

# News from the Harding Green Association Board of Trustees

www.HardingGreen.org

## OCTOBER, 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  
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

**BOARD OF TRUSTEES** [hgatrustees@yahoo.com](mailto:hgatrustees@yahoo.com)

**GARY MCHUGH,**

**PROPERTY MANAGER**

(973) 267-9000 x303  
[gmchugh@taylormgt.com](mailto:gmchugh@taylormgt.com)

**LYNN ZIENOWICZ, ADMINISTRATOR**

(973) 267-9000  
[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)

### RECYCLING DATES FOR NOVEMBER:

*Tuesday November 5th and Tuesday November 19th*  
*Regular trash pickup on Tuesday and Friday mornings*

**HARDING GREEN ASSOCIATION ANNUAL OPEN MEETING: WEDNESDAY, OCTOBER 30TH AT 6:30PM CHRIST THE KING CHURCH. BLUE MILL RD, LOWER LEVEL**

**IF YOU HAVE NOT MAILED IN YOUR BALLOT, PLEASE BRING IT TO THE MEETING OR CONTACT GARY MCHUGH TO DELIVER IT ON YOUR BEHALF.**

### AGENDA:

1. MINUTES APPROVAL OF 2023 ANNUAL MEETING
2. TREASURER'S REPORT
3. CARRYOVER BALANCE APPROVAL
4. MANAGER'S REPORT
5. COUNTING OF BALLOTS & ELECTION RESULTS
6. OPEN ITEMS

### JOIN ZOOM MEETING:

[HTTPS://US02WEB.ZOOM.US/J/87583291946?PWD=HT5RR4SVCABVTd8LL2AwSSLDWZYcXc.1](https://us02web.zoom.us/j/87583291946?pwd=HT5RR4SVCABVTd8LL2AwSSLDWZYcXc.1)

MEETING ID: 875 8329 1946

PASSCODE: 514083

### COMMUNITY MAINTENANCE ACTIVITIES:

**FOUR SUGAR MAPLE TREES AND TWO FLOWERING TREES WERE PLANTED IN AREAS WHERE DEAD TREES HAD BEEN REMOVED.**

**FOUR DRIVEWAYS WERE REPAIRED AND SEALED. ASPHALT REPAIR MADE ON SPRUCE LANE ROADWAY.**

**A SIDEWALK PROJECT IS UNDERWAY WITH NEW CONCRETE WALKS WHERE REPAIRS WERE NECESSARY.**

### Community Wide Garage Sale

The garage sale that took place on Saturday, October 12th was very successful with 7 homeowners participating. Thank you, Gina McBride, for organizing and advertising the event. We will make it an annual tradition.

HGA Annual Membership Meeting – Christ the King Church  
Draft Minutes- October 25<sup>th</sup>, 2023

Meeting called to order at 7:35pm

HGA Board members self-introduction:

Michael Chou, President  
Richard Bruno, V.P.  
Yuriy Gruzglin, Treasurer  
Carla Forte, Secretary  
Art Ochs, Trustee

- Homeowners in attendance introduced themselves
- Minutes of the 2022 annual shareholder's meeting were approved 5/0

Treasurer's Report:

As of 9/30/2023 – Operating Account balance \$121,394.52, Capital Reserve Account balance \$243,361.19 and a \$50,000 CD earning approximately 5% interest

A resolution for the carryover was read by Secretary: Any excess of membership income over membership expenses for the year ended on 9/30/2023 shall be applied against subsequent tax year member assessments as provided by IRS Revenue ruling 70-604. A motion to adopt the resolution was made, seconded and approved.

Manager's Report:

- 7 roofs were replaced
- Good pool season: pool pump might need to be replaced next Spring
- Electrical repair made on Spruce Lane to repair street light outage
- On-going drainage issues to be addressed on Ash Lane
- Tree work is underway – removing Ash trees that appear to be dying and pruning where necessary
- Addressing gutters & leaders that need attention
- Completing work orders relating to rotting siding – hopeful that the painting will hold up better than it has in the past
- Addressing pest remediation
- Work orders mostly relating to rotting siding

Open Items:

Discussion & explanation on how the Board appoints ADR committee members. The purpose of the Alternate Dispute Resolution committee is to ensure that homeowners have a check and balance system. Confusion about the requested removal of a current ADR member and the matter was tabled for another time.

