

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

## SEPTEMBER, 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

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#### GARY MCHUGH,

##### PROPERTY MANAGER

(973) 267-9000 x303

[gmchugh@taylorlmgmt.com](mailto:gmchugh@taylorlmgmt.com)

#### LYNN ZIENOWICZ,

##### ADMINISTRATOR

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[lynn@taylorlmgmt.com](mailto:lynn@taylorlmgmt.com)

#### 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 Thursday, 9/28, 7:30PM.*

#### RECYCLING

*Tuesdays, 10/10, 10/24*

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 Open Board Meeting is scheduled for Thursday, September 28, 2023 at 7:30PM at the Harding Library in person.

Ballots for the upcoming election will be sent out this week.

## Community Maintenance Activities

Harmony will be focusing on leaf removal going into this fall and will continue to prune as needed. They will also be trimming and removing trees as directed.

We again had a very good pool season running the pool in house. We will be covering the pool for the winter this Friday after inspections on the pool systems so we can open next year without any issues.

The repair of rotted wood and painting project is starting this week on the final phase of a 5 year cycle with units on Spruce and Walnut being completed.

Taylor management has worked closely with the board to complete the new budget which will start on October 1, 2023. The monthly fee for this year will remain the same so you do not have to adjust your payment if you have it automatically drafted. Please email me if you want to start auto pay and I will send you instructions to set this up.

Annual elections are coming up on Wednesday October 25th. You will receive a ballot in the mail within the next week. You must be current in your monthly fees in order for your ballot to be counted. Further, you must return the ballot in the envelope provided or your vote won't be counted.

## 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 via Zoom – August 31, 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 and 5 homeowners via zoom

Meeting called to order at 7:36 pm.

- Motion made to approve minutes from Open Meeting on July 26th, 2023. No further edits or comments were submitted. Minutes approved 5/0.

Treasurer's Report:

- As of July 31st, 2023 - \$104,388.39 in Operating Account and \$220,181.09 in Capital Reserve Money Market account and \$50,000 in an 18-month CD at approx. 5% annual return.

Manager's Report:

- Harmony Landscaping continues weekly lawn maintenance and trimming. Tree assessments continue and with the new budget will be removed or trimmed as necessary.
- NJ Pest treated for insects and closed opening where bats were reported.
- Two roofs were replaced.
- Residing and painting to begin on a building on Spruce and Walnut along with a single on Spruce which will complete the 5-year cycle.
- The pool will remain open through Sunday, Sept 10th and beyond based on the weather. Key fobs are working well. The pool will be winterized for the year by a professional company once it is closed.
- Proposed draft budget for discussion.

Proposed Draft Budget Reviewed by Treasurer:

- As highlighted in column "J" the projected revenue is \$691,300. Anticipated expenses are highlighted. An important line item is general maintenance. The Board appropriated \$68,000, which is \$8000 more than previously budgeted for unexpected projects.
- The board allocated \$11,000 for electric repairs which is more than we will probably need to spend by systems are old.
- Proposed allocation for landscaping enhancement - \$20,000 and \$35,000 suggested for tree/shrub services.
- Snow removal/salting is an important variable, and the Board is proposing the typical budgeted cost of \$35,000.
- Waiting on bids for tennis court repairs. The Board is proposing a \$10,000 allocation as a capital expenditure if tennis fence needs replacing.
- The Board has agreed to a 4% increase in management fees fixed for 2 years based on inflation.
- Insurance expenses have been budgeted in the event of a higher premium.
- The Budget is balanced, and the draft will be sent to shareholders in advance of the next meeting.
- Happy to report monthly maintenance fees will not be raised.

Michael Chou announced that information will be sent to everyone for the upcoming election. Two open Board seats are available. If anyone is interested in running, submit the application for candidacy for the Board of Trustees (found on our website [hardinggreen.org](http://hardinggreen.org)) with a brief resume. Deadline to be determined.

Open Items:

- Concerns over several downspouts overflowing. Suggested to submit a work-order for evaluation.
- Screens on gutters are being tested on several units. Considering use based on results. The system appears to work but can't say for sure if a gutter is clogged unless you do a visual which can happen during the twice-yearly gutter cleaning services. Certain areas of the community have much more leaf volume than other areas.

- Reminder of neighborhood gathering at pool on Thursday, September 7th.
- A thank-you to homeowner Tine Graham for leaving such cheerful flower cups and painted rock art at pool for all to enjoy.
- Reminder that votes for upcoming election will be disqualified if a homeowner is in arrears of monthly maintenance fees per the bylaws. Election results will be announced on the last Wednesday of October, which is October 25th.

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



**Cash Disbursement**

Harding Green Assoc. Inc.

08/01/2023 - 08/31/2023

Date	Check #	Payee	Amount
<b>10-100000-00-00 AAB - Operating - 8704</b>			
08/03/2023	100097	HARMONY LANDSCAPING & <b>Invoice #: 15368</b>	\$9,166.41
		72-720000-00-00 MLY LANDS MAINT-HARMONY LANDSCAPING &	\$9,166.41
08/03/2023	100099	JITOW LLC <b>Invoice #: 113</b>	\$2,638.50
		70-701050-00-00 PAINT FOR SAFETY SPEED BUMPS-JITOW LLC	\$2,638.50
08/03/2023	100100	WELCOME LINK <b>Invoice #: H035608-IN</b>	\$69.62
		80-800650-00-00 50-TM00086-WELCOME LINK	\$69.62
08/03/2023	100101	HILBERG CONTRACTING <b>Invoice #: 19781</b>	\$143.94
		70-700550-00-00 9 BIRCH LN -UPPER CLOG-HILBERG CONTRACTING	\$143.94
08/03/2023	100102	HILBERG CONTRACTING <b>Invoice #: 19782</b>	\$143.94
		70-700550-00-00 14 SYCAMORE-UPPER GUTTER-HILBERG CONTRACTING	\$143.94
08/03/2023	100103	HILBERG CONTRACTING <b>Invoice #: 20044</b>	\$487.28
		70-700000-00-00 5 TULIP-SIDING & WOOD ROT-HILBERG CONTRACTING	\$487.28
08/03/2023	100104	HILBERG CONTRACTING <b>Invoice #: 20048</b>	\$241.00
		70-700000-00-00 3 HEMLOCK LN-ATTIC VENT-HILBERG CONTRACTING	\$241.00
08/03/2023	100106	HILBERG CONTRACTING <b>Invoice #: 20147</b>	\$1,901.12
		70-700000-00-00 8 BIRCH LN-FOUNDATION CRACK-HILBERG CONTRACTING	\$1,901.12
08/07/2023	7000	TAYLOR MANAGEMENT COMPANY	\$3,891.33
		80-800000-00-00 MANAGEMENT FEE	\$3,891.33
08/07/2023	7001	RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF 90-902050-00-00 ACCT 7R3-00658	\$11,327.75
08/11/2023	100107	COMMUNITY ASSOC UNDERWRITERS <b>Invoice #: 072023-3794</b>	\$5,328.00
		14-140200-00-00 POL#: CAU503035-4-COMMUNITY ASSOC UNDERWRITERS	\$5,328.00
08/11/2023	100108	WELCOME LINK <b>Invoice #: H035918-IN</b>	\$85.68
		80-800650-00-00 50-TM00086-WELCOME LINK	\$85.68
08/11/2023	100109	VERIZON <b>Invoice #: 072623-1-32</b>	\$243.45
		60-600600-00-00 653-121-781-0001-32-VERIZON	\$243.45
08/24/2023	100112	PSE & G <b>Invoice #: 603207922441</b>	\$188.98
		60-600200-00-00 6594159100-PSE & G	\$188.98



**Cash Disbursement**

Harding Green Assoc. Inc.

08/01/2023 - 08/31/2023

Date	Check #	Payee	Amount
08/24/2023	100113	TAYLOR MANAGEMENT COMPANY <b>Invoice #: 086-053123</b> 80-800650-00-00 05/23-ENV-TAYLOR MANAGEMENT COMPANY	\$15.64 \$15.64
08/24/2023	100114	TAYLOR MANAGEMENT COMPANY <b>Invoice #: 086-063023</b> 80-800650-00-00 06/23-ENV-TAYLOR MANAGEMENT COMPANY	\$16.32 \$16.32
08/24/2023	100115	HILBERG CONTRACTING LLC <b>Invoice #: 20221</b> 90-902050-00-00 9 BEECH-ROOF RPLCMNT-HILBERG CONTRACTING LLC	\$9,093.00 \$9,093.00
08/24/2023	100116	HILBERG CONTRACTING LLC <b>Invoice #: 20267</b> 70-700550-00-00 8 BIRCH LANE-UPPER GUTTER CLOG-HILBERG CONTRACTING LLC	\$187.13 \$187.13
08/24/2023	100117	HILBERG CONTRACTING LLC <b>Invoice #: 20140</b> 30-302450-00-02 17 SYCAMORE-ROTTED WOOD RPLC-HILBERG CONTRACTING LLC	\$3,799.00 \$3,799.00
08/24/2023	100118	HILBERG CONTRACTING LLC <b>Invoice #: 20259</b> 70-700000-00-00 13 BEECH LN-WOOD STEP REP-HILBERG CONTRACTING LLC	\$518.20 \$518.20
08/24/2023	100119	HILBERG CONTRACTING LLC <b>Invoice #: 20353</b> 70-700000-00-00 2 SPRUCE -UPPER GUTTER CLOG-HILBERG CONTRACTING LLC	\$143.94 \$143.94
08/29/2023	100063	RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF 90-902050-00-00 ACCT 7R3-00658	\$11,327.75 \$11,327.75
08/29/2023	100064	TAYLOR MANAGEMENT COMPANY 80-800000-00-00 MANAGEMENT FEE	\$3,891.33 \$3,891.33
08/31/2023	100120	HARMONY TREE CARE LLC <b>Invoice #: 14929</b> 72-720150-00-00 LANDSCAPING SVCS-HARMONY TREE CARE LLC	\$799.69 \$799.69
08/31/2023	100121	JERSEY CENTRAL POWER <b>Invoice #: 95667356370</b> 60-600000-00-00 100 006 481 400-JERSEY CENTRAL POWER	\$63.98 \$63.98
08/31/2023	100122	JERSEY CENTRAL POWER <b>Invoice #: 95667356371</b> 60-600000-00-00 100 006 484 693-JERSEY CENTRAL POWER	\$354.89 \$354.89
08/31/2023	100123	JERSEY CENTRAL POWER <b>Invoice #: 95667356372</b> 60-600000-00-00 100 006 486 086-JERSEY CENTRAL POWER	\$78.20 \$78.20
08/31/2023	100124	JERSEY CENTRAL POWER <b>Invoice #: 95667356373</b> 60-600000-00-00 100 006 521 494-JERSEY CENTRAL POWER	\$8.26 \$8.26
08/31/2023	100125	L&W ENTERPRISES, LLC	\$275.00



**Cash Disbursement**

Harding Green Assoc. Inc.

08/01/2023 - 08/31/2023

Date	Check #	Payee	Amount
		<b>Invoice #: 3236</b>	
08/31/2023	100126	70-700000-00-00 6 BEECH LN-L&W ENTERPRISES, LLC L&W ENTERPRISES, LLC	\$275.00 \$550.00
		<b>Invoice #: 3238</b>	
08/31/2023	100127	70-701050-00-00 MARK HOUSES FOR SIDING PROJ-L&W ENTERPRISES, LLC L&W ENTERPRISES, LLC	\$550.00 \$415.00
		<b>Invoice #: 3237</b>	
08/31/2023	100128	70-700000-00-00 6 BEECH LN-L&W ENTERPRISES, LLC L&W ENTERPRISES, LLC	\$415.00 \$150.00
		<b>Invoice #: 3239</b>	
08/31/2023	100129	70-700000-00-00 1 SPRUCE LN-L&W ENTERPRISES, LLC MARK ROONEY	\$150.00 \$475.00
		<b>Invoice #: 890389</b>	
08/10/2023	0	70-700050-00-00 CLEAN FOIUNTAIN-MARK ROONEY HARMONY LANDSCAPING &	\$475.00 \$4,798.13
08/08/2023	0	72-720000-00-00 Bank Adjustment - to rcd check 100096 harmony; to rcd check 100096 harmony HILL WALLACK LLP	\$4,798.13 \$12.50
08/14/2023	0	80-800250-00-00 Bank Adjustment - to rcd check 100098 hill wallack; to rcd check 100098 hill wallack HILBERG CONTRACTING LLC	\$12.50 \$3,065.47
08/28/2023	0	70-700000-00-00 Bank Adjustment - to rcd check 100105 hilberg; to rcd check 100105 hilberg ART OCHS	\$3,065.47 \$1,310.75
		72-720150-00-00 Bank Adjustment - to rcd check 100110 art ochs; to rcd check 100110 art ochs	\$1,310.75
		<b>Account Totals</b>	<b># Checks: 37</b>
			<b>\$77,206.18</b>
<b>10-102000-00-02 Landolt - Cap Res - 0658</b>			
08/03/2023	0	HARDING GREEN OPERATING	\$9,093.00
		14-140300-00-00 Bank Adjustment - REIMB-HILBERG CONTRACTINGINV; REIMB-HILBERG CONTRACTINGINV	\$9,093.00
		<b>Account Totals</b>	<b># Checks: 1</b>
			<b>\$9,093.00</b>
		<b>Association Totals</b>	<b># Checks: 38</b>
			<b>\$86,299.18</b>