

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

MAY, 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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HGA WEBSITE

www.hardinggreen.org

PAM ROSANIO

HGA REPRESENTATIVE

USI INSURANCE SERVICES

(732) 349-2100 x85573

(732) 908-5573 (direct)

RECYCLING DATES FOR JUNE:

Tuesday June 11th and Tuesday June 25th

Regular trash pickup on Tuesday and Friday mornings

NO OPEN MEETING FOR MONTH OF MAY



Community Maintenance Activities

Harmony completed phase 3 of mold removal at the homes on Sycamore Lane that required attention.

Harmony continues landscaping, mowing and blowing on Wednesday's and the mulch project has been completed.

Express General Contractor has completed the re-siding project on Ash, Beech and Sycamore Lanes. Painting has been completed on Ash, Beech and Sycamore Lanes. The entire 21 home painting and residing project was completed two weeks ahead of schedule.

Express completed siding repairs at 5 and 9 Spruce Lane.

L & W, Wayne Davis completed siding repairs at 4 Tulip Lane, 7 Birch Lane and 8 and 9 Poplar Lanes and repaired deck boards at 5 Sycamore Lane.



Community Maintenance Activities Continued...

Green Touch completed a soil and seed project on a total of 15 high visibility areas along Harding Green Drive.

T and D Tree Company removed dead trees at our entrance, one tree on Spruce and one tree on Hemlock and one tree near the pool. Low lying branches were trimmed at our entrance and pool area.

River stone from Poplar Lane has been recycled to 3 distressed areas at the Sycamore Lane circle.

Upcoming projects in the near future will include roof and driveway replacements as necessary.

Reminders

Work orders and service requests should be directed to Gary McHugh, our property Manager. When emailing Gary, please cc: hgastrustees@yahoo.com so we are aware of incoming requests. Any external work to the community must be approved by the HGA Board before work begins. Personal property modification forms can be found on our website www.hardinggreen.org. Kindly contact Gary if you have any questions or concerns.

Please note that the contractors/vendors who work for Harding Green Association are working under a specific contract and price to complete work-orders. If a homeowner would like to hire a HGA vendor to work on their property/home, Gary and/or the Board must be contacted NOT the contractor.

Survey

To date, 58 residents have completed and returned their surveys. The greater the participation, the more information we will have to make important decisions for Harding Green for short- and long-term goals. We anticipate having a "results summary" compiled mid-summer and look forward to sharing feedback on what is most important to the majority of homeowners on a vast array of topics. We thank everyone for participating!

Directory

The Harding Green Homeowners Directory is in the process of being updated and will be available to everyone electronically shortly. No access code will be required to view or print. Overwhelmingly, residents are agreeable to sharing their email addresses which will make for a more complete means of communication amongst neighbors. The last directory was published as of May 1st, 2023. Since then, we have new neighbors that will be added. For those of you who have not returned the update form, we will assume there are no informational changes to be noted for the 2024 Directory.

Pool

The pool is all ready for the summer season. The decking has been professionally power-washed and the furniture and umbrellas have been placed. There is new signage, and the entrance has been freshened up with newly sprouted grass and a fresh coat of paint. A local commercial cleaning company has been hired who will keep the common areas and the bathrooms sparkling clean and remove the trash on a weekly basis. We hope everyone enjoys the season with lots of sun and fun at the pool which will officially open on Saturday, May 25th.

A separate email will be distributed this week with more information regarding what you need to know to enjoy the pool including how to receive entry fobs and important rules that will ensure everyone's safety.

We are planning a catered gathering towards the end of July. An email invitation will go out to everyone in June with details.



Draft Minutes Open Board Meeting – Harding Library April 24th, 2024

Richard Cook, President (absent)

Richard Bruno, Vice President

Yuriy Gruzglin, Treasurer

Carla Forte, Secretary

Art Ochs, Trustee

Gary McHugh, Property Manager

5 Homeowners in attendance, 2 via Zoom

Meeting called to order at 7:02pm

February minutes approved 5/0

Treasurer's Report:

