/good threshold.

- In triage scenario concerning roof replacements. Roofs have met and/or exceeded their life span. No more patching. Different factors affect roofs: sun/humidity etc. makes some roofs with a higher propensity to leak.

- Issues with rotted wood/siding – rotted wood is supposed to be replaced as reported. Outside of a painting cycle, a work-order should be requested. A separate vendor was to mark the rotted wood siding, these “marks” turned out to be painted over and vendor was let go and the bidding process was changed. Assured community that issues were recognized and solved. Some problems are resolved by hiring a new vendor.
- Satisfied with master insurance policy, workman’s comp, and liability.
- A huge delay with financials and audited annual reports was published in May typically get them in January; had to wait for official approval at a public meeting to adopt and agree to send it out.
- Resident asked about a By-law cap and a detailed accounting of reserve account for the last 3 years along with a forecast of expenditure patterns. Board commitment to provide and make available. Curious as what went into thought process for the HOA fee increase without having a reliable forecast of realistic expenses. Bi laws say only a significant expenditure needs to go for a vote; need 57 votes (majority) to approve a project. The board had the authority to make a color change but went to the community for a vote. Any major vendor/bids/evaluations will need approval. Only certain things qualify as a capital expenditure.
- Concerns about Accent painters and potential damage to home/exterior belongings/screens, etc. Assurances that any damage will be addressed/compensated for. Accent is represented by Taylor Management and any issues can be worked out. Please don’t “poo-poo” vendors before they start, let them move forward. Welcome to continue this discussion off-line to further address any concerns.
- A resident commented that we shouldn’t be married to our siding, feels that our entrance is pitiful and is upset for paying monthly maintenance and see such a disappointing entrance.
- A resident remarked that Dorset-Hollow replaced all the siding at one time. A huge assessment of (\$40,000) and if you didn’t have the money, then move. Did study on our community and demographics and financial studies to know what is involved and what the costs are to replace siding and it will be presented, and the homeowners can vote on it – expected to happen in the next 6 months. The wood that has been replaced needs to last 5 years. We’ve changed the specifications on the painting, and it’s improved. The wood that goes on lasts longer and over time the replacement costs have come down. Tired of old buildings and old look. A host of issues need to be addressed on a community basis. Is there a better way to spend our money in the long term? Philosophy can change. The board looked at different materials about 5 years ago and faced an uproar about modifying the look, material, color, etc. Didn’t want to fight the battle and a majority vote is needed.
- Over the last 2 years our values went up because of people wanting to leave the city due to Covid. We might be able to change how we make decisions in our community based on changing demographics.
- Took 3 years to approve a color change; had a committee, it was hard to get everyone to agree and many were upset – only the shade was changed and not the color. With the new shade we might get 3-4 years before it is necessary to paint while we continue to maintain the siding – the money we save on siding can go towards roof replacements.
- Forecast – once the 30 or so remaining Ash trees are removed, that pocket of money can go towards other things and carryover to the capital reserve.
- Trees that are removed that are a safety issue do not need homeowners’ approval to be removed.
- Need design committee to recommend ideas for our exteriors. We need options. A loan? An assessment? A street a year instead of all at once? Agree that it would be a much better-looking community with new siding. Many decisions and evaluations to be made.

Floor turned to ADR Committee for Ballot count/election results:

Art Ochs 65  
 Yuriy Gruzglin 64  
 Carla Forte 60  
 Robin Ward 29

Officially, once verified and approved, these individuals are on the Board.  
 Michael Chou added to record: congratulated Art, Yuriy, and Carla

On behalf of the Board, thanked Robin Ward for her volunteer service to the community.  
 Thanked ADR committee. Motioned for an adjournment. Meeting adjourned.



**Cash Disbursement**

Harding Green Assoc. Inc.

