

# News from the Harding Green Association Board of Trustees

www.HardingGreen.org

**AUGUST, 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**

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**GARY MCHUGH,**

**PROPERTY MANAGER**

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**LYNN ZIENOWICZ, ADMINISTRATOR**

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**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 SEPTEMBER:**

*Tuesday September 10th and Tuesday September 24th*  
*Regular trash pickup on Tuesday and Friday mornings*

**COMMUNITY MAINTENANCE ACTIVITIES:**

Harmony continues landscaping services each week that include lawn mowing, weed control and clean up. Special attention given to weeds at our entrance.

Dunnigan Pool continues pool service 3 times a week for chlorine checks, skimming, vacuuming and pump/filters and heater service. G's Quality Cleaning services the restrooms and hallways on a weekly basis. HG volunteers assist with pool checks and trash removal on a regular basis.

Morris Renovations completed the 2024 shingle replacement projects at 2 Tulip, 2 Birch, 1,2 Ash and 1,3,4 Beech Lanes.

Green Touch completed a mulch and shrub project in front of the pool building for the distressed areas on both sides of the front walk in time for the pool party.

L & W installed new gutters at 6 Hemlock Lane and 13 Poplar Lane. Gutter clean ups and minor repairs at 1 Walnut, 3 Poplar, 7 Hemlock, 17 Sycamore and 4 Walnut Lanes. Completed roof repair at 10 Ash Lane and siding repair at 4 Cedar Lane.

As a reminder, all work orders and service requests should be directed to Gary McHugh, our Property Manager, in order to be addressed. When emailing Gary, kindly cc [hgatrustees@yahoo.com](mailto:hgatrustees@yahoo.com) so that incoming requests can be acknowledged. Please visit the HGA website [www.hardinggreen.org](http://www.hardinggreen.org) for personal property modification forms which must be approved before work begins. Feel free to contact Gary for any questions or assistance regarding work-orders, etc.



## Important Community Updates/Reminders

The pool will stay open through Sunday, September 8th, weather permitting.

It's been a great summer and many residents enjoyed using the pool and the tennis/pickleball court.

An email was distributed to all residents regarding the upcoming election in October. There is one open board seat. If any homeowner is interested in being a Board member, please complete the Application for Candidacy for the Board of Trustees found on our website [www.hardinggreen.org](http://www.hardinggreen.org). You are **not** restricted to answering the questions in the space provided. The completed application, along with your resume should be mailed to the address shown on the form and a copy of your application and resume should be emailed to Gary McHugh at [gmmchugh@taylormgt.com](mailto:gmmchugh@taylormgt.com).

If you have any questions regarding the election process, feel free to send an email to [hgatrusters@yahoo.com](mailto:hgatrusters@yahoo.com).

The deadline for submission is September 21, 2024.

The Board plans to include a question on the election Ballot that will determine the homeowner's willingness to pay for a community wide capital improvement project that will include new exterior siding. Regardless of the maintenance-free material(s) that we choose, the price range will be in-line with what a typical townhouse community comparable to Harding Green has paid or is in the process of paying to update their aged-out exteriors and eliminate the high cost of upkeep with the original wood siding. In your travels, take a drive to Woodside, Convent Mews and Dorset Hollow in Morris Township and Windmill Pond in Morristown who all underwent or are undergoing major renovations to the exteriors. Windmill Pond is in the process of a total exterior renovation and is the most similar to our community in size and feel. The next steps are to

develop an official, in-depth proposal with material selections, artist rendering, detailed cost analysis, reserve fund impact, etc. Other important considerations will be the funding options available to individual homeowners and the HOA. Much more to come on this matter following the annual election meeting and the results of the ballot response.

## Please Note

It has been brought to management's attention that some homeowners who are renting their units to tenants, are not following the necessary guidelines as outlined in the Green Book. Please be aware that an "Intent to Rent" form, which can be found on our website, must be filled out and returned to Taylor Management with the applicable transfer fee and a copy of the lease before approval is granted. If you have a current lease agreement and do not recall following this protocol, please contact Gary McHugh as soon as possible and he will assist you in becoming compliant. The transfer of a home to a tenant or a new owner should be a transparent process for the benefit of the entire community.

Our current Resident Directory will be electronically distributed to all residents some time in September. Again, if we did not receive an update request form back, then we will rely on what is already on file for the 2024/2025 Directory. The directory will be in a printable format and will not be password protected and include email addresses if permission was granted to do so.

The survey results are in the process of being converted into a format that can easily be shared with the community. A summary will be distributed to all residents electronically with hard copies available to take-away at the October open meeting.



