

# News from the Harding Green Association Board of Trustees

www.HardingGreen.org

## MARCH, 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

**BOARD OF TRUSTEES** [hgatrustees@yahoo.com](mailto:hgatrustees@yahoo.com)

### GARY MCHUGH,

#### PROPERTY MANAGER

(973) 267-9000 x303

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

### LYNN ZIENOWICZ, ADMINISTRATOR

(973) 267-9000

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

### RECYCLING DATES FOR APRIL:

*Tuesday April 9th and Tuesday April 23rd*

*Regular trash pickup on Tuesday and Friday mornings*

## NO OPEN MEETING FOR THE MONTH OF MARCH



### Community Maintenance Activities

As earlier announced, our Spring painting enhancement project is underway. Wayne Davis has marked the 21 homes for rotted siding. The Express Company carpenters are priming the boards and siding replacement will begin shortly on Ash Lane with a 3-5 day lead time for painting to begin. This project will put us back on our 5-year cycle. We anticipate completion by Memorial Day, weather permitting.

Wayne Davis replaced the rotted wood entrance platform at 4 Hemlock Lane.

Harmony has started the spring clean-up and will be removing the snow equipment from the pool parking lot. Over the next week or so, fertilizer and weed control will be applied to all lawns. Over the next month, they will edge the planting beds and apply mulch.

Proposals have been requested from 2 tree companies to remove the downed tree by the entrance and dead Crab Apple trees, as well as pruning back the Arborvitae hanging over Harding Green Drive.

A pool servicing company, an approved vendor, has been selected and a maintenance agreement has been approved for the entire season. Frank from F & W Electric will be replacing the pool pump shortly. More information will be communicated to residents over the next two months.

## Reminders/Things to Note

We thank the residents who have removed their remaining holiday lights/decorations on their decks, trees, shrubs and entrance ways. As Easter approaches, we remind those who have not done so, to please remove the same to be in compliance with the rules and regulations of our community.

Work orders and service requests should be directed to Gary McHugh, our property Manager. When emailing Gary, please cc: [hgatrustees@yahoo.com](mailto: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](http://www.hardinggreen.org). Kindly contact Gary if you have any questions or concerns.

Please remember to adhere to our policy that trash cans should not be put out earlier than 7pm the evening before pick up and most importantly, to kindly take your empty receptacles away from the curb and into your garage as soon after pick up as possible.

The tennis courts are ready for use. The undersized trash receptacle will be removed and replaced with a larger trash can that will be stationed at the curb of the pool parking lot. Please use it rather than leaving any throw-aways in the court. Our disposal vendor will empty on regular trash day.

The pond fountain should be installed by the end of this month. Our current maintenance vendor has informed us that they will no longer be servicing the pond and we are in the process of selecting a new company to take over.

## Community Focus

By now, all homeowners should have received a **Census/Directory** update request form that will allow for better communication and other important information. If you haven't done so, please complete ASAP and mail in the self-addressed, stamped envelope included no later than April 26th.

A comprehensive **Homeowner's Survey** will be distributed next month. We will be asking for your feedback on a number of topics to ensure that what we do for the remainder of the year, and for future years, is what our community believes is most important to them, their families and to our community as a whole. An informative email will be sent in advance. **FULL participation is of the utmost importance.**

## Green Book at a Glance: Section 3: Tree and Shrub Policy:

**a) Replacement.** The Board of Trustees will provide for the replacement of trees and shrubs on common property. The Board will identify any trees or shrubs not on common property that require replacement. It will discuss the situation with the owner and provide a range of alternatives from which the owner may select the replacement. The Association will provide for the cost of removing the old shrub or tree and the cost of planting the replacement. The cost of the replacement tree or shrub itself will be borne 50% by the Association (to a maximum of \$35.00) and 50% by the owner. Removal and replacement of unwanted or overgrown trees and shrubs, if desired by the homeowner, is entirely at the homeowner's expense.

**b) Enhancement:** With the prior approval of the Board of Trustees, any owner who wishes to enhance the tree or shrub plantings on his or her property may do so at his or her own expense.

## New Neighbors

Please welcome Patrick Noonan and Lynda McHugh residing at 5 Sycamore Lane. Lynda lived in Harding Green back in 1992! They are looking forward to meeting everyone.



Draft Minutes: Open Meeting via Zoom February 28<sup>th</sup>, 2024

Board Members in Attendance:

Richard Cook, President

Richard Bruno, Vice President

Yuiry Gruzglin, Treasurer

Carla Forte, Secretary

Art Ochs, Trustee

Gary McHugh, Property Manager, 3 Homeowner's in attendance

Meeting Called to order at 7:03pm

- Motion made to approve minutes from open meeting on January 31<sup>st</sup>, 2024. Motion seconded. Minutes approved 5/0.

Treasurer's Report:

- As of January 31<sup>st</sup>, 2024; \$219,313.91 in Operating Account; \$114,644.52 in Capital Reserve Money Market Account and \$50,000 in a CD at 5.05% interest.

Manager's Report:

- The snow events were monitored closely, and decisions were made about removal/salting services with minimal complaints.
- Requested that contractor better organize their equipment at pool parking lot.
- In talks about the upcoming Spring landscaping season as well as the pool season.

Spring Project:

- Exterior painting to continue on the following homes: 1,2,4,5,5,6 and 7 Sycamore, 9,11,13 and 15 Sycamore; 1,2 and 3 Ash; 4,5,6 and 7 Beech and 15, 16 and 17 Beech. 21 homes in total.
- Wayne will mark rotted boards and screw and caulk any warped boards to cut down on wasted material. Scott from Express will then proceed with the painting.
- Motion made to approve the painting enhancement project. Motion seconded and approved 5/0.

Open Items from Homeowners:

- A homeowner thanked the Board for repairing their gutter but feels that they were not properly cleaned or missed completed because they are still packed with debris. A Board member commented that it was possible the home was missed by mistake, and it won't happen again. The Homeowner was further concerned on how the leader is connected and
- is now visible on the lawn and might not be draining properly. It will be further evaluated.

Open Items from Board Members:

- Reminders will be put in newsletter about when trash cans should be left out and taken in appropriately.
- The undersized trash can at the tennis court will be replaced with a larger one that will be left at the curb at the pool parking lot where trash should be disposed of to be removed by our disposal company.
- A Board member commented that he is glad that the Spring painting cycle will be resuming and that the cyclical painting schedule will be restored and followed closely.

Motion made to adjourn the meeting. Motion seconded. Meeting adjourned at 7:34pm.



Date	Check #	Payee	Amount
<b>10-100000-00-00 AAB - Operating - 8704</b>			
02/02/2024	100314	GARDEN STATE LABORATORIES INC Invoice #: 105785	\$2,095.00
		74-741100-00-00 ANALYTICAL SVCS-SUMMER SEASON	\$2,095.00
02/02/2024	100315	2024-GARDEN STATE LABORATORIES INC HARMONY LANDSCAPING & Invoice #: 15774	\$133.28
		72-720950-00-00 SALT & ICE MELT TREATMENT-HARMONY LANDSCAPING &	\$133.28
02/02/2024	100316	HARMONY LANDSCAPING & Invoice #: 15769	\$7,250.50
		72-720950-00-00 SNOW PLOWING SVC-HARMONY LANDSCAPING &	\$7,250.50
02/02/2024	100317	L & W ENTERPRISE LLC Invoice #: 3288	\$565.00
		70-700000-00-00 2 birch In-temporary rep of roof-L & W ENTERPRISE LLC	\$565.00
02/02/2024	100318	L&W ENTERPRISES, LLC Invoice #: 3287	\$1,035.00
		70-700000-00-00 10 ASH LANE-REP ROTTED SIDING-L&W ENTERPRISES, LLC	\$1,035.00
02/02/2024	100319	L&W ENTERPRISES, LLC Invoice #: 3286	\$275.00
		70-700000-00-00 15 BEECH LANE-REP TRIM-L&W ENTERPRISES, LLC	\$275.00
02/02/2024	100320	HILL WALLACK LLP Invoice #: 747463	\$52.00
		80-800250-00-00 GENERAL-HILL WALLACK LLP	\$52.00
02/05/2024	100081	RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF 90-902050-00-00 ACCT 7R3-00658	\$11,327.75
02/05/2024	100082	TAYLOR MANAGEMENT 80-800000-00-00 MANAGEMENT FEE	\$3,891.33
02/05/2024	100083	TAYLOR MANAGEMENT 80-800650-00-00 WELCOMELINK JAN STATEMENT W/E 1/16	\$81.06
02/08/2024	100321	ATHOME NET, INC. Invoice #: INV200613	\$58.38
		80-800650-00-00 C005511-ATHOME NET, INC.	\$58.38
02/08/2024	100322	COMMUNITY ASSOCIATION UNDERWRITERS (cau) Invoice #: 3794011824--	\$5,487.00
		14-140200-00-00 POL## CAU503035-5-COMMUNITY ASSOCIATION UNDERWRITERS (cau)	\$5,487.00
02/08/2024	100323	F&W HEATING & COOLING, INC. Invoice #: 122923--	\$1,609.29
		70-700000-00-00 WINTERIZE POOL HOUSE-F&W HEATING & COOLING, INC.	\$1,609.29
02/08/2024	100324	PSE & G Invoice #: 603508074018	\$127.23
		60-600200-00-00 6594159100-PSE & G	\$127.23



**Cash Disbursement**  
 Harding Green Assoc. Inc.  
 02/01/2024 - 02/29/2024

Date	Check #	Payee	Amount
02/08/2024	100325	HILL WALLACK LLP Invoice #: 748005 40-401250-00-00 6 POPLAR LANE-HILL WALLACK LLP	\$275.00
02/08/2024	100326	VERIZON (NEWARK) PO BOX 16801 Invoice #: 001-32012624-- 60-600600-00-00 653-121-781-0001-32-VERIZON (NEWARK) PO BOX 16801	\$245.37
02/08/2024	100327	PAT DUNNIGAN POOLS LLC Invoice #: 1337 74-741100-00-00 SEASONAL POOL CLEANING-10/13-PAT DUNNIGAN POOLS LLC	\$847.67
02/09/2024	100328	HARMONY LANDSCAPING & Invoice #: 15771 72-720950-00-00 1/8 & 1/9-SNOW-HARMONY LANDSCAPING &	\$998.01
02/09/2024	100329	HARMONY LANDSCAPING & Invoice #: 15773 72-720950-00-00 1/15 & 1/16/24-ADD'L SNOW-HARMONY LANDSCAPING &	\$4,824.78
02/09/2024	100330	HARMONY LANDSCAPING & Invoice #: 15775 72-720950-00-00 1/19-SNOW SVC-HARMONY LANDSCAPING &	\$879.66
02/12/2024	100331	L & W ENTERPRISE LLC Invoice #: 3292 70-700000-00-00 15 BEECHLN-PATCH HOLE IN SIDING-L & W ENTERPRISE LLC	\$150.00
02/12/2024	100332	L&W ENTERPRISES, LLC Invoice #: 3290 70-700000-00-00 5 SYCAMORE LN-REP FRONT ENTRANCE-L&W ENTERPRISES, LLC	\$750.00
02/12/2024	100333	L&W ENTERPRISES, LLC Invoice #: 3291 70-700000-00-00 7 BIRCH LN-INST GARAGE DOOR JAMB PIECE-L&W ENTERPRISES, LLC	\$225.00
02/12/2024	100334	L&W ENTERPRISES, LLC Invoice #: 3293 70-700000-00-00 RT 202 FENCE-REP LOOSE FENCING-L&W ENTERPRISES, LLC	\$150.00
02/12/2024	100335	L&W ENTERPRISES, LLC Invoice #: 3294 70-700000-00-00 1 SYCAMORE-STAIN FRONT ENTRANCE-L&W ENTERPRISES, LLC	\$175.00
02/20/2024	100084	Teodoro Carrion and Celine Rossignol 20-200100-00-00 Return CK# 42737284 HO Overpayment PD	\$353.80
02/20/2024	100085	Teodoro Carrion and Celine Rossignol 20-200100-00-00 Return CK# 41723188 HO Overpayment pD	\$320.00
02/22/2024	100086	Carol Franklin 20-200100-00-00 Refund Owner Overpayments (1) 7 Tulip Lane; Refund Owner Overpayments (1) 7 Tulip Lane-ml	\$5,000.00



**Cash Disbursement**  
 Harding Green Assoc. Inc.  
 02/01/2024 - 02/29/2024

Date	Check #	Payee	Amount
02/22/2024	100087	Carol Franklin	\$500.00
		20-200100-00-00 Refund Owner Overpayment (2) 7 Tulip Lane; Refund Owner Overpayment (2) 7 Tulip Lane-ml	\$500.00
02/22/2024	100088	Carol Franklin	\$500.00
		20-200100-00-00 Refund Owner Overpayment (3) 7 Tulip Lane; Refund Owner Overpayment (3) 7 Tulip Lane-ml	\$500.00
02/22/2024	100089	Carol Franklin	\$500.00
		20-200100-00-00 Refund Owner Overpayment (4) 7 Tulip Lane-ml	\$500.00
02/22/2024	100090	Carol Franklin	\$500.00
		20-200100-00-00 Refund Owner Overpayment (5) 7 Tulip Lane-ml	\$500.00
02/22/2024	100091	Carol Franklin	\$500.00
		20-200100-00-00 Refund Owner Overpayment (6) 7 Tulip Lane-ml	\$500.00
02/22/2024	100092	Carol Franklin	\$500.00
		20-200100-00-00 Refund Owner Overpayment (7) 7 Tulip Lane-ml	\$500.00
02/22/2024	100093	Carol Franklin	\$500.00
		20-200100-00-00 Refund Owner Overpayment (8) 7 Tulip Lane-ml	\$500.00
02/22/2024	100336	INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,601.74
		<b>Invoice #: 0009524640</b>	
		70-702300-00-00 02/24-MLY SVC-INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,601.74
02/27/2024	100337	L & W ENTERPRISE LLC	\$150.00
		<b>Invoice #: 54</b>	
		70-700000-00-00 11 SYCAMORE-REATTACH FRONT GUTTER-L & W ENTERPRISE LLC	\$150.00
02/27/2024	100338	L & W ENTERPRISE LLC	\$150.00
		<b>Invoice #: 55</b>	
		70-700000-00-00 13 SYCAMORE-REATTACH FRONT GUTTER-L & W ENTERPRISE LLC	\$150.00
02/27/2024	100339	L & W ENTERPRISE LLC	\$150.00
		<b>Invoice #: 56</b>	
		70-700000-00-00 3 SYCAMORE-CLEAN OUT UPPER GUTTER-L & W ENTERPRISE LLC	\$150.00
02/27/2024	100340	TAYLOR MANAGEMENT COMPANY	\$25.84
		<b>Invoice #: 086-013124</b>	
		80-800650-00-00 01/24-ENV-TAYLOR MANAGEMENT COMPANY	\$25.84
02/29/2024	100094	TAYLOR MANAGEMENT	\$81.89
		80-800650-00-00 WELCOMELINK STATEMENTS W/E 2/20/24	\$81.89
		<b>Account Totals</b>	<b>\$55,841.58</b>
		<b># Checks:</b>	<b>41</b>
		<b>Association Totals</b>	<b>\$55,841.58</b>
		<b># Checks:</b>	<b>41</b>

