

HGA Residents,

Please see below for the HGA Open Board Meeting Agenda to be held on Tuesday, August 29, 2017 at 7:45 pm Harding Library.

1. Meeting minutes approval
2. Treasurer report
3. Managers report
4. Vendor approvals
5. Project updates
6. Board positions
7. Open items

Regards,
HGA Board.

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

AUGUST, 2017

BOARD OF TRUSTEES:

President: Michael Chou
Vice President: Richard Bruno
Secretary: Sharon Grenard
Treasurer: Yuriy Gruzglin
Trustee: Nicolas Nguyen

ALTERNATIVE DISPUTE RESOLUTION COMMITTEE:

Dina Khandalavala
Michael Renzo-Posen
Stan Pietruska
John Huston

NEWSLETTER & WEBSITE:

Editor: Michael Chou

CONTRIBUTOR(S):

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Michael Chou
Yuriy Gruzglin

CONTACT INFORMATION

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HGA WEBSITE
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PAM ROSANIO
HGA REPRESENTATIVE
USI INSURANCE SERVICES
(732) 349-2100 x85573
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CALENDAR

**HARDING GREEN ASSOCIATION
OPEN BOARD MEETING**
*HGA Meeting is scheduled for Tuesday,
August 29, 2017 at 7:45 PM Harding
Library.*

RECYCLING

Tuesdays 9/12, 9/26
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.

Community Maintenance Activities

The Country Nursery continues their weekly landscape maintenance at Harding Green They have completed the pruning as contracted. They have been separately contracted to grind many of the old stumps on site and soil & seed these areas.

NJ Pest Control has been hard at work daily since the law provided to install one-way tunnels to remove the bats in the buildings. They continue to also close up all openings in the buildings and will be completing all by the end of fall. The goal is to drive the bats out of the homes and into the newly constructed bat houses located on the perimeter of the property.

Express painting recently ran short on replacement siding and has ordered more. They will complete their repairs and staining on Ash as soon as the order of siding arrives.

American Pool is finishing up the pool season following Labor Day. It was a very good season with few mechanical issues or general complaints.

There was a delay in getting permits to complete the tiling in the rest rooms. At this point L & W will wait until after Labor Day to start the retiling of the rest rooms.

The board has contracted Quality first to repair the sidewalks throughout the property. I have been working with the contractor to have them start the week of August 28th. We look forward to having level sidewalks this fall!

The board is again hiring a tree company to trim or remove certain trees throughout the community. You may notice ribbons on trees to help us with this process. We expect this work to be done early winter.

Taylor management is currently working with the board on drafting a budget for the upcoming fiscal year. You will receive a copy of the budget once the board approves it.

Reminders

Residents are reminded that all work order and service requests MUST be directed to Gary McHugh, our property manager. Please when emailing Gary, always cc the hgatrustees@yahoo.com email address. Gary's new onsite hours will be Wednesdays starting 6/28, 2-5PM at the Harding Green office. Gary can be reached at 973.267.9000 ext. 303 or gmchugh@taylormgt.com at his normally scheduled hours.

All external work to the community must be approved by the HGA Board before starting work. Personal property modification forms must be approved before work begins. Please visit the HGA website at www.hardinggreen.org or contact Gary for the proper documentation. Please be considerate of your neighbors and use your garage and driveways first before using cul-de-sac parking slots. Cars not used on a regular basis should be parked down by the pool parking lot.

CASH DISBURSEMENTS

Starting Check Date: 7/01/17 Cash Account #: "All"

Ending Check Date: 7/31/17

Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #: 100-000 AAB-Operating								
7/07/17	70264	APM	AMERICAN POOL MANAGEMENT	4,935.00	07/17-POOL MANAGEMENT CON			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4818	INV0219550	7/01/17	750-000	7/01/17	4,935.00	07/17-POOL MANAGEMENT CON
7/07/17	70265	HG-CAP	NFS FBO HARDING GREEN CAP. RES	8,361.00	A6R-039535			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4846	070117	7/01/17	910-000	7/01/17	8,361.00	A6R-039535
		4846	070117	7/01/17	104-000	7/01/17	8,361.00	
		4846	070117	7/01/17	332-000	7/01/17	8,361.00-	

