

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

JANUARY, 2024

BOARD OF TRUSTEES:

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

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Michael Renzo-Posen
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Dan Feuerstein
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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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lynn@taylormgt.com

HGA WEBSITE

www.hardinggreen.org

PAM ROSANIO

HGA REPRESENTATIVE

USI INSURANCE SERVICES

(732) 349-2100 x85573

(732) 908-5573 (direct)

RECYCLING DATES FOR JANUARY:

Tuesday February 13th and Tuesday February 27th

Regular trash pickup on Tuesday and Friday mornings

CALENDAR

OPEN MEETING WEDNESDAY, JANUARY 31ST AT 7PM

BY ZOOM:

MEETING ID: 858 6788 5097

PASSCODE: 923715

Community Maintenance Activities

Harmony was on site this month for multiple snow and sleet events. Dave interacted with Gary, Richard, Dick and Art for plowing and salting Harding Green Drive, all Lanes, front walks and driveways during all 3 storms. Services were deemed acceptable. Invoices for these services are currently under review by the Board and Gary. Art will be meeting with Dave and Gary this week to discuss any adjustments for future snow services.

Hilberg completed siding and painting repairs at the rear of 5 Spruce Lane. They completed minor siding repairs at 8 Spruce Lane and completed gutter repairs at 2 Walnut Lane. A roof leak at 2 Birch Lane was inspected and a work-order request will be completed as soon as possible.

L & W, Wayne Davis, revisited 1 Spruce Lane and 7 Ash Lane for water remediation adjustments. He completed fascia board work at 3 Beech Lane, completed plywood and pine siding repairs at 7 Hemlock Lane and frame board repair near garage door at 15 Beech Lane. He also completed ceiling repair in the pool building utility room and a plumbing repair in the ladies' restroom. Weather permitting, he will complete a work order to repair pine boards at the entrance of 10 Ash Lane.

In total, there are 5 valid work orders that are in the process of being addressed.

All work orders and service requests should be directed to Gary McHugh, our property Manager. When emailing Gary, please cc: hgatrustees@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.

Reminders

As the holiday season has ended, kindly remove any remaining decorations including lights placed on bushes and trees, decks, etc. until next year.

This is an **important** reminder that Harding Green is NOT an income-restricted community. Over the years, there has been some confusion regarding the “Mount Laurel” Doctrine. This doctrine refers to an initial New Jersey Supreme Court decision from the 1970s that has grown into a State-wide requirement that municipalities set aside units of affordable housing for qualifying low-and-moderate-income buyers or tenants. These affordable units are typically deed restricted and the property would NOT be allowed to be sold or rented on the open market at fair market value.

Harding Green is not and has never included Mt. Laurel housing. Each and every one of our 112 homes were originally built as a market-rate PUD (Planned Urban Development). We own the land that our homes are on and are governed by rules and regulations initially established by the builder and later amended from time to time. None of those rules and regulations subjects us to Mt. Laurel restrictions.

As a collective group of homeowners, it is crucial to dispel this fallacy to protect our property values.

Announcements

We have new neighbors at 5 Cedar Lane! Please welcome Christian Bennewitz and Hannah Baker. They are looking forward to becoming part of our Harding Green community.

A survey will be distributed to Harding Green homeowners in early Spring affording an opportunity to update contact and demographic information. More importantly, this questionnaire will serve as a way to collect feedback that can benefit our community as a whole and spark changes that will make for happier owners. It is important to gain a clearer idea of how everyone feels about certain issues and/or proposals to decide on how to take action. More information will follow as we get closer to the roll-out. Everyone’s participation will be very important and greatly appreciated.

A new homeowner portal will soon be introduced by Taylor Management that will offer access to direct communication with our property manager. We can also request a work order, view our HOA account, update contact information, access community documents, and much more. This portal **will not** replace our current form of communication (for those of you who choose not to use the new system) but it will be a welcome addition to stay better informed and connected with our community. Further information will follow as the launch approaches.





Date	Check #	Payee	Amount
10-100000-00-00 AAB - Operating - 8704			
12/01/2023	100249	COMMUNITY ASSOCIATION UNDERWRITERS (cau) Invoice #: 111523-3794 14-140200-00-00 POL#: CAU503035-5-COMMUNITY ASSOCIATION UNDERWRITERS (cau)	\$5,487.00 \$5,487.00
12/01/2023	100250	HARMONY LANDSCAPING & Invoice #: 15733 72-720000-00-00 LANDSCAPING SVCS-HARMONY LANDSCAPING &	\$9,166.41 \$9,166.41
12/01/2023	100251	L&W ENTERPRISES, LLC Invoice #: 3264 70-700000-00-00 1 SPRUCE LN-REP ROTTED HOUSE IN REAR-L&W ENTERPRISES, LLC	\$1,000.00 \$1,000.00
12/01/2023	100252	HILBERG CONTRACTING LLC Invoice #: 21608 70-700000-00-00 1 SYCAMORE-WOOD STEP RPLCMNT-HILBERG CONTRACTING LLC	\$426.07 \$426.07
12/01/2023	100253	HILBERG CONTRACTING LLC Invoice #: 21668 70-700550-00-00 GUTTER CLEANING-HILBERG CONTRACTING LLC	\$1,845.00 \$1,845.00
12/01/2023	100254	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTC Invoice #: 1583 70-701050-00-00 PRIMING BOTH SIDES OF PINE BOARDS-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$3,874.42 \$3,874.42
12/01/2023	100255	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTC Invoice #: 1586 70-701050-00-00 FINAL PAYMENT-COMPLETION OF PAINTING-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$14,750.00 \$14,750.00
12/01/2023	100256	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTC Invoice #: 1587 70-701050-00-00 PAINT REAR FENCE BEHIND 5 WALNUT-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$1,000.00 \$1,000.00
12/05/2023	100257	HILL WALLACK LLP Invoice #: 739591 80-800250-00-00 GENERAL-HILL WALLACK LLP	\$1,092.00 \$1,092.00
12/05/2023	100258	HILL WALLACK LLP Invoice #: 739644 80-800250-00-00 ARTHUR OCHS COMPLAINT-HILL WALLACK LLP	\$1,183.00 \$1,183.00
12/05/2023	100259	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTC Invoice #: 1588 30-302450-00-02 PURCHASE 340 LINEAL FEET PINE SIDING-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$1,525.20 \$1,525.20
12/06/2023	100074	RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF 90-902050-00-00 ACCT 7R3-00658	\$11,327.75 \$11,327.75
12/06/2023	100075	TAYLOR MANAGEMENT 80-800000-00-00 MANAGEMENT FEE	\$3,891.33 \$3,891.33
12/13/2023	100260	ATHOME NET, INC.	\$58.38



Date	Check #	Payee	Amount
		Invoice #: INV194387	
		80-800650-00-00 C005511-ATHOME NET, INC.	\$58.38
12/13/2023	100261	L & W ENTERPRISE LLC	\$3,750.00
		Invoice #: 3271	
		70-700000-00-00 BAL DUE ON DRAINAGE WORK-L & W ENTERPRISE LLC	\$3,750.00
12/13/2023	100262	L&W ENTERPRISES, LLC	\$1,500.00
		Invoice #: 3265	
		72-720150-00-00 1 SPRUCE-REGRADE SWAIL & BERM IN BACK YARD-L&W ENTERPRISES, LLC	\$1,500.00
12/13/2023	100263	NJ PEST CONTROL, LLC	\$1,000.14
		Invoice #: 66013	
		70-701700-00-00 6 BIRCH LN-WILDLIFE EXCLUSION-NJ PEST CONTROL, LLC	\$1,000.14
12/13/2023	100264	NJ PEST CONTROL, LLC	\$359.86
		Invoice #: 66011	
		70-701700-00-00 5 TULIP-WILDLIFE EXCLUSION-NJ PEST CONTROL, LLC	\$359.86
12/13/2023	100265	NJ PEST CONTROL, LLC	\$1,000.14
		Invoice #: 66014	
		70-701700-00-00 WILDLIFE EXCLUSION-NJ PEST CONTROL, LLC	\$1,000.14
12/13/2023	100266	NJ PEST CONTROL, LLC	\$1,000.14
		Invoice #: 66012	
		70-701700-00-00 9 POPLAR-WILDLIFE EXCLUSION-NJ PEST CONTROL, LLC	\$1,000.14
12/13/2023	100267	PSE & G	\$69.56
		Invoice #: 604007687225	
		60-600200-00-00 6594159100-PSE & G	\$69.56
12/13/2023	100268	MICHAEL CHOU	\$348.00
		Invoice #: 120523	
		80-800650-00-00 GO TO MEETING REIMB-MICHAEL CHOU	\$348.00
12/13/2023	100269	HILBERG CONTRACTING LLC	\$992.90
		Invoice #: 19892	
		70-700000-00-00 9 POPLAR-GUTTER RPLCMNT-HILBERG CONTRACTING LLC	\$992.90
12/13/2023	100270	HILBERG CONTRACTING LLC	\$438.30
		Invoice #: 21777	
		70-700000-00-00 SIDING REPAIRS-HILBERG CONTRACTING LLC	\$438.30
12/13/2023	100271	HILBERG CONTRACTING LLC	\$358.90
		Invoice #: 21807	
		70-700000-00-00 4 BEECH LN-SIDING RPLCMNT-HILBERG CONTRACTING LLC	\$358.90
12/13/2023	100272	HILL WALLACK LLP	\$150.00
		Invoice #: 740287	
		80-800250-00-00 6 POPLAR LANE-HILL WALLACK LLP	\$150.00
12/13/2023	100273	INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,601.74



Cash Disbursement
 Harding Green Assoc. Inc.
 12/01/2023 - 12/31/2023

Date	Check #	Payee	Amount
		Invoice #: 0009355345	
		70-702300-00-00 12/23-MLY TRASH RMVL-INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,601.74
12/13/2023	100274	PYE BARKER FIRE & SAFETY LLC	\$469.15
		Invoice #: IV00076785	
		70-700000-00-00 ANNUAL HYDRANT INSP-PYE BARKER FIRE & SAFETY LLC	\$469.15
12/13/2023	100275	VERIZON (NEWARK) PO BOX 16801	\$245.42
		Invoice #: 112623-1-32	
		60-600600-00-00 653-121-781-0001-32-VERIZON (NEWARK) PO BOX 16801	\$245.42
12/04/2023	0	L&W ENTERPRISES, LLC	\$1,000.00
		70-700000-00-00 Bank Adjustment - to rcd ck 100251 lw enterprises; to rcd ck 100251 lw enterprises	\$1,000.00
12/14/2023	0	MICHAEL CHOU	\$95.95
		74-741200-00-00 Bank Adjustment - to rcd ck 100094 m chou; to rcd ck 100094 m chou	\$95.95
12/14/2023	0	MICHAEL CHOU	\$270.80
		74-741100-00-00 Bank Adjustment - to rcd ck 100095 m chou; to rcd ck 100095 m chou	\$270.80
		Account Totals	# Checks: 32
			\$72,277.56
		10-102000-00-02 Landolt - Cap Res - 0658	
12/07/2023	0	HARDING GREEN OPERATING	\$14,115.00
		14-140300-00-00 Bank Adjustment - REIMB-EXPRESS GENERAL CONTRACTORS INV; REIMB-EXPRESS GENERAL CONTRACTORS INV	\$14,115.00
		Account Totals	# Checks: 1
			\$14,115.00
		Association Totals	# Checks: 33
			\$86,392.56