A Board member added that our bylaws state that if an owner has an active dispute being addressed by the ADR committee, they are entitled to vote.

The board attorney, Caroline Record, initiated a discussion about how the request for Art Ochs resignation by some board members was handled. Record stated that there is a hearing scheduled about whether or not the removal process was properly conducted and said that she was unable to comment further because of the pending litigation.

A homeowner questioned the ill-willed attempt to remove Art Ochs from the board. A board member contended that it came down to an issue of a breach of confidentiality but would not elaborate so as to protect the association.

A homeowner questioned the difference between confidentiality and transparency and that it is important for all to understand the state of Harding Green for everyone's best interests.

A board member cited concern about hearsay circulating and about issues relating to confidential business amongst board members.

A homeowner reiterated the poor decision that was made to hire the board president's son as a vendor to maintain the pool and felt that the community was owed an apology for the lack of transparency.

A discussion ensued about the fact that pending litigation/lawsuit is public record and, therefore, any allegation of a breach in confidentiality amongst board members is a moot point.

A homeowner was angry about how and when a leaky roof will be replaced and that it is inexcusable to wait for interior damage to get worse before action is taken. Commented that it took over 8 months to receive a response regarding the leak.

A homeowner mentioned that work was performed on her gutter in error.

A homeowner questioned why so many emails regarding work order requests go unanswered and that they should get a response back as having been received.

Gary McHugh offered an apology and commented that vendors are overwhelmed with work orders regarding siding and gutter repairs.

Suggestion made to work on a system to check and balance email acknowledgements and consider using "work-completed" door hangers as other communities do.

Promise made by a board member to find out why it took 8 months to respond and react to a leaking roof.

A board member commented that the process is broken regarding board/contractor/finished product chain of events and needs to be corrected.

A board member contended that Harding Green was "Mt. Laurel built" and this notion was challenged by another board member who explained that Harding Green is not deed-restricted and therefore was not built under any low to moderate income restrictions.

Announcement that the ballot counting process has begun.

A homeowner inquired when a decision will be made to seriously consider replacing the inferior siding and that our property values are depressed because of the aged-out siding.

Floor turned to ADR Committee for ballot count/election results:

Michael Chou 45

Richard Cook 55

Carla Forte 81

Officially, once verified and approved, these individuals are on the Board.

Board members thanked Michael Chou for his many years of service and congratulated Carla Forte and Richard Cook.

Richard Bruno went on to say that since the painting/siding specs have been changed, the paint cycle can be extended from a 5-year cycle to a 6- or 7-year cycle that will save \$100,000 per year. Once the roofs are completed, we can discuss the siding.

The question is, "what will be everyone's willingness to pay?"

Michael Chou said he did what he could as a board member to the best of his ability and experience and it has, for the most part, been a very positive experience. At the end of the day, he hopes that the new board continues the legacy to agree more often than to disagree.

A motion was made for an adjournment. Meeting adjourned at 9:16pm.



Date	Check #	Payee	Amount
<b>10-100000-00-00 AAB - Operating - 8704</b>			
09/03/2024	100514	HARMONY LANDSCAPING & Invoice #: 16914	\$9,441.41
		72-720000-00-00 09/24-MLY LANDS MAINT-HARMONY LANDSCAPING &	\$9,441.41
09/04/2024	100116	MORRIS RENOVATIONS INC Invoice #: 4350	\$30,000.00
		30-302450-00-02 ROOF-MORRIS RENOVATIONS INC	\$30,000.00
09/04/2024	100515	AARDVARK ANIMAL & PEST CONTROL LLC Invoice #: 082624--	\$1,439.44
		70-701700-00-00 INSP EXTERIOR RAKE BOARD MOULDING-AARDVARK ANIMAL & PEST CONTROL LLC	\$1,439.44
09/04/2024	100516	JCP&L (jersey central power & light) Invoice #: 95657809924	\$76.31
		60-600000-00-00 100 006 481 400-JCP&L (jersey central power & light)	\$76.31
09/04/2024	100517	JCP&L (jersey central power & light) Invoice #: 95657809925	\$484.63
		60-600000-00-00 100 006 484 693-JCP&L (jersey central power & light)	\$484.63
09/04/2024	100518	JCP&L (jersey central power & light) Invoice #: 95657809926	\$82.58
		60-600000-00-00 100 006 486 086-JCP&L (jersey central power & light)	\$82.58
09/05/2024	100117	RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF	\$11,327.75
		90-902050-00-00 ACCT 7R3-00658	\$11,327.75
09/05/2024	100118	TAYLOR MANAGEMENT	\$4,047.00
		80-800000-00-00 MANAGEMENT FEE	\$4,047.00
09/09/2024	100519	VERIZON (NEWARK) PO BOX 16801 Invoice #: 001-32082624--	\$245.05
		60-600600-00-00 653-121-781-0001-32-VERIZON (NEWARK) PO BOX 16801	\$245.05
09/13/2024	100520	TAYLOR MANAGEMENT COMPANY Invoice #: 086-083124	\$19.04
		80-800650-00-00 AUG - ENV-TAYLOR MANAGEMENT COMPANY	\$19.04
09/13/2024	100521	FERRARA ELECTRICAL CONTRACTORS LLC Invoice #: 2977	\$186.59
		70-701300-00-00 STREET LIGHT ON BIRCH LANE STOPPED WORKING-FERRARA ELECTRICAL CONTRACTORS LLC	\$186.59
09/13/2024	100522	L & W ENTERPRISE LLC Invoice #: 135	\$1,200.00
		70-700000-00-00 10 ASH LANE-RMV OLD ROTTED SIDING-L & W ENTERPRISE LLC	\$1,200.00
09/13/2024	100523	PSE & G Invoice #: 601908885375	\$223.32
		60-600200-00-00 6594159100-PSE & G	\$223.32
09/13/2024	100524	INTERSTATE WASTE SERVICES INC (DETROIT) Invoice #: 0009939840	\$2,601.74
		70-702300-00-00 09/24-MLY SVC-INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,601.74



Date	Check #	Payee	Amount
09/16/2024	100525	HILL WALLACK LLP <b>Invoice #: 772474</b> 20-200000-00-00 Accounts Payable Inv # 772474 (Reversal) \$75.00 40-401250-00-00 4 SPRUCE LN-HILL WALLACK LLP \$75.00 80-800250-00-00 4 SPRUCE LN-HILL WALLACK LLP \$75.00	\$75.00
09/16/2024	100526	HILL WALLACK LLP <b>Invoice #: 773070</b> 20-200000-00-00 Accounts Payable Inv # 773070 (Reversal) \$72.50 40-401250-00-00 6 POPLAR LANE-HILL WALLACK LLP \$72.50 80-800250-00-00 6 POPLAR LANE-HILL WALLACK LLP \$72.50	\$72.50
09/18/2024	100527	FOUR BROTHER PAINTING LLC <b>Invoice #: 091124-</b> 70-700000-00-00 POWER WASHING & STAINED IN BACK WALL & CHIMNEY-FOUR BROTHER PAINTING LLC \$980.50	\$980.50
09/18/2024	100528	COMMUNITY ASSOCIATION UNDERWRITERS (cau) <b>Invoice #: 3794090224--</b> 14-140200-00-00 POL# CAU503035-5 DOWN PAYMENT-COMMUNITY ASSOCIATION UNDERWRITERS (cau) \$21,910.05	\$21,910.05
09/18/2024	100529	ZENITH INSURANCE CO. <b>Invoice #: DP141180403001</b> 14-140200-00-00 Z141180403-ZENITH INSURANCE CO. \$1,641.00	\$1,641.00
09/01/2024	0	Harding Green 40-400000-00-00 Bank Adjustment - see 8/22/2023 dble posting; see 8/22/2023 dble posting \$500.00	\$500.00
09/19/2024	100530	PAT DUNNIGAN POOLS LLC <b>Invoice #: 1524</b> 74-741100-00-00 WKLY CLEANING & BALANCE OF CHEMICALS-PAT DUNNIGAN POOLS LLC \$4,046.42	\$4,046.42
09/20/2024	100531	L & W ENTERPRISE LLC <b>Invoice #: 136</b> 70-700000-00-00 4 BIRCH LANE -CLEAN GUTTERS-L & W ENTERPRISE LLC \$125.00	\$125.00
09/20/2024	100532	L & W ENTERPRISE LLC <b>Invoice #: 137</b> 70-700000-00-00 10 ASH LANE -REP FLASHING ALONG CHIMNEY-L & W ENTERPRISE LLC \$250.00	\$250.00
09/20/2024	100533	L & W ENTERPRISE LLC <b>Invoice #: 142</b> 70-700000-00-00 4 ASH LN-CLEAN GUTTERS-L & W ENTERPRISE LLC \$125.00	\$125.00
09/20/2024	100534	L & W ENTERPRISE LLC <b>Invoice #: 143</b> 70-700000-00-00 TENNIS COURT-SUPPLY & INST "TAKE GARBAGE WITH YOU" SIGN-L & W ENTERPRISE LLC \$75.00	\$75.00
09/20/2024	100535	L & W ENTERPRISE LLC <b>Invoice #: 138</b> 70-700000-00-00 7 POPLAR LANE - CLEAN GUTTERS-L & W ENTERPRISE LLC \$125.00	\$125.00



