

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

**JULY, 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):**

Gary McHugh  
Michael Chou  
Yuriy Gruzglin

## **CONTACT INFORMATION**

### **BOARD OF TRUSTEES**

[hgatrusters@yahoo.com](mailto:hgatrustees@yahoo.com)

### **GARY MCHUGH, PROPERTY MANAGER**

(973) 267-9000 x304  
[dan@taylormgt.com](mailto:dan@taylormgt.com)

### **LYNN ZIENOWICZ, ADMINISTRATOR**

(973) 267-9000 x303  
[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)

## **CALENDAR**

### **HARDING GREEN ASSOCIATION**

### **OPEN BOARD MEETING**

*There is no meeting for July*

### **RECYCLING**

*Tuesdays 8/8, 8/22*

- 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**

Please note that we are asking residents that park in the pool area more than overnight to provide the Board with their plate number and make/color of their vehicle. This way, if there are issues or requirements to move the vehicles, we can contact the owners accordingly. This will also ensure that vehicles at the pool belong to our residents. **Please be advised that any unidentified vehicles unclaimed by our residents by August 14<sup>th</sup> will be towed at the owner's expense.** A simple email to [hgatrusters@yahoo.com](mailto:hgatrustees@yahoo.com) will suffice with Name, Home Address and Phone (if you haven't already provided to us in the directory).

## **Community Maintenance Activities**

Gay McHugh continues to visit the site on Wednesday's between 2PM-5PM. He has been walking the site and meeting with owners to address concerns and follow up on work orders.

The Country Nursery continues their weekly landscape maintenance at Harding Green. Over the past few weeks this vendor has completed the mulching of the property and the pruning of the shrubs. They will be addressing the special request pruning the week of July 31st.

American Pool has done a very good job so far this year operating the Harding Green pool. They supply weekly reports and have been responsive to all requests.

Many Harding Green owners have been experiencing overflowing gutters during that last several storms. Express Painting who cleaned the gutters this spring has received all work orders and will be rechecking and cleaning these problem gutters.

Express Painting has been a little behind schedule with the re-siding/painting on Ash and Beech. They will be back on schedule late July and continue to work toward completion in mid-August.

NJ Pest Control will resume the bat exclusion/bat proofing project on August 1st. This is the earliest they can start because of Federal law. They will be setting up one-way valves to exclude the bats in the areas where they are active. They will then continue sealing all openings where bats may penetrate and re-screen all roof soffits using perforated aluminum sheets.

Gary has been working with the board soliciting bids for driveway replacements/repairs and seal coating. The board will review the bids and select the vendor.

## **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@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](http://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.

## HGA Draft Open Board Meeting Minutes – June 27, 2017

Present:

Michael Chou - President  
Richard Bruno - Vice President  
Sharon Grenard - Secretary  
Yuiry Gruzglin - Treasurer

Gary McHugh –HGA Property Manager

11 Homeowners

The meeting was called to order at 7:47.

1. Approval of the minutes from the last meeting 4/0.

2. Treasurer's report:

- a. As of May 31, 2017: operating account: \$153,197.86; capital reserve account (with FISN): money market account: \$106,461.87; several CDs (average yield about 2.8%): \$618,000.00;
- b. Approval of transfer of funds from reserve to operating to pay for the following projects:  
\$7,140.00 - down-payment to All American Chimney Services to replace 21 chimney covers and caps;  
\$6,078.74 - payment to Express Painting Contractors for the re-siding project on Ash and Beech.  
Approved 4/0.

3. Introduction of Gary McHugh our new property manager

4. Project updates / discussion:

- a. Waiting for building permit to complete phase two of the bathroom project
- b. The board is looking to fix items to last long term as opposed to patching problems for a quick fix
- c. Tree work and stump grinding will continue
- d. Grass needed areas
- e. Bat-proofing project: active bat colonies by federal law cannot be touched until August, the work will resume after August 1.
- f. Discussion on how to eliminate water issues in common areas
- g. Cleaning of down spouts: Express Painting Contractors will be requested to address areas where downspouts are clogged.
- h. Looking at present and new vendors for pricing and quality of work
- i. Better supervision of workers making sure the jobs are done correctly
- j. It was mentioned that the flower pots at the pool need to have enough water each day
- k. Discussion of watering the entry of Harding Green Drive
- l. Tennis Courts need to be looked at for repairs
- m. Question from a new resident regarding trimming bushes. The resident was happy to hear that it will be done and they do not have to do it.