Date	Check #	Payee	Amount
<b>10-100000-00-00 AAB - Operating - 8704</b>			
07/01/2024	100110	RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF	\$11,327.75
		90-902050-00-00 ACCT 7R3-00658	\$11,327.75
07/01/2024	100111	TAYLOR MANAGEMENT	\$4,047.00
		80-800000-00-00 MANAGEMENT FEE	\$4,047.00
07/02/2024	100452	JCP&L (jersey central power & light)	\$65.79
		<b>Invoice #: 95288354993</b>	
		60-600000-00-00 100 006 481 400-JCP&L (jersey central power & light)	\$65.79
07/02/2024	100453	JCP&L (jersey central power & light)	\$444.84
		<b>Invoice #: 95288354994</b>	
		60-600000-00-00 100 006 484 693-JCP&L (jersey central power & light)	\$444.84
07/02/2024	100454	JCP&L (jersey central power & light)	\$74.99
		<b>Invoice #: 95288354995</b>	
		60-600000-00-00 100 006 486 086-JCP&L (jersey central power & light)	\$74.99
07/02/2024	100455	JCP&L (jersey central power & light)	\$6.90
		<b>Invoice #: 95288354996</b>	
		60-600000-00-00 100 006 521 494-JCP&L (jersey central power & light)	\$6.90
07/02/2024	100456	L & W ENTERPRISE LLC	\$975.00
		<b>Invoice #: 103</b>	
		70-700000-00-00 5 BEECH-RPC 5 DECK BOARDS-L & W ENTERPRISE LLC	\$975.00
07/02/2024	100457	L & W ENTERPRISE LLC	\$425.00
		<b>Invoice #: 104</b>	
		70-700000-00-00 14 BEAECN LN-SEAL AROUND CHIMNEY-L & W ENTERPRISE LLC	\$425.00
07/02/2024	100458	PAT DUNNIGAN POOLS LLC	\$2,559.00
		<b>Invoice #: 1456</b>	
		74-741100-00-00 WKLY CLEANING & BALANC EOF CHEMICALS-PAT DUNNIGAN POOLS LLC	\$2,559.00
07/02/2024	100459	HILBERG CONTRACTING LLC	\$258.14
		<b>Invoice #: 21221</b>	
		70-700000-00-00 3 SPRUCE-FLASHING REP-HILBERG CONTRACTING LLC	\$258.14
07/02/2024	100460	HARMONY LANDSCAPING &	\$9,441.41
		<b>Invoice #: 16638</b>	
		72-720000-00-00 MLY LANDS MAINT-HARMONY LANDSCAPING & PSE & G	\$9,441.41
07/02/2024	100461	PSE & G	\$32.79
		<b>Invoice #: 603308353617</b>	
		60-600200-00-00 6594159100-PSE & G	\$32.79
07/03/2024	100462	VERIZON (NEWARK) PO BOX 16801	\$244.57
		<b>Invoice #: 001-32062624--</b>	
		60-600600-00-00 653-121-781-0001-32-VERIZON (NEWARK) PO BOX 16801	\$244.57
07/03/2024	100463	L & W ENTERPRISE LLC	\$375.00
		<b>Invoice #: 106</b>	
		70-700000-00-00 8 hemlock lane-L & W ENTERPRISE LLC	\$375.00



