

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

MARCH, 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):

Dan Fitzpatrick
Michael Chou
Yuriy Gruzglin

CONTACT INFORMATION

BOARD OF TRUSTEES
hgatrustees@yahoo.com

DAN FITZPATRICK,
PROPERTY MANAGER
(973) 267-9000 x304
dan@taylormgt.com

LYNN ZIENOWICZ,
ADMINISTRATOR
(973) 267-9000 x313
lynn@taylormgt.com

HGA WEBSITE
www.hardinggreen.org

PAM ROSANIO
HGA REPRESENTATIVE
USI INSURANCE SERVICES
(732) 349-2100 x85573
(888) 828-2252 x85573
(732) 908-5573 (direct)

CALENDAR

**HARDING GREEN ASSOCIATION
OPEN BOARD MEETING**

There is no meeting this month

RECYCLING

Tuesdays 4/11, 4/25

- 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

Tree cutting services are being executed the week of the 27th. We will be sending out further information on exact dates of services.

We are looking for volunteers to participate in the following committees: Greenbook by-laws, Infrastructure /Maintenance, and Finance Please email hgatrustees@yahoo.com if you wish to get involved:

If there is interest in starting a book club, you can contact R.F Bruno

The Bat exclusion project has begun and we anticipate the project to be completed by May.

Public Notices

Spring Ahead change the batteries in you smoke detector

Check you carbon monoxide monitor. They have a 10-year functioning shelf life and then it has to entirely replaced. It is recommended to have one on each level.

Please check your dryer vents and clean them annually.

Community Maintenance Activities

The Country Nursery, our snow removal vendor followed the Board directions for the snow and ice storm on Tuesday March 14st. 11.3 inches of snow/ice/sleet/freezing rain and very cold temps. The storm/blizzard turned out to be less inches than forecasted. They were forecasting 18 inches to 24 inches. The crew worked against the freezing temperatures and returned subsequent days to remove ice built up and clean up streets. We appreciate the compliments provided to us regarding the snow removal.

Tree trimming proposal approved by the Board started on Wednesday March 22nd at 8 AM. Trees marked in red will be removed, trees marked in green will be trimmed. Trees being removed are diseased or present a safety hazard. Trees are being trimmed to keep the branches away from the roofs, gutters and siding. Please do not park in a space where the marked tree work will be done. The Board sent out an electronic notice to the community with this information on Tuesday March 21st.

On March 1st, Top Line Electric replaced a burned section of the subgrade feeder. The location was between the first and second poles on Harding Green Drive from Sycamore. All lights are now operable.

EJ Peters completed some siding rot repairs at 15 Beech on March 2nd.

Reminders

Residents are reminded that all work order and service requests MUST be directed to Dan Fitzpatrick, our property manager. Please when emailing Dan, cc the hgatrustees@yahoo.com email address. Dan's new onsite hours will be Fridays from 2pm to 5pm at the Harding Green office. Dan can be reached at 973.267.9000 ext. 304 or dan@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 Dan 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.

All inquiries to obtain evidence of insurance for mortgage lenders should be directed to a third-party vendor EOI Direct: please visit their website www.eoidirect.com or call them 877-456-3643.

Draft Minutes of the HGA Open Board Meeting February 28, 2017

Present:

Michael Chou - President
Richard Bruno - Vice president
Yuriy Gruzglin - Treasurer
Sharon Grenard - Secretary
Nicholas Nguyen - Trustee

Dan Fitzpatrick - HGA Property Manager (Taylor Management Co)
3 Homeowners

1. The meeting was called to order at 7:46 pm.
2. Minutes from the January 2017 meeting were approved 5/0.
3. Treasurer's report:
 - a) As of January 31, 2017:
 - operating account: \$93,783.25;
 - reserve account with FISN:
 - money market: 151,881.78,
 - several CDs (average yield about 2.7%): \$603,000.
 - b) A motion was made to transfer \$2,240.00 from capital reserve to operating account to pay for the following projects: chimney cover and cap replacement at 12 Hemlock and 1 Walnut. Approved 5/0.
4. Property Manager's report as stated in the newsletter.
5. Minutes from October, 2015 meeting read and approved 4/0.
6. Approval of a general pest control contract with NJ Pest Control: approved 5/0.