5. The meeting was adjourned at 9:10 4/0.

## CASH DISBURSEMENTS

Starting Check Date: 6/01/17 Cash Account #: "All"

Ending Check Date: 6/30/17

Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #:		100-000	AAB-Operating					
6/02/17	70241	APM	AMERICAN POOL MANAGEMENT	5,640.37				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4777	INV0219549	6/01/17	750-000	6/01/17	4,935.00	06/17-MLY POOL CONTRACT
		4806	INV0226937	5/22/17	750-000	5/22/17	705.37	INST HYDROSTAT, OVERHAUL
				Totals:			5,640.37	
6/02/17	70242	CAU	COMMUNITY ASSOC. UNDERWRITERS	5,082.00	POL#: CAU233187-2			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4807	3794-051817	5/18/17	142-000	5/18/17	5,082.00	POL#: CAU233187-2
6/02/17	70243	EJP	EJ PETERS CO INC	772.52	6 POPLAR-COMPLEX SIGNS, 7			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4808	36	5/25/17	710-000	5/25/17	772.52	6 POPLAR-COMPLEX SIGNS, 7
6/02/17	70244	HG-CAP	NFS FBO HARDING GREEN CAP. RES	8,361.00	A6R-039535			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4816	060117	6/01/17	910-000	6/01/17	8,361.00	A6R-039535
		4816	060117	6/01/17	104-000	6/01/17	8,361.00	
		4816	060117	6/01/17	332-000	6/01/17	8,361.00-	
				Totals:			8,361.00	
6/02/17	70245	NJP	NJ PEST	2,182.03	BAT EXCLUSION, SOFFIT RPL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4805	22123	5/24/17	735-000	5/24/17	2,182.03	BAT EXCLUSION, SOFFIT RPL
6/02/17	70246	TH	TOWNSHIP OF HARDING SEWER DEP	215.38	BLK 25.03, L 114			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4817	086-053017	5/30/17	616-000	5/30/17	215.38	BLK 25.03, L 114
6/02/17	70247	TMC	TAYLOR MANAGEMENT COMPANY	3,752.00	MANAGEMENT FEE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4815	060117	6/01/17	810-000	6/01/17	3,752.00	MANAGEMENT FEE
6/09/17	70248	EJP	EJ PETERS CO INC	880.00	BIRCH LANE ENTRANCE & 2 B			

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Check Date	Check #	Vend #	Name	Check Amount		Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		4820	37	6/05/17	710-000	6/05/17	880.00	BIRCH LANE ENTRANCE & 2 B	
6/09/17	70249	TCN	THE COUNTRY NURSERY INC				7,224.09	05/17-MLY LANDS MAINT	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		4821	3967	5/01/17	725-000	6/01/17	7,224.09	05/17-MLY LANDS MAINT	
6/09/17	70250	UHLIG	UHLIG LLC				60.05	POSTAGE & STATEMENTS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		4819	H015143-IN	5/31/17	830-000	5/31/17	60.05	POSTAGE & STATEMENTS	
6/16/17	70251	AACS	ALL AMERICAN CHIMNEY SERVICE				7,140.00	DEPOSIT-CHIMNEY CAPS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		4827	061217	6/12/17	333-000	6/12/17	7,140.00	DEPOSIT-CHIMNEY CAPS	
6/16/17	70252	APM	AMERICAN POOL MANAGEMENT				53.44	BAND CLAMP & INJECTOR FIT	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		4823	INV0229568	6/08/17	750-000	6/08/17	53.44	BAND CLAMP & INJECTOR FIT	
6/16/17	70253	PR-PD	PETER RUBINETTI				2,166.60	06/17-MLY SVC	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		4822	607507	6/01/17	733-000	6/01/17	2,166.60	06/17-MLY SVC	
6/16/17	70254	TCN	THE COUNTRY NURSERY INC				7,848.23		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		4824	4024	6/01/17	725-000	6/01/17	7,224.09	06/17-MLY MAINTENANCE FEE	
		4825	4054	6/06/17	726-000	6/06/17	421.09	6/5-5&7 SYCAMORE INST SOI	
		4826	4037	6/06/17	726-000	6/06/17	203.05	5/25-2 SYCAMORE LN RAKE O	
							Totals:	7,848.23	
6/23/17	70255	APM	AMERICAN POOL MANAGEMENT				908.07	NJ FIRST AID KIT	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		4829	INV0230407	6/19/17	750-000	6/19/17	908.07	NJ FIRST AID KIT	
6/23/17	70256	EJP	EJ PETERS CO INC				3,426.00	10 HEMLOCK-GUTTER INSPECT	