Date	Check #	Payee	Amount
09/20/2024	100536	L & W ENTERPRISE LLC Invoice #: 139 70-700000-00-00 11 POPLAR LANE-CLEAN GUTTERS-L & W ENTERPRISE LLC	\$125.00 \$125.00
09/20/2024	100537	L & W ENTERPRISE LLC Invoice #: 140 70-700000-00-00 4 BIRCH LANE-SEAL NAIL HOLES ON ROOF-L & W ENTERPRISE LLC	\$175.00 \$175.00
09/20/2024	100538	L & W ENTERPRISE LLC Invoice #: 141 70-700000-00-00 4 ASH LANE-CLEAN GUTTERS-L & W ENTERPRISE LLC	\$175.00 \$175.00
09/27/2024	100539	AARDVARK ANIMAL & PEST CONTROL LLC Invoice #: 092024-- 70-701700-00-00 9 TULIP-INSP EXTERIOR ROOF PERIMETER-AARDVARK ANIMAL & PEST CONTROL LLC	\$1,466.09 \$1,466.09
09/27/2024	100540	HARMONY TREE CARE LLC Invoice #: 17133 72-720150-00-00 MAINTENANCE PRUNING -2 BEECH LANE-HARMONY TREE CARE LLC	\$799.69 \$799.69
09/27/2024	100541	JCP&L (jersey central power & light) Invoice #: 95508037150 60-600000-00-00 100 006 481 400-JCP&L (jersey central power & light)	\$84.38 \$84.38
09/27/2024	100542	JCP&L (jersey central power & light) Invoice #: 95508037151 60-600000-00-00 100 006 484 693-JCP&L (jersey central power & light)	\$518.81 \$518.81
09/27/2024	100543	JCP&L (jersey central power & light) Invoice #: 95508037152 60-600000-00-00 100 006 486 086-JCP&L (jersey central power & light)	\$92.84 \$92.84
09/27/2024	100544	JCP&L (jersey central power & light) Invoice #: 95508037153 60-600000-00-00 100 006 521 494-JCP&L (jersey central power & light)	\$10.20 \$10.20
09/12/2024	0	IRS -DEPARTMENT OF TREASURY 30-302460-00-02 Bank Adjustment - to rod tax expense; to rod tax expense	\$300.00 \$300.00
09/30/2024	100119	TAYLOR MANAGEMENT 80-800650-00-00 WELCOMELINK STATEMENTS W/E 9/24/24	\$76.21 \$76.21
		<b>Account Totals</b>	<b># Checks: 37</b>
			<b>\$95,123.55</b>
<b>10-102000-00-02 Landolt - Cap Res - 0658</b>			
09/30/2024		10-102050-00-02 Transfer to Landolt - Cap Res Invest - 065; Funds Transfer	\$75,000.00
09/30/2024	0	RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF 30-302100-00-02 Bank Adjustment - to rod cap res other investment; to rod cap res other investment	\$2,738.43 \$2,738.43
		<b>Account Totals</b>	<b># Checks: 1</b>
			<b>\$77,738.43</b>



**Cash Disbursement**  
Harding Green Assoc. Inc.  
09/01/2024 - 09/30/2024

Date	Check #	Payee	Amount
		Association Totals	# Checks:
			38
			\$172,861.98