09/01/2023 - 09/30/2023

Date	Check #	Payee	Amount
<b>10-100000-00-00 AAB - Operating - 8704</b>			
09/07/2023	100065	RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF	\$11,327.75
		90-902050-00-00 ACCT 7R3-00658	\$11,327.75
09/07/2023	100066	TAYLOR MANAGEMENT COMPANY	\$3,891.33
		80-800000-00-00 MANAGEMENT FEE	\$3,891.33
09/07/2023	100130	FERRARA ELECTRICAL CONTRACTOR	\$429.76
		<b>Invoice #: 2777</b>	
		70-700000-00-00 REP WATER PIPE BOND-FERRARA ELECTRICAL CONTRACTOR	\$429.76
09/07/2023	100131	HARMONY LANDSCAPING &	\$9,166.41
		<b>Invoice #: 15487</b>	
		72-720000-00-00 LANDS SVCS-HARMONY LANDSCAPING &	\$9,166.41
09/07/2023	100132	JITOW LLC	\$1,168.75
		<b>Invoice #: 115</b>	
		70-700000-00-00 RPLC 6 DECKING BOARDS-JITOW LLC	\$1,168.75
09/07/2023	100133	MICHAEL CHOU	\$29.84
		<b>Invoice #: 082823 - A</b>	
		74-741150-00-00 POOL SUPPLIES - SKIMMER NET-MICHAEL CHOU	\$29.84
09/07/2023	100134	HILBERG CONTRACTING LLC	\$215.92
		<b>Invoice #: 20457</b>	
		70-700000-00-00 6 TULIP-LEADER REP-HILBERG CONTRACTING LLC	\$215.92
09/07/2023	100135	HILBERG CONTRACTING LLC	\$685.60
		<b>Invoice #: 20507</b>	
		70-700000-00-00 ROOF LEAK REPAIRS-4 BEECH-HILBERG CONTRACTING LLC	\$685.60
09/07/2023	100136	HILBERG CONTRACTING LLC	\$302.28
		<b>Invoice #: 20582</b>	
		70-700000-00-00 3 HEMLOCK-SKYLIGHT LEAK REP-HILBERG CONTRACTING LLC	\$302.28
09/07/2023	100137	HILBERG CONTRACTING LLC	\$230.31
		<b>Invoice #: 20584</b>	
		70-700000-00-00 7 POPLAR-ROOF LEAK REP-HILBERG CONTRACTING LLC	\$230.31
09/07/2023	100138	HILBERG CONTRACTING LLC	\$158.34
		<b>Invoice #: 20588</b>	
		70-700000-00-00 3 WALNUT-RE-ATTACH DOWNSPOUT-HILBERG CONTRACTING LLC	\$158.34
09/07/2023	100139	HILL WALLACK LLP	\$104.00
		<b>Invoice #: 729189</b>	
		80-800250-00-00 GENERAL-HILL WALLACK LLP	\$104.00
09/13/2023	100140	ATHOME NET, INC.	\$58.38
		<b>Invoice #: INV184092</b>	
		80-800650-00-00 09/23-MLY SVC-ATHOME NET, INC.	\$58.38
09/13/2023	100141	GREAT BLUE INC.	\$1,186.20
		<b>Invoice #: 17035</b>	
		70-700050-00-00 2023 POND MANAGEMENT PROGRAM-GREAT BLUE INC.	\$1,186.20



**Cash Disbursement**

Harding Green Assoc. Inc.

09/01/2023 - 09/30/2023

Date	Check #	Payee	Amount
09/13/2023	100142	JERSEY CENTRAL POWER <b>Invoice #: 071823-1400</b> 60-600000-00-00 100 006 481 400-JERSEY CENTRAL POWER	\$64.99 \$64.99
09/13/2023	100143	JERSEY CENTRAL POWER <b>Invoice #: 071823-4693</b> 60-600000-00-00 100 006 484 693-JERSEY CENTRAL POWER	\$341.42 \$341.42
09/13/2023	100144	JERSEY CENTRAL POWER <b>Invoice #: 071823-6086</b> 60-600000-00-00 100 006 486 086-JERSEY CENTRAL POWER	\$89.44 \$89.44
09/13/2023	100145	JERSEY CENTRAL POWER <b>Invoice #: 071823-1494</b> 60-600000-00-00 100 006 521 494-JERSEY CENTRAL POWER	\$8.04 \$8.04
09/13/2023	100146	JERSEY CENTRAL POWER <b>Invoice #: 072623-6086</b> 60-600000-00-00 100 006 486 086-JERSEY CENTRAL POWER	\$265.62 \$265.62
09/13/2023	100147	NJ PEST CONTROL, LLC <b>Invoice #: 69980</b> 70-701700-00-00 GENERAL PEST CONTROL-NJ PEST CONTROL, LLC	\$2,665.63 \$2,665.63
09/13/2023	100148	PSE & G <b>Invoice #: 604707403628</b> 60-600200-00-00 6594159100-PSE & G	\$218.26 \$218.26
09/13/2023	100149	TAYLOR MANAGEMENT COMPANY <b>Invoice #: 086-073123</b> 80-800650-00-00 JULY ENV-TAYLOR MANAGEMENT COMPANY	\$22.44 \$22.44
09/13/2023	100150	WELCOMELINK/UHLIG <b>Invoice #: H036210-IN</b> 80-800650-00-00 H50-TM00086-WELCOMELINK/UHLIG	\$72.76 \$72.76
09/13/2023	100151	VERIZON (NEWARK) <b>Invoice #: 082623-1-32</b> 60-600600-00-00 653-121-781-0001-32-VERIZON (NEWARK)	\$244.21 \$244.21
09/13/2023	100152	INTERSTATE WASTE SERVICES INC (DETROIT) <b>Invoice #: 0009095029</b> 70-702300-00-00 08/23-MLY SVC-INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,601.74 \$2,601.74
09/13/2023	100153	INTERSTATE WASTE SERVICES INC (DETROIT) <b>Invoice #: 0009160926</b> 70-702300-00-00 09/23-MLY SVC-INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,601.74 \$2,601.74
09/13/2023	100154	RICHARD BRUNO <b>Invoice #: 082132 -</b> 80-800250-00-00 REIMB-LEGAL FEES-RICHARD BRUNO	\$1,800.00 \$1,800.00
09/13/2023	100155	KADEN CHOU <b>Invoice #: 082223 - A</b> 74-741100-00-00 6/16-7/16/23-POOL HELP-KADEN CHOU	\$2,635.00 \$2,635.00
09/21/2023	100067	EXPRESS PAINTING CONTRACTORS	\$10,260.00