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Ending Check Date: 6/30/17

Check Date	Check #	Vend #	Name	Check Amount		Reference			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		4828	38	6/15/17	710-000	6/15/17	3,426.00	10 HEMLOCK-GUTTER INSPECT	
6/23/17	70257	EPC	EXPRESS PAINTING CONTRACTORS			6,078.74	RESIDING ON ASH, PRIME SI		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		4830	1450	6/22/17	333-000	6/22/17	6,078.74	RESIDING ON ASH, PRIME SI	
6/23/17	70258	JCP&L	JERSEY CENTRAL POWER & LIGHT			625.58			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		4831	95245345789	6/19/17	610-000	6/19/17	304.31	100006484693-051617-06151	
		4832	95245345782	6/19/17	610-000	6/19/17	125.67	100006481400-051617-06151	
		4833	95245345796	6/19/17	610-000	6/19/17	14.25	100006521494-051617-06151	
		4834	95245345793	6/19/17	610-000	6/19/17	181.35	100006486086-051617-06151	
		Totals:						625.58	
6/30/17	70259	APM	AMERICAN POOL MANAGEMENT			4,935.00	05/17-POOL MGT CONTRACT		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		4835	INV0219548	5/01/17	750-000	6/01/17	4,935.00	05/17-POOL MGT CONTRACT	
6/30/17	70260	KEMMER	KEMMERER LIBRARY			150.00	DONATION FOR 6 MEETINGS H		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		4839	062717	6/27/17	846-000	6/27/17	150.00	DONATION FOR 6 MEETINGS H	
6/30/17	70261	MC	MICHAEL CHOU			341.98	POOL SUPPLIES & GIFT CARD		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		4838	062617	6/23/17	830-000	6/23/17	202.66	POOL SUPPLIES & GIFT CARD	
		4838	062617	6/23/17	750-100	6/23/17	139.32		
		Totals:						341.98	
6/30/17	70262	TMC	TAYLOR MANAGEMENT COMPANY			31.17	05/17-POSTAGE & COPIES		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		4836	991280042	6/01/17	830-000	6/01/17	31.17	05/17-POSTAGE & COPIES	
6/30/17	70263	VER	VERIZON			145.00	973993596675404Y-050217-0		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference	
		4837	5404Y-060117	6/01/17	625-000	6/01/17	145.00	973993596675404Y-050217-0	
		Totals:						68,019.25	

**CASH DISBURSEMENTS**

Starting Check Date: 6/01/17 Cash Account #: "All"

Ending Check Date: 6/30/17

Check Date	Check #	Vend #	Name	Check Amount	Reference
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Cash account #: 104-000 Cash in Capital FISN

6/27/17 1087 (M)HGOPER HARDING GREEN OPERATING 13,218.74 REIMB-DEP FOR CHIMNEY CAP

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4840	062717	6/27/17	160-000	6/27/17	13,218.74	REIMB-DEP FOR CHIMNEY CAP

Totals: 13,218.74

-- End of report --