**Cash Disbursement**  
 Harding Green Assoc. Inc.  
 07/01/2024 - 07/31/2024

Date	Check #	Payee	Amount
07/03/2024	100464	L & W ENTERPRISE LLC <b>Invoice #: 107</b> 70-700000-00-00 9 TULIP LANE--ATTACH WINDOW WELL COVER-L & W ENTERPRISE LLC	\$35.00
07/09/2024	100465	TAYLOR MANAGEMENT COMPANY <b>Invoice #: 086-053124</b> 80-800650-00-00 05/24-ENV-TAYLOR MANAGEMENT COMPANY	\$17.00
07/09/2024	100466	YURIY GRUZGLIN <b>Invoice #: 070224</b> 80-800650-00-00 REIMB-MAILCHIMP-YURIY GRUZGLIN	\$535.24
07/09/2024	100467	PSE & G <b>Invoice #: 605107358342</b> 60-600200-00-00 6594159100-PSE & G	\$301.70
07/15/2024	100468	SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNIK <b>Invoice #: 470.00063024--</b> 60-600400-00-00 7625100470.00-SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNICIPAL UT AUTH)	\$423.30
07/15/2024	100469	SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNIK <b>Invoice #: 700.00062724--</b> 60-600400-00-00 7901320700.00-SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNICIPAL UT AUTH)	\$885.28
07/16/2024	100470	GARY WAYNE THOMAS, G'S QUALITY CLEANING <b>Invoice #: 1003</b> 74-741150-00-00 POOL HOUSE WKLY CLEANING-GARY WAYNE THOMAS, G'S QUALITY CLEANING	\$280.00
07/17/2024	100471	INTERSTATE WASTE SERVICES INC (DETROIT) <b>Invoice #: 0009853775</b> 70-702300-00-00 689175-INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,601.74
07/17/2024	100472	HILL WALLACK LLP <b>Invoice #: 766713</b> 20-200000-00-00 Accounts Payable Inv # 766713 (Reversal) 40-401250-00-00 6 POPLAR LANE-HILL WALLACK LLP 80-800250-00-00 6 POPLAR LANE-HILL WALLACK LLP	\$150.00
07/17/2024	100473	HICKS PAVING & SEALCOATING LLC / SAMUEL HICKS <b>Invoice #: 231</b> 30-302450-00-02 RMVL OF EXISTING ASPHALT DRIVEWAYS (6)-INST NEW ASPHALT-HICKS PAVING & SEALCOATING LLC / SAMUEL HIC	\$5,700.00
07/19/2024	100112	TAYLOR MANAGEMENT 80-800650-00-00 WELCOMELINK STATEMENTS W/E 7/16/24	\$75.36
07/18/2024	100474	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTC <b>Invoice #: 1598</b> 70-701050-00-00 REPLACE PINE SIDING-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$5,870.00
07/18/2024	100475	HILBERG CONTRACTING LLC <b>Invoice #: 24412</b> 70-700000-00-00 3 SYCAMORE-5 SYCAMORE LANE-HILBERG CONTRACTING LLC	\$293.22



Date	Check #	Payee	Amount	
07/18/2024	100476	L & W ENTERPRISE LLC Invoice #: 108 70-700000-00-00 4 HEMLOCK-PAINT TRIM AROUND FRONT DOOR-L & W ENTERPRISE LLC	\$135.00	
07/18/2024	100477	L & W ENTERPRISE LLC Invoice #: 110 70-700000-00-00 2 TULIP -RPLCD DECK STEP & PAINTED-L & W ENTERPRISE LLC	\$275.00	
07/18/2024	100478	L & W ENTERPRISE LLC Invoice #: 111 70-700000-00-00 7 SPRUCE -RPLC ROTTED SIDING-L & W ENTERPRISE LLC	\$375.00	
07/18/2024	100479	L & W ENTERPRISE LLC Invoice #: 112 70-700000-00-00 8 PAINT -PAINT FRONT PORCH-L & W ENTERPRISE LLC	\$300.00	
07/18/2024	100480	L & W ENTERPRISE LLC Invoice #: 113 70-700000-00-00 5 SYCAMORE-INST SIDING & PATCH HOLE IN ROOF-L & W ENTERPRISE LLC	\$350.00	
07/18/2024	100481	MORRIS RENOVATIONS INC Invoice #: 4299 30-302450-00-02 DEPOSIT - ROOF-MORRIS RENOVATIONS INC	\$30,575.00	
07/24/2024	100482	L & W ENTERPRISE LLC Invoice #: 115 70-700000-00-00 6 HEMLOCK LN - INST NEW OVERSIZED GUTTERS-L & W ENTERPRISE LLC	\$675.00	
07/24/2024	100483	L & W ENTERPRISE LLC Invoice #: 116 70-700000-00-00 9 HEMLOCK LN-REP ROTTED GARAGE DOOR-L & W ENTERPRISE LLC	\$275.00	
07/30/2024	100484	WILLIAM PERALTA/GREEN TOUCH LANDSCAPING Invoice #: 3375 72-720150-00-00 PREPARE AREA TO INSTALL TOP SOIL, GRASS SEEDS-WILLIAM PERALTA/GREEN TOUCH LANDSCAPING	\$4,585.00	
07/30/2024	100485	PAT DUNNIGAN POOLS LLC Invoice #: 1497 74-741100-00-00 WEEKLY CLEANING & BALANCE OF CHEMICALS-PAT DUNNIGAN POOLS LLC	\$2,345.75	
		<b>Account Totals</b>	<b># Checks: 37</b>	<b>\$87,336.77</b>
<b>10-102000-00-02 Landolt - Cap Res - 0658</b>				
07/29/2024		10-100000-00-00 Transfer to AAB - Operating - 8704; Funds Transfer	\$30,575.00	\$30,575.00
07/29/2024		10-100000-00-00 Transfer to AAB - Operating - 8704; Funds Transfer	\$5,700.00	\$5,700.00
		<b>Account Totals</b>	<b># Checks: 0</b>	<b>\$36,275.00</b>
		<b>Association Totals</b>	<b># Checks: 37</b>	<b>\$123,611.77</b>