

Please see below for the HGA Annual Meeting Agenda scheduled for Thursday, November 2, 2017 at the Harding Library, 7:45PM.

- 1: Approval of minutes of September/August 2017 open board meeting.
Approval of minutes of Annual Membership meeting, November 2016.
- 2: Treasurer's monthly financial report.
Carry over resolution.
- 3: Property Manager's annual report.
Ongoing Project Update - Bat Project, Tree Work Project, Landscaping Project
Review of 2017 Projects and Completed Work
- 4: Election results from ADR members.
- 5: Open items from the floor

Regards,
HGA Board.

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

OCTOBER, 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

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CALENDAR

HARDING GREEN ASSOCIATION OPEN BOARD MEETING

*HGA Annual Open Meeting is scheduled
for Thursday, November 2nd at 7:45 PM
Harding Library.*

RECYCLING

Tuesdays 11/14, 11/28

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

The Harding Township Rabies Clinic will be held on Saturday, November 4, 2017, from 10 am to 12 noon at the New Vernon Volunteer Fire House located at 22 Village Road, Harding Township. Please have all dogs and cats on a leash or in a carrier.

We will be holding our Annual Membership Meeting for HGA on Thursday, November 2nd, at the Harding Library starting 7:45PM.

Please remember to either mail your ballots in as instructed or bring the ballots to the annual meeting.

Community Maintenance Activities

The Country Nursery has been concentrating their weekly efforts on leaf removal at Harding Green. There have also been many branches that have fallen with the recent winds that they have been cleaning up. They will also be pruning some of the shrubs in the next few weeks that have had new growth.

The bat exclusion project has been continuing. We ask that residents do not interfere with the work performed by the crew. The Board will be sending updates on its progress.

Pro-Sealer has completed their contract to repair or replace driveways and sealcoat approximately 60 driveways, replaced 19 driveways and repaired 6 driveways. The association is also looking at repairing areas of the main road prior to the winter.

Quality 1st Contracting completed all of the sidewalk leveling which they were contracted to do. The association has just received quotes for the replacement of concrete slabs. These were ones that could not be leveled. If the weather permits these will be replaced this year.

Taylor management has been receiving calls regarding clogged and overflowing gutters. Unfortunately, during this time of year you will experience some overflowing gutters until they are cleaned out. The association cannot clean out the gutters until all leaves have fallen. We expect to have the gutters cleaned in late November. Please be patient!

The association is starting to prepare for both the snow removal season and winter tree pruning. You will be notified in the near future regarding both these items.

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 hgatrusters@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@taylorlmgmt.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.

Please remember to leash your pets when they are outside.

HGA Open Meeting Draft Minutes – October 3, 2017

Present:

Michael Chou – President
Richard Bruno – Vice President
Sharon Grenard – Secretary
Yuriry Gruzglin – Treasurer
Nicholas Nguyen – Trustee

7 Homeowners

1. The meeting was called to order at 7:39pm.
2. Deferred approval of August Meeting minutes because they were published too close to the Open meeting date. We will be approving them in our October meeting (scheduled for November).
3. Treasurer's Report:
 - a. As of August 31, 2017: operating account \$121,446.24; capital reserve account (with FISN): money market account: \$117,352.54; several CDs (average yield about 2.85%): \$623,000.
4. Contracts for approval
 - a. Karen Sackstein, auditor for \$3,500.00 (\$100 crease from previous year). Approved 5/0
 - b. Taylor Management (2-year renewal). 1st year with no increases at \$33.50 per unit per month, 2nd year \$0.50 increase \$34.00 per unit per month. Approved 5/0.
 - c. Insurance Policy \$64,899.00. Approved 5/0.
5. Maintenance Fee. Raised \$15.00 per month to \$400 for townhouses and Raised \$20.00 per month for single family units to \$515 per month. Since our fiscal year starts in October and most people have already paid, the raise will start November 1st. Approved 5/0.
6. The new budget will be sent out electronically in a few days.
7. New vendor for gutter cleaning – Garden State Gutter Services. This is going to be a secondary vendor for gutter cleaning. Approved 5/0.
8. Paving and seal coating of some driveways are being done. This was going to be completed in October. We will be assessing workmanship and reviewing for the next round of driveway repairs and reseals.
9. Elections: 2 seats on the board are up for election. All owners can run. Ballots are being sent out by Taylor Management.
10. Annual meeting for October falls on Halloween. It will be rescheduled for the beginning of November. Notices will be sent out.
11. Sidewalk repairs are being made.
12. Motions was made to end meeting 5/0. The meeting was adjourned at 8:44PM.

CASH DISBURSEMENTS

Starting Check Date: 9/01/17 Cash Account #: "All"

Ending Check Date: 9/30/17

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

9/07/17 90717 (M)PSE&G PUBLIC SERVICE ELECTRIC & GAS 688.35 6594159100

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4894	090717	9/07/17	610-000	9/07/17	688.35	6594159100

9/08/17 70299 CBS CAHILL BUILDING SERVICE LLC 1,603.13 CLEAN BATHROOMS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4891	39387	9/01/17	750-100	9/01/17	1,603.13	CLEAN BATHROOMS

9/08/17 70300 EPC EXPRESS PAINTING CONTRACTORS 4,948.83

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4889	1454	7/23/17	748-000	8/01/17	940.47	WORK AT VARIOUS LOCATIONS
4890	1457	8/22/17	333-000	8/22/17	4,008.36	INST SIDING ON ASH, PURCH

