

News from the Harding Green Association Board of Trustees

www.HardingGreen.org

SEPTEMBER, 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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PROPERTY MANAGER
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LYNN ZIENOWICZ, ADMINISTRATOR
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lynn@taylormgt.com

HGA WEBSITE
www.hardinggreen.org

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

RECYCLING DATES FOR OCTOBER:

Tuesday October 8th and Tuesday October 22nd
Regular trash pickup on Tuesday and Friday mornings

OPEN MEETING VIA ZOOM ON WEDNESDAY,
SEPTEMBER 25TH AT 6:30 PM.

TO ATTEND VIRTUALLY, PLEASE USE THE
FOLLOWING LINK:

JOIN ZOOM MEETING

[HTTPS://US02WEB.ZOOM.US/J/84547930684?PWD=MPWCWWCJMPPRRJONi9YADDHK9ETIZFs.1](https://us02web.zoom.us/j/84547930684?pwd=MPWCWWCJMPPRRJONi9YADDHK9ETIZFs.1)

MEