

News from the Harding Green Association Board of Trustees

www.HardingGreen.org

FEBRUARY, 2024

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):

Carla Forte
Richard Cook
Gary McHugh

CONTACT INFORMATION

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GARY MCHUGH,

PROPERTY MANAGER

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LYNN ZIENOWICZ, ADMINISTRATOR

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HGA WEBSITE

www.hardinggreen.org

PAM ROSANIO

HGA REPRESENTATIVE

USI INSURANCE SERVICES

(732) 349-2100 x85573

(732) 908-5573 (direct)

RECYCLING DATES FOR MARCH, 2024:

Tuesday March 12th and Tuesday March 26th

Regular trash pickup on Tuesday and Friday mornings

OPEN MEETING WEDNESDAY, FEBRUARY 28TH AT 7PM ATTENDANCE BY ZOOM:

MEETING ID: 851 7013 9928 PASSCODE: 390653

Community Maintenance Activities

Harmony has plowed, shoveled and salted 3 snow events this month.

Wayne Davis, L & W, LLC replaced sheathing and rotted wood siding at the front entranceway of 5 Cedar Lane as well as 15 Beech Lane. A hole was closed up and rotted siding was replaced at the front entrance of 10 Ash Lane. He completed additional work-orders as follows:
Stained front decking at 1 Sycamore Lane, the repair of our community fence along 202 and the repair of front gutters and leaders at 11, 13 and 3 Sycamore Lane.

The work-order requests were minimal due to the winter season. Most requests have generally been for rotted wood and gutter repairs. We have 2 valid work-orders open.

We are in discussions with our vendors on performance expectations and making decisions regarding the upcoming landscape season.

Reminders

Work orders and service requests should be directed to Gary McHugh, our property Manager. When emailing Gary, please cc: hgatrusteess@yahoo.com so we are aware of incoming requests. Any external work to the community must be approved by the HGA Board before work begins. Personal property modification forms can be found on our website at www.hardinggreen.org. Kindly contact Gary if you have any questions or concerns.

Community Focus

We are approaching St. Patrick's Day. Please remove any exterior holiday decorations and/or strings of lights from your yards, decks, fences, bushes, shrubs and entrances.

In upcoming Newsletters, a Section of "Areas of Maintenance" will be published to refresh our understanding of our Declaration of Covenants and Restrictions. Ongoing, other important Articles of The Green Book will be highlighted.

The Harding Green Association "The Green Book: Areas of Maintenance - Article VIII"

Section 1: In addition to maintenance upon the Common Properties and Facilities, the Association shall provide exterior maintenance to included snow plowing, grass cutting, trimming of shrubbery, garbage removal, street lighting, and any other maintenance upon each Lot and Living Unit, its grounds, walks, driveways, (or standard improvements only as originally provided by Developer) which is subject to assessment under Article V hereof.

The nature and extent of such maintenance shall at all times be determined by the Board of Trustees.

The maintenance of the interior of any Living Unit, including the foundation, shall be the responsibility of the Owners or Owners of that Living unit. All other maintenance, excluding windows, doors and exterior lighting, but including repair or replacement of exterior underground utilities, shall be the responsibility of the Association.

Draft Minutes: Open Meeting Via Zoom on January 31, 2024

Board Members in attendance:

Richard Cook, President
Richard Bruno, Vice President
Yuriy Gruzglin, Treasurer
Carla Forte, Secretary
Art Ochs, Trustee

Gary McHugh, Property Manger
3 Homeowner's

Meeting called to order at 7:02pm

- Motion made to approve minutes from November 2023 Open Meeting. Second for motion. Minutes approved 5/0

Treasurer's Report:

- As of December 31, 2023 - \$172,602.08 in Operating Account, \$132,402.70 in Capital Reserve Account and \$50,000 in an 18-month CD at 5% yearly interest rate
- Still awaiting 2023 Audit

Property Manager's Report:

- Snow events have been minimal so far with just 2 complaints. The 3rd storm lasted all day from snow to sleet to freezing rain then back to snow again which made it complicated. Well prepared in the event of another storm.
- The board is in discussions about the upcoming pool season.
- Governor Murphy signed into laws regarding reserve studies. Webinar available for details. HG might need to get an updated survey. Discussion on what type communities might be excluded. More information will follow.
- Taylor rolling out a new web access portal for homeowners to have a more steam-lined experience from requesting work orders to paying HOA dues to getting community updates at no additional cost to the association. More information will follow.

Open Items:

- A homeowner asked if damage caused by the snow vendor would be repaired. Board President commented that any repairs would be addressed at no cost per Green Book.
- A homeowner commented about ice on sidewalks during last storm and the salting appeared to be very inconsistent in areas. Board President commented that meeting is arranged with snow vendor to make any necessary corrections.

Motion made to adjourn the meeting. Second for motion. Meeting adjourned at 7:17pm.



Date	Check #	Payee	Amount
10-100000-00-00 AAB - Operating - 8704			
01/02/2024	100276	COMMUNITY ASSOCIATION UNDERWRITERS (cau) Invoice #: 121223-3794 14-140200-00-00 POL#: CAU503035-5-COMMUNITY ASSOCIATION UNDERWRITERS (cau)	\$5,487.00 \$5,487.00
01/02/2024	100277	FERRARA ELECTRICAL CONTRACTOR Invoice #: 2842 70-701300-00-00 INST NEW LIGHT POLE-FERRARA ELECTRICAL CONTRACTOR	\$4,200.00 \$4,200.00
01/02/2024	100278	JERSEY CENTRAL POWER Invoice #: 95697427356 60-600000-00-00 100 006 481 400-JERSEY CENTRAL POWER	\$75.14 \$75.14
01/02/2024	100279	JERSEY CENTRAL POWER Invoice #: 95697427358 60-600000-00-00 100 006 486 086-JERSEY CENTRAL POWER	\$48.74 \$48.74
01/02/2024	100280	JERSEY CENTRAL POWER Invoice #: 95697427359 60-600000-00-00 100 006 521 494-JERSEY CENTRAL POWER	\$9.40 \$9.40
01/02/2024	100281	L & W ENTERPRISE LLC Invoice #: 3273 70-700000-00-00 8 ASH LANE-DECK-L & W ENTERPRISE LLC	\$2,400.00 \$2,400.00
01/05/2024	100282	ATHOME NET, INC. Invoice #: INV196881 80-800650-00-00 C005511-ATHOME NET, INC.	\$58.38 \$58.38
01/05/2024	100283	HILL WALLACK LLP Invoice #: 743035 80-800250-00-00 GENERAL-HILL WALLACK LLP	\$104.00 \$104.00
01/08/2024	100076	RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF 90-902050-00-00 ACCT 7R3-00658	\$11,327.75 \$11,327.75
01/08/2024	100077	TAYLOR MANAGEMENT 80-800000-00-00 MANAGEMENT FEE	\$3,891.33 \$3,891.33
01/10/2024	100284	ART OCHS Invoice #: 010424 80-800250-00-00 PURCHASE OF PLANTS-ART OCHS	\$2,350.00 \$2,350.00
01/10/2024	100285	HILBERG CONTRACTING LLC Invoice #: 22090 70-700000-00-00 3 SPRUCE-SIDING LEAK REPAIR-HILBERG CONTRACTING LLC	\$1,429.84 \$1,429.84
01/10/2024	100286	SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNIK Invoice #: 122823-0.00 60-600400-00-00 7901320700.00-SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNICIPAL UT AUTH)	\$85.78 \$85.78
01/16/2024	100078	TAYLOR MANAGEMENT 80-800650-00-00 DEC STATEMENT	\$72.76 \$72.76
01/17/2024	100287	L & W ENTERPRISE LLC	\$150.00



Date	Check #	Payee	Amount
		Invoice #: 3279	
		70-700000-00-00 3 BEECH LN-REP AN OPENING ALONG ROOF TRIM-L & W ENTERPRISE LLC	\$150.00
01/17/2024	100288	L & W ENTERPRISE LLC	\$175.00
		Invoice #: 3278	
		70-700000-00-00 1 SPRUCE LN-ADD'L WORK DONE-L & W ENTERPRISE LLC	\$175.00
01/17/2024	100289	L & W ENTERPRISE LLC	\$175.00
		Invoice #: 3277	
		70-700000-00-00 7 ASH LN-HOOK UP DISCONNECTED DOWNSPOUT-L & W ENTERPRISE LLC	\$175.00
01/17/2024	100290	L&W ENTERPRISES, LLC	\$190.00
		Invoice #: 3282	
		70-700000-00-00 13 BIRCH LN--REP DOWNSPOUT-L&W ENTERPRISES, LLC	\$190.00
01/17/2024	100291	L&W ENTERPRISES, LLC	\$90.00
		Invoice #: 3281	
		70-700000-00-00 POOL HOUSE-LADIES ROOM INST NEW FLASH VALVE GASKET-L&W ENTERPRISES, LLC	\$90.00
01/17/2024	100292	L&W ENTERPRISES, LLC	\$274.50
		Invoice #: 3280	
		70-700000-00-00 POOL HOUSE-REP HOLE IN THE CEILING-L&W ENTERPRISES, LLC	\$274.50
01/17/2024	100293	NJ PEST CONTROL, LLC	\$954.29
		Invoice #: 36576	
		70-701700-00-00 WILDLIFE EXCLUSION-NJ PEST CONTROL, LLC	\$954.29
01/17/2024	100294	NJ PEST CONTROL, LLC	\$1,140.89
		Invoice #: 73951	
		70-701700-00-00 WILDLIFE EXCLUSION-NJ PEST CONTROL, LLC	\$1,140.89
01/17/2024	100295	PSE & G	\$98.25
		Invoice #: 605306805429	
		60-600200-00-00 6594159100-PSE & G	\$98.25
01/17/2024	100296	ZENITH INSURANCE CO.	\$150.00
		Invoice #: FE141180401002	
		14-140200-00-00 POL#: Z141180401-ZENITH INSURANCE CO.	\$150.00
01/17/2024	100297	INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,601.74
		Invoice #: 0009480947	
		70-702300-00-00 01/24-MLY SVC-INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,601.74
01/17/2024	100298	SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNIK	\$381.35
		Invoice #: 123123-0.00	
		60-600400-00-00 7925100470.00-SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNICIPAL UT AUTH)	\$381.35
01/17/2024	100299	VERIZON (NEWARK) PO BOX 16801	\$245.42
		Invoice #: 122623-1-32	
		60-600600-00-00 653-121-781-0001-32-VERIZON (NEWARK) PO BOX 16801	\$245.42
01/19/2024	100300	L&W ENTERPRISES, LLC	\$875.00



Date	Check #	Payee	Amount
		Invoice #: 3283	
		70-700000-00-00 7 HEMLOCK -REP ROTTED SIDING-L&W ENTERPRISES, LLC	\$875.00
01/19/2024	100301	TAYLOR MANAGEMENT COMPANY	\$39.51
		Invoice #: 086-103123	
		80-800650-00-00 10/23-POSTAGE/COPIES/ENV-TAYLOR MANAGEMENT COMPANY	\$39.51
01/19/2024	100302	TOWNSHIP OF HARDING-SEWER DEPT	\$840.00
		Invoice #: 011724-	
		60-600450-00-00 2024 SEWER-BLK 25.03, LOT 114-TOWNSHIP OF HARDING-SEWER DEPT	\$840.00
01/19/2024	100303	HILBERG CONTRACTING LLC	\$419.36
		Invoice #: 22161	
		70-700000-00-00 8 SPRUCE LANE-ROOF LEAK REP-HILBERG CONTRACTING LLC	\$419.36
01/19/2024	100304	HILBERG CONTRACTING LLC	\$313.80
		Invoice #: 22159	
		70-700000-00-00 4&5 SPRUCE-PAINT SIDING-HILBERG CONTRACTING LLC	\$313.80
01/19/2024	100305	HILBERG CONTRACTING LLC	\$258.14
		Invoice #: 22146	
		70-700000-00-00 13 SYCAMORE-SIDING-HILBERG CONTRACTING LLC	\$258.14
01/22/2024	100306	HARMONY LANDSCAPING &	\$7,250.50
		Invoice #: 15770	
		72-720950-00-00 SNOW PLOWING SVC-HARMONY LANDSCAPING & TAYLOR MANAGEMENT	\$7,250.50
01/24/2024	100079	TAYLOR MANAGEMENT	\$72.76
		Invoice #: 15770	
		80-800650-00-00 WELCOMELINK JAN STATEMENT	\$72.76
01/24/2024	100080	Alexander James Balog	\$450.00
		Invoice #: 15770	
		13-130000-00-00 Return CK# 41723184- refund auto pay from close-sc	\$450.00
01/31/2024	100307	JERSEY CENTRAL POWER	\$92.53
		Invoice #: 95597661139	
		60-600000-00-00 100 006 481 400-JERSEY CENTRAL POWER	\$92.53
01/31/2024	100308	JERSEY CENTRAL POWER	\$80.95
		Invoice #: 95597661140	
		60-600000-00-00 100 006 484 693-JERSEY CENTRAL POWER	\$80.95
01/31/2024	100309	JERSEY CENTRAL POWER	\$127.68
		Invoice #: 95597661141	
		60-600000-00-00 100 006 486 086-JERSEY CENTRAL POWER	\$127.68
01/31/2024	100310	JERSEY CENTRAL POWER	\$10.25
		Invoice #: 95597661142	
		60-600000-00-00 100 006 521 494-JERSEY CENTRAL POWER	\$10.25
01/31/2024	100311	NJ PEST CONTROL, LLC	\$1,000.14
		Invoice #: 66015	
		70-701700-00-00 WILDLIFE EXCLUSION-NJ PEST CONTROL, LLC	\$1,000.14
01/31/2024	100312	TAYLOR MANAGEMENT COMPANY	\$24.27



Date	Check #	Payee	Amount
		Invoice #: 086-113023	
		80-800650-00-00 11/23-POSTAGE/ENV-TAYLOR MANAGEMENT COMPANY	\$24.27
01/31/2024	100313	TAYLOR MANAGEMENT COMPANY	\$12.92
		Invoice #: 086-123123	
		80-800650-00-00 12/23-ENV-TAYLOR MANAGEMENT COMPANY	\$12.92
01/16/2024			\$11,327.75
01/12/2024	0	10-102000-00-02 Transfer to Landolt - Cap Res - 0658; Funds Transfer INTERNAL REVENUE SERVICE	\$11,327.75
01/12/2024	0	14-140150-00-00 Bank Adjustment - to rcd tax expense; to rcd tax expense INTERNAL REVENUE SERVICE	\$300.00
01/12/2024	0	14-140150-00-00 Bank Adjustment - to rcd tax expense; to rcd tax expense INTERNAL REVENUE SERVICE	\$1,000.00
01/18/2024	0	14-140150-00-00 Bank Adjustment - to rcd tax expense; to rcd tax expense L&W ENTERPRISES, LLC	\$1,000.00
01/18/2024	0	70-700000-00-00 Bank Adjustment - to rcd check 100287 I&w; to rcd check 100287 I&w L&W ENTERPRISES, LLC	\$150.00
		Account Totals	\$62,812.12
		# Checks:	46
10-102000-00-02 Landolt - Cap Res - 0658			
01/03/2024	0	HARDING GREEN OPERATING	\$1,525.20
01/03/2024	0	14-140300-00-00 Bank Adjustment - REIMB-EXPRESS GENERAL CONTRACTOR; REIMB-EXPRESS GENERAL CONTRACTOR HARDING GREEN OPERATING	\$1,525.20
01/03/2024	0	14-140300-00-00 Bank Adjustment - REIMB-EXPRESS GENERAL CONTRACTORS, HILBERG, PRO SEALER; REIMB-EXPRESS GENERAL CONTRACTORS, HILBERG, PRO SEALER	\$28,203.00
		Account Totals	\$29,728.20
		# Checks:	2
		Association Totals	\$92,540.32
		# Checks:	48