- As of March 31st, 2024: Operating Account- \$197,044.16, Capital Reserve Fund- \$138,585.40, and a \$50,000 CD at 5%
- Budget line-Item Reconciliation of funds – As is necessary to resume a regular re-siding and painting project of the buildings, the Board with the analysis of the budget by Richard Cook and Art Ochs, found ways to re-allocate funds to pay for the project as follows:
 - \$28,000 snow-removal line-item
 - \$7,000 gutter cleaning line-item
 - \$5,000 mulching line-item
 - \$9,500 tennis court line-item
 - \$5,000 landscaping enhancement line-item
 - \$3,500 tree removal line-item
 - \$3,000 pool line-item
 - TOTAL: \$61,000
- Vote for fund allocation called for; motion made and seconded; Approve 5/0 with proxy vote for Richard Cook

Maintenance Report:

- Landscapers are on a different schedule with mowing and mulching. Fertilizing and weed control will take place in the front and backs of the buildings soon.
- Pool “operational opening” scheduled for next week.

Board Discussion:

- Board discussion about the importance of putting the painting cycle back on the schedule in the Spring rather than the Fall primarily due to more favorable weather conditions that ensures a better outcome.
- The budget will have proper allocations for continuing the Spring paint-cycle going forward. The new board is more focused on improving the look of the community.
- The board elected to save on the expense of mulching at the foundations. Many homeowners have been applying mulch to those areas at their own expense.

Open Items:

- A homeowner commented that prior Boards promised mulching at the foundations. A Board member commented that decisions from one Board to the next can and do change and that's what democracy is called.
- A homeowner commented that algae on their deck was not properly removed by the power washer and should be addressed before the deck is painted.
- A homeowner asked about pool operations and a board member explained that the pool will be manned 3 days per week for maintenance & water testing and an additional day of testing by Garden State Labs. The pool will run well and like last year, the pool committee will be placing furniture and maintaining the area as far as the removal of trash, straightening of the chairs, lowering of the umbrellas, etc.
- The pool will be open under same "fob-system" for entry.
- A homeowner commented on the improved tennis court fence. Art Ochs sprayed the fencing with 36 cans of silver paint.
- A homeowner commented on the gravel path from the tennis court to the pond. A new layer of gravel was added along with 10 yards of topsoil and seed to areas in front of pool house, down to the curb and court areas. The 3 benches were painted.
- A homeowner asked how we are covered for earthquake insurance, and it was recommended to inquire with their individual personal policy.
- A homeowner asked if painters will be caulking joints where boards meet. Discussion about caulking/sealing areas under fascia boards to prevent bat entry.
- Discussion about how the siding is primed front and back prior to going up before one coat of Sherman-William's duration is applied. There will be a walk-around with the contractor and a punch list of any areas needing to be revisited before final payment is made.
- A homeowner asked about a rotted tree in danger of coming down on Hemlock. A board member gave assurance that it would be removed in a timely manner.
- A homeowner recommended a microphone system be put in place during open meetings so that everyone can properly hear and participate. Suggestion was noted and will be implemented.

Motion made to approve TD Tree Service as an authorized vendor. Motion seconded and approved 5/0 with proxy vote for Richard Cook.

Motion made to adjourn the meeting. Meeting adjourned at 7:38pm.



Cash Disbursement
 Harding Green Assoc. Inc.
 04/01/2024 - 04/30/2024

Date	Check #	Payee	Amount
10-100000-00-00 AAB - Operating - 8704			
04/01/2024	100100	RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF 90-902050-00-00 ACCT 7R3-00658	\$11,327.75
04/01/2024	100101	TAYLOR MANAGEMENT 80-800000-00-00 MANAGEMENT FEE	\$4,047.00
04/09/2024	100362	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACT Invoice #: 1591 30-302450-00-02 PURCHASE 5000 LINEAL FEET OF SIDING-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$12,050.00
04/09/2024	100363	HILBERG CONTRACTING LLC Invoice #: 23031 70-700000-00-00 1 sycamore-step rebuild-HILBERG CONTRACTING LLC	\$254.61
04/09/2024	100364	MARLA REGAN Invoice #: 040124 70-700000-00-00 REIMB DUE TO CONTRACTOR MISTAKE-MARLA REGAN	\$77.70
04/09/2024	100365	JCP&L (jersey central power & light) Invoice #: 95677605992 60-600000-00-00 100 006 486 086-JCP&L (jersey central power & light)	\$141.97
04/09/2024	100366	L & W ENTERPRISE LLC Invoice #: 68 70-700000-00-00 5 ASH LANE-REP DISCONNECTED LEADER EXT-L & W ENTERPRISE LLC	\$275.00
04/09/2024	100367	L & W ENTERPRISE LLC Invoice #: 66 70-700000-00-00 11 BIRCH LN-APPLY SEALER-L & W ENTERPRISE LLC	\$237.00
04/09/2024	100368	L & W ENTERPRISE LLC Invoice #: 71 70-700000-00-00 7 SYCAMORE LN-REP FRONT ENTRANCE-L & W ENTERPRISE LLC	\$1,100.00
04/09/2024	100369	ATHOME NET, INC. Invoice #: INV206538 80-800650-00-00 C005511-ATHOME NET, INC.	\$58.38
04/09/2024	100370	PSE & G Invoice #: 605107225183 60-600200-00-00 6594159100-PSE & G	\$70.20
04/09/2024	100371	INTERSTATE WASTE SERVICES INC (DETROIT) Invoice #: 0009670700 70-702300-00-00 04/24-MLY SVC-INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,601.74
04/09/2024	100372	SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNIK Invoice #: 700.00032824-- 60-600400-00-00 7901320700.00-SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNICIPAL UT AUTH)	\$74.53
04/09/2024	100373	VERIZON (NEWARK) PO BOX 16801	\$245.37



Date	Check #	Payee	Amount
		Invoice #: 001-32032624--	
		60-600600-00-00 653-121-781-0001-32-VERIZON (NEWARK) PO BOX 16801	\$245.37
04/15/2024	100374	HILL WALLACK LLP	\$25.00
		Invoice #: 754838	
		80-800250-00-00 BROWN GORDON -6 POPLAR LN-HILL WALLACK LLP	\$25.00
04/15/2024	100375	HILL WALLACK LLP	\$52.00
		Invoice #: 753945	
		80-800250-00-00 GENERAL-HILL WALLACK LLP	\$52.00
04/15/2024	100376	HARMONY LANDSCAPING &	\$2,005.69
		Invoice #: 15316	
		72-720250-00-00 TREE PRUNING 7/11 & 7/12-HARMONY LANDSCAPING &	\$2,005.69
04/15/2024	100377	SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNK	\$423.30
		Invoice #: 470.00033124--	
		60-600400-00-00 7625100470.00-SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNICIPAL UT AUTH)	\$423.30
04/18/2024	100378	COMMUNITY ASSOCIATION UNDERWRITERS (cau)	\$5,487.00
		Invoice #: 3794040124--	
		14-140200-00-00 CAU503035-5; REIM INST 2-COMMUNITY ASSOCIATION UNDERWRITERS (cau)	\$5,487.00
04/18/2024	100379	HARMONY TREE CARE LLC	\$1,066.25
		Invoice #: 15785	
		72-720250-00-00 REMOVED TREE FROM POND-HARMONY TREE CARE LLC	\$1,066.25
04/18/2024	100380	HARMONY TREE CARE LLC	\$2,452.38
		Invoice #: 15757	
		72-720250-00-00 TREE REMOVAL-HARMONY TREE CARE LLC	\$2,452.38
04/18/2024	100381	HARMONY TREE CARE LLC	\$2,452.38
		Invoice #: 15797	
		72-720950-00-00 SNOW PLOWING SERV-HARMONY TREE CARE LLC	\$2,452.38
04/18/2024	100382	L & W ENTERPRISE LLC	\$560.00
		Invoice #: 72	
		70-700000-00-00 SPREAD GRAVEL ON UTILITY RD-L & W ENTERPRISE LLC	\$560.00
04/19/2024	100102	HILL WALLACK LLP	Voided on 4/19/2024 11:56:26AM \$0.00
		Invoice #: 723758	
		80-800250-00-00 6 POPLAR LANE-HILL WALLACK, LLP	\$12.50
04/23/2024	100383	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACT	\$3,545.00
		Invoice #: 1592	
		30-302450-00-02 PRIMING BOTH SIDES OF PINE BOARDS-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$3,545.00
04/23/2024	100384	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACT	\$4,950.00
		Invoice #: 1594	
		70-701050-00-00 PRIME SIDING BEFORE INSTALL-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$4,950.00
04/23/2024	100385	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACT	\$18,625.00



Date	Check #	Payee	Amount
		Invoice #: 1596	
		70-701050-00-00 2ND PAYMENT -ROTATION PAINTING-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$18,625.00
04/09/2024	0	INTERNAL REVENUE SERVICE	\$44.00
		14-140150-00-00 Bank Adjustment - to rcd ach income tax expense; to rcd ach income tax expense	\$44.00
04/24/2024	100386	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$25,570.00
		Invoice #: 1595	
		30-302450-00-02 RESIDING PROJECT-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$25,570.00
04/25/2024	100103	TAYLOR MANAGEMENT	\$80.94
		80-800650-00-00 WELCOMELINK STATEMENTS W/E 4/16/24	\$80.94
04/30/2024	100387	JCP&L (jersey central power & light)	\$66.97
		Invoice #: 95737455766	
		60-600000-00-00 100 006 481 400-JCP&L (jersey central power & light)	\$66.97
04/30/2024	100388	JCP&L (jersey central power & light)	\$117.32
		Invoice #: 95737455767	
		60-600000-00-00 100 006 484 693-JCP&L (jersey central power & light)	\$117.32
04/30/2024	100389	JCP&L (jersey central power & light)	\$85.60
		Invoice #: 95737455768	
		60-600000-00-00 100 006 486 086-JCP&L (jersey central power & light)	\$85.60
04/30/2024	100390	JCP&L (jersey central power & light)	\$8.50
		Invoice #: 95737455769	
		60-600000-00-00 100 006 521 494-JCP&L (jersey central power & light)	\$8.50
04/30/2024	100391	GARY MCHUGH	\$275.00
		Invoice #: 042124	
		74-741150-00-00 POOL LICENSE 2024-GARY MCHUGH	\$275.00
04/30/2024	100392	GARY MCHUGH	\$171.00
		Invoice #: 042224	
		74-741150-00-00 ANNUAL POOL ELECTRICAL PERMIT-GARY MCHUGH	\$171.00
04/30/2024	100393	L & W ENTERPRISE LLC	\$850.00
		Invoice #: 61	
		70-700000-00-00 MARK SIDING BOARDS-L & W ENTERPRISE LLC	\$850.00
04/30/2024	100394	L & W ENTERPRISE LLC	\$243.00
		Invoice #: 63	
		70-700000-00-00 4 HEMLOCK LN-RPLC BROKEN DECK RAILING-L & W ENTERPRISE LLC	\$243.00
04/30/2024	100395	L & W ENTERPRISE LLC	\$1,350.00
		Invoice #: 73	
		72-720150-00-00 SPREAD TOPSOIL, SEED, MULCH-L & W ENTERPRISE LLC	\$1,350.00
04/30/2024	100396	L & W ENTERPRISE LLC	\$165.00
		Invoice #: 75	
		70-700000-00-00 4 TULIP LN-RPLC SIDING BOARDS-L & W ENTERPRISE LLC	\$165.00
04/30/2024	100397	L & W ENTERPRISE LLC	\$325.00



Date	Check #	Payee	Amount
		Invoice #: 76	
		70-700000-00-00 7 BIRCH LN-RPLC SIDING-L & W ENTERPRISE LLC	\$325.00
04/30/2024	100398	L & W ENTERPRISE LLC	\$275.00
		Invoice #: 78	
		70-700000-00-00 8 POPLAR LN-RPLC SIDING-L & W ENTERPRISE LLC	\$275.00
04/30/2024	100399	L & W ENTERPRISE LLC	\$325.00
		Invoice #: 79	
		70-700000-00-00 9 POPLAR LN-RPLC SIDING-L & W ENTERPRISE LLC	\$325.00
04/30/2024	100400	L & W ENTERPRISE LLC	\$150.00
		Invoice #: 80	
		70-700000-00-00 2 CEDAR LN-RPLC ROTTED SIDING-L & W ENTERPRISE LLC	\$150.00
04/30/2024	100401	TAYLOR MANAGEMENT COMPANY	\$12.92
		Invoice #: 086-033124	
		80-800650-00-00 03/24-ENV-TAYLOR MANAGEMENT COMPANY	\$12.92
		Account Totals	# Checks: 45
			\$104,320.50
		Association Totals	# Checks: 45
			\$104,320.50