This offers a lower price than with our current vendor, two services per season and no charges for callbacks to re-spray.
7. Bats – Harding Green has had trouble with bats for many years. Recently a bat was found in a unit and tested rabid. The bat issue is going to be addressed for the whole community. All units will be checked fully protected from bats (and other animals) entry. Knowing that bats control mosquitos and other insects several bat houses will be placed in certain strategic location around the development. The project will be done by NJ Pest. The vendor offered the association a payment plan: \$4,500 to start the project, \$4,500 upon project completion and then \$1000.0 per month for 36 months. There will be NO special assessment to the homeowners. The contract includes a 5 year warranty/maintenance plan. Approved 5/0.
7. Spring clean up is coming. The board is planning to try a new approved tree maintenance vendor, Harmony Tree Care, as their winter rates are available until March 31, 2017.
8. Waiting for the Master Plan for landscaping. We should have it by the end of March
9. A resident inquired about starting a Book Club –If anyone is interested and wants to chair the committee please email the board.
10. Open Items:
 - Lighting is an on-going issue. We will be studying ways to correct.
 - Cameras in the pool and pool parking lot for safety may be considered.
11. Meeting was adjourned at 8:36 pm.

CASH DISBURSEMENTS

Starting Check Date: 2/01/17 Cash Account #: "All"

Ending Check Date: 2/28/17

Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #:		100-000	AAB-Operating					
2/03/17	70161	AACS	ALL AMERICAN CHIMNEY SERVICE	1,120.00	CHASE COVER & CAP REPLACE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4698	HG-011917	1/26/17	333-000	1/26/17	1,120.00	CHASE COVER & CAP REPLACE
2/03/17	70162	CAU	COMMUNITY ASSOC. UNDERWRITERS	5,082.00	POL#: CAU233187-2			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4699	3794-012417	1/24/17	142-000	1/24/17	5,082.00	POL#: CAU233187-2
2/03/17	70163	HG-CAP	NFS FBO HARDING GREEN CAP. RES	8,361.00	A6R-039535			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4697	020117	2/01/17	910-000	2/01/17	8,361.00	A6R-039535
		4697	020117	2/01/17	104-000	2/01/17	8,361.00	
		4697	020117	2/01/17	332-000	2/01/17	8,361.00-	

				Totals:			8,361.00	
2/03/17	70164	HW	HILL WALLACK LLP	312.00	GENERAL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4695	445586	1/25/17	820-000	1/25/17	312.00	GENERAL
2/03/17	70165	PSE&G	PUBLIC SERVICE ELECTRIC & GAS	120.82	6594159100-121916-012017			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4700	59100-121916	12/19/16	611-000	1/01/17	120.82	6594159100-121916-012017
2/03/17	70166	TMC	TAYLOR MANAGEMENT COMPANY	3,752.00	MANAGEMENT FEE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4696	020117	2/01/17	810-000	2/01/17	3,752.00	MANAGEMENT FEE
2/03/17	70167	WL	UHLIG LLC	59.56	POSTAGE & STATEMENT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4701	H014238-IN	1/31/17	830-000	1/31/17	59.56	POSTAGE & STATEMENT
2/17/17	70168	AACS	ALL AMERICAN CHIMNEY SERVICE	1,120.00	CHASE COVER & CAP RPLCMNT			

CASH DISBURSEMENTS

Starting Check Date: 2/01/17 Cash Account #: "All"

Ending Check Date: 2/28/17

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4704	HG-020117	2/03/17	333-000	2/03/17	1,120.00	CHASE COVER & CAP RPLCMNT
2/17/17	70169	EJP	EJ PETERS CO INC				1,608.15	5 SPRUCE LN-ROTTING FASCI
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4707	28	2/16/17	710-000	2/16/17	1,608.15	5 SPRUCE LN-ROTTING FASCI
2/17/17	70170	L&W	L&W ENTERPRISES, LLC				1,178.00	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4702	2836	2/03/17	710-000	2/03/17	593.00	2 BEECH LN-RPLC ROTTED SI
		4703	2837	2/03/17	710-000	2/03/17	585.00	FINAL BAL-DUE ON MAILBOXE

						Totals:	1,178.00	
2/17/17	70171	PR-PD	PETER RUBINETTI				2,166.60	02/17-MLY SVC
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4706	591731	2/01/17	733-000	2/01/17	2,166.60	02/17-MLY SVC
2/17/17	70172	TMC	TAYLOR MANAGEMENT COMPANY				36.53	01/17-POSTAGE & COPIES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4705	991278145	2/01/17	830-000	2/01/17	36.53	01/17-POSTAGE & COPIES
2/24/17	70173	CAU	COMMUNITY ASSOC. UNDERWRITERS				5,082.00	POL#: CAU233187-2
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4720	3794-021617	2/16/17	142-000	2/16/17	5,082.00	POL#: CAU233187-2
2/24/17	70174	JCP&L	JERSEY CENTRAL POWER & LIGHT				646.70	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4715	95135590075	2/16/17	610-000	2/16/17	188.22	100006481400-011417-02141
		4716	95135590082	2/16/17	610-000	2/16/17	224.60	100006484693-011417-02141
		4717	95135590100	2/16/17	610-000	2/16/17	20.14	100006521494-011417-02141
		4718	95135590086	2/16/17	610-000	2/16/17	213.74	100006486086-011417-02141

						Totals:	646.70	
2/24/17	70175	OLS	OUTDOOR LIVING SPACES, LLC				1,200.00	2ND INST-PLANTING DESIGN
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4719	086-022217	2/22/17	726-000	2/22/17	1,200.00	2ND INST-PLANTING DESIGN

CASH DISBURSEMENTS

Starting Check Date: 2/01/17 Cash Account #: "All"

Ending Check Date: 2/28/17

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

2/24/17 70176 TCN THE COUNTRY NURSERY INC 15,130.57

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4708	3856	2/15/17	730-000	2/15/17	240.47	SPOT SALTING 2/14
4709	3853	2/15/17	730-000	2/15/17	240.47	AM SPOT SALTING 2/11
4710	3848	2/15/17	730-000	2/15/17	9,832.50	SNOW REMOVAL SERV 2/9
4711	3854	2/15/17	730-000	2/15/17	2,275.37	SALTING OF MAINT RD 12/17
4712	3855	2/15/17	730-000	2/15/17	769.77	SPOT SALTING 2/13
4713	3821	2/07/17	730-000	2/07/17	1,771.99	SNOW SALTING OF MAIN ROAD

Totals: 15,130.57

2/24/17 70177 VER VERIZON 144.84 973993596675404Y-020107-0

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4714	5404Y-020117	2/01/17	611-000	2/01/17	144.84	973993596675404Y-020107-0

Totals: 47,120.77

Cash account #: 104-000 Cash in Capital FISN

2/01/17 1077 (M)HGOPER HARDING GREEN OPERATING 5,456.47 REIMB-RETAINING WALLS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4721	020117	2/01/17	160-000	2/01/17	5,456.47	REIMB-RETAINING WALLS

2/08/17 1078 (M)HGOPER HARDING GREEN OPERATING 16,131.00 REIMB-PAVING,MAILBOXES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4722	020817	2/08/17	160-000	2/08/17	16,131.00	REIMB-PAVING,MAILBOXES

2/28/17 1079 (M)HGOPER HARDING GREEN OPERATING 2,240.00 REIMB-ALL AMERICAN CHIMNE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4731	022817	2/28/17	160-000	2/28/17	2,240.00	REIMB-ALL AMERICAN CHIMNE

Totals: 23,827.47

-- End of report --