Totals: 4,948.83

9/08/17 70301 HG-CAP NFS FBO HARDING GREEN CAP. RES 8,361.00 A6R-039535

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4893	090117	9/01/17	910-000	9/01/17	8,361.00	A6R-039535
4893	090117	9/01/17	104-000	9/01/17	8,361.00	
4893	090117	9/01/17	332-000	9/01/17	8,361.00-	

Totals: 8,361.00

9/08/17 70302 TCN THE COUNTRY NURSERY INC 8,012.83

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4886	4248	8/26/17	727-000	8/26/17	788.74	8/14 PRUNE TREE IN PRIVAC
4887	4254	9/01/17	725-000	9/01/17	7,224.09	09/17-MLY LANDS MAINT

Totals: 8,012.83

9/08/17 70303 TMC TAYLOR MANAGEMENT COMPANY 3,752.00 MANAGEMENT FEE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4892	090117	9/01/17	810-000	9/01/17	3,752.00	MANAGEMENT FEE

9/08/17 70304 VER VERIZON 141.72 973993596675404Y-080117-0

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Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4888	5404Y-080117	8/01/17	625-000	8/01/17	141.72	973993596675404Y-080117-0
9/13/17	70305	APM	AMERICAN POOL MANAGEMENT				470.00	09/17-MLY MANAGEMENT CONT
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4897	INV0219552	9/01/17	750-000	9/01/17	470.00	09/17-MLY MANAGEMENT CONT
9/13/17	70306	HGC	DONALD G. SMITH CONTRACTING,IN				1,192.50	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4899	090517b	9/01/17	710-000	9/01/17	397.50	12 SPRUCE LN-ROOF WORK
		4900	090517	9/01/17	710-000	9/01/17	397.50	Roof Repairs
		4901	090517A	9/01/17	710-000	9/01/17	397.50	11 HEMLOCK LN-ROOF WORK
							Totals:	1,192.50
9/13/17	70307	HTC	HARMONY TREE CARE LLC				4,811.75	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4905	255	9/07/17	727-000	9/07/17	2,778.75	TREE REMOVAL
		4906	220	4/26/17	727-000	9/01/17	2,033.00	TREE REMOVAL
							Totals:	4,811.75
9/13/17	70308	PR-PD	PETER RUBINETTI				8,666.40	09/17-MLY SVC
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4902	619975	9/01/17	733-000	9/01/17	8,666.40	09/17-MLY SVC
9/13/17	70309	RB	RICHARD BRUNO				358.44	REIMBURSMENT FOR REPAIRS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4904	070817	9/08/17	710-000	9/08/17	358.44	REIMBURSMENT FOR REPAIRS
9/13/17	70310	TCN	THE COUNTRY NURSERY INC				938.61	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4895	4273	8/30/17	726-000	8/30/17	331.31	4 TULIP 8/18 CHISEL OFF B
		4898	4274	8/30/17	726-000	9/01/17	177.41	7 POPLAR-REBUILD RETAININ
		4903	4303	9/06/17	726-000	9/06/17	429.89	POPLAR & CEDAR-FINISH SWA
							Totals:	938.61
9/13/17	70311	UHLIG	UHLIG LLC				59.54	POSTAGE & STATEMENTS

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Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4896	H015823-IN	8/31/17	830-000	8/31/17	59.54	POSTAGE & STATEMENTS
9/20/17	70312	EJP	EJ PETERS CO INC				2,361.46	12 SYCAMORE, 3 BEECH, 3 S
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4911	43	9/18/17	710-000	9/18/17	2,361.46	12 SYCAMORE, 3 BEECH, 3 S
9/20/17	70313	MC	MICHAEL CHOU				219.59	CAMERAS FOR CLUBHOUSE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4912	091917	9/19/17	710-000	9/19/17	219.59	CAMERAS FOR CLUBHOUSE
9/20/17	70314	TCN	THE COUNTRY NURSERY INC				3,814.31	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4909	4310	9/17/17	333-000	9/17/17	3,613.92	50% PAYMENT-DRAINAGE PROJ
		4910	4305	9/17/17	727-000	9/17/17	200.39	1 SPRUCE-PRUNING OF TREE

							Totals:	3,814.31
9/20/17	70315	TMC	TAYLOR MANAGEMENT COMPANY				45.88	08/17-POSTAGE & COPIES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4908	991281464	9/01/17	830-000	9/01/17	45.88	08/17-POSTAGE & COPIES
9/20/17	70316	VER	VERIZON				145.37	973993596675404Y-080217-0
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4907	5404Y-090117	9/01/17	625-000	9/01/17	145.37	973993596675404Y-080217-0
9/27/17	70317	ARM	AMERICAN ROOF MAINTENANCE				294.25	11 HEMLOCK-INSP LEAK DMG
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4913	7479	9/19/17	710-000	9/19/17	294.25	11 HEMLOCK-INSP LEAK DMG
9/27/17	70318	JECEPL	JCP&L				625.61	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4914	95645094673	9/18/17	610-000	9/18/17	193.37	100006486086-081617-09141
		4915	95645094663	9/18/17	610-000	9/18/17	119.97	100006481400-081817-09141
		4916	95645094670	9/18/17	610-000	9/18/17	296.73	100006484693-081617-09141
		4917	95645094690	9/18/17	610-000	9/18/17	15.54	100006521494-081617-09141

							Totals:	625.61

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Starting Check Date: 9/01/17 Cash Account #: "All"

Ending Check Date: 9/30/17

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

9/27/17	70319	NJP	NJ PEST	1,068.75	09/17-BAT EXCLUSION, SOFF
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Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4918	23895	9/25/17	735-000	9/25/17	1,068.75	09/17-BAT EXCLUSION, SOFF

Totals: 52,580.32

-- End of report --