**Cash Disbursement**

Harding Green Assoc. Inc.

09/01/2023 - 09/30/2023

Date	Check #	Payee	Amount
		<b>Invoice #: 1573</b>	
		90-902050-00-00 PURCHASE SIDING-EXPRESS PAINTING CONTRACTORS	\$10,260.00
09/21/2023	100156	ATHOME NET, INC.	\$58.38
		<b>Invoice #: INV181334</b>	
		80-800650-00-00 C005511-ATHOME NET, INC.	\$58.38
09/21/2023	100157	JITOW LLC	\$2,337.50
		<b>Invoice #: 120</b>	
		30-302450-00-02 RMV PRIVACY FENCE-JITOW LLC	\$2,337.50
09/21/2023	100158	L&W ENTERPRISES, LLC	\$2,700.00
		<b>Invoice #: 3244</b>	
		30-302450-00-02 8 BIRCH LN-REP HOUSE-L&W ENTERPRISES, LLC	\$2,700.00
09/21/2023	100159	HILBERG CONTRACTING LLC	\$302.28
		<b>Invoice #: 20779</b>	
		70-700000-00-00 4 HEMLOCK-WOOD STEP REPAIRS-HILBERG CONTRACTING LLC	\$302.28
09/21/2023	100160	HILBERG CONTRACTING LLC	\$129.55
		<b>Invoice #: 20931</b>	
		70-700550-00-00 7 ASH LANE-UPPER GUTTER CLOG-HILBERG CONTRACTING LLC	\$129.55
09/21/2023	100161	HILL WALLACK LLP	\$553.00
		<b>Invoice #: 725134</b>	
		80-800250-00-00 GENERAL-HILL WALLACK LLP	\$553.00
09/21/2023	100162	MARK ROONEY	\$250.00
		<b>Invoice #: 790417</b>	
		70-700050-00-00 SCRUB ALGAE FROM BASKET-MARK ROONEY	\$250.00
09/21/2023	100163	RICHARD BRUNO	\$1,800.00
		<b>Invoice #: 091432</b>	
		80-800250-00-00 REIMB FOR LEGAL FEES-RICHARD BRUNO	\$1,800.00
09/28/2023	100164	HILL WALLACK LLP	\$50.00
		<b>Invoice #: 730852</b>	
		40-401250-00-00 6 POPLAR LANE-HILL WALLACK LLP	\$50.00
09/29/2023	0	AAB	\$10.00
		40-401200-00-00 Bank Adjustment - ck# 58009198 Falgione Stop Pymt	\$10.00
09/08/2023	0	jb; ck# 58009198 Falgione Stop Pymt jb HARMONY LANDSCAPING &	\$719.72
		<b>Invoice #: 15398</b>	
		70-700000-00-00 CK 100111	\$719.72
09/30/2023			\$9,093.00
		10-102000-00-02 Transfer to Landolt - Cap Res - 0658; to adjust transfer	\$9,093.00
		<b>Account Totals</b>	<b># Checks: 40</b>
			<b>\$70,849.59</b>
		<b>10-102000-00-02 Landolt - Cap Res - 0658</b>	
09/07/2023	0	HARDING GREEN OPERATING	\$12,892.00
		14-140300-00-00 Bank Adjustment - HILBERG CONTRACTING; HILBERG CONTRACTING	\$12,892.00



**Cash Disbursement**

Harding Green Assoc. Inc.

09/01/2023 - 09/30/2023

Date	Check #	Payee		Amount
			<b>Account Totals</b>	
			<b># Checks:</b>	<b>1</b>
				<b>\$12,892.00</b>
			<b>Association Totals</b>	
			<b># Checks:</b>	<b>41</b>
				<b>\$83,741.59</b>