Totals:							8,361.00	
7/07/17	70266	PSE&G	PUBLIC SERVICE ELECTRIC & GAS	565.89	6594159100-052217-062017			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4844	59100-062017	6/20/17	610-000	6/20/17	565.89	6594159100-052217-062017
7/07/17	70267	TMC	TAYLOR MANAGEMENT COMPANY	3,752.00	MANAGEMENT FEE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4845	070117	7/01/17	810-000	7/01/17	3,752.00	MANAGEMENT FEE
7/07/17	70268	TOP	TOP LINE ELECTRIC, INC.	3,207.92				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4841	1056	6/28/17	710-100	6/28/17	2,583.44	VISUAL POOL INSP, INST PO
		4842	1057	6/10/17	710-100	6/10/17	624.48	Electrical Work

Totals:							3,207.92	
7/12/17	70269	EJP	EJ PETERS CO INC	1,038.49	WORK AT VARIOUS LOCATIONS			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4848	35	5/15/17	710-000	7/01/17	1,038.49	WORK AT VARIOUS LOCATIONS
7/12/17	70270	UHLIG	UHLIG LLC	60.56	POSTAGE & STATEMENT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4847	H015366-IN	6/30/17	830-000	6/30/17	60.56	POSTAGE & STATEMENT
7/19/17	70271	AHN	AT HOME NET	155.85	AHN PREFERRED-TOPS INTEGR			

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		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4850	INV-87472	7/01/17	830-000	7/01/17	155.85	AHN PREFERRED-TOPS INTEGR
7/19/17	70272	CAU	COMMUNITY ASSOC. UNDERWRITERS				5,082.00	POL#: CAU233187-2
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4854	3794-070517	7/05/17	142-000	7/05/17	5,082.00	POL#: CAU233187-2
7/19/17	70273	PR-PD	PETER RUBINETTI				2,166.60	07/17-MLY SVC
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4849	612469	7/01/17	733-000	7/01/17	2,166.60	07/17-MLY SVC
7/19/17	70274	SMCMUA	SMCMUA				471.37	790132070000-032417-06261
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4851	70000-063017	6/30/17	615-000	7/01/17	471.37	790132070000-032417-06261
7/19/17	70275	SMCMUA	SMCMUA				249.90	762510047000-040117-06301
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4852	47000-063017	6/30/17	615-000	7/01/17	249.90	762510047000-040117-06301
7/19/17	70276	VER	VERIZON				149.02	973993596675404Y-070117-0
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4853	5404Y-070117	7/01/17	625-000	7/01/17	149.02	973993596675404Y-070117-0
7/26/17	70277	ARM	AMERICAN ROOF MAINTENANCE				588.50	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4855	7462	7/18/17	710-000	7/18/17	240.75	10 BIRCH LN-INSP RIDGE VE
		4856	7461	7/18/17	710-000	7/18/17	347.75	5 TULIP LN-RIDGE VENT REP
							Totals:	588.50
7/26/17	70278	JCP&L	JERSEY CENTRAL POWER & LIGHT				614.55	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4859	95145753815	7/19/17	610-000	7/19/17	175.60	100006486086-061617-07171
		4860	95145753804	7/19/17	610-000	7/19/17	120.62	100006481400-061617-07171
		4861	95145753811	7/19/17	610-000	7/19/17	304.29	100006484693-061617-07171
		4862	95145753829	7/19/17	610-000	7/19/17	14.04	100006521494-061617-07171
							Totals:	614.55

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Check Date	Check #	Vend #	Name	Check Amount	Reference
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Cash account #: 100-000 AAB-Operating

7/26/17 70279 TCN THE COUNTRY NURSERY INC 7,224.09 07/17-MLY LANDS MAINT

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4857	4099	7/19/17	725-000	7/19/17	7,224.09	07/17-MLY LANDS MAINT

7/26/17 70280 TMC TAYLOR MANAGEMENT COMPANY 22.95 06/17-POSTAGE & COPIES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4858	991280512	7/01/17	830-000	7/01/17	22.95	06/17-POSTAGE & COPIES

7/27/17 70281 MC MICHAEL CHOU 918.05 SECURITY CAMERAS & POOL S

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4864	072617	7/26/17	750-200	7/26/17	918.05	SECURITY CAMERAS & POOL S

7/27/17 70282 NJP NJ PEST 4,447.78 BAT EXCLUSION, SOFFIIT RP

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4863	23137	7/25/17	735-000	7/25/17	4,447.78	BAT EXCLUSION, SOFFIIT RP

Totals: 44,011.52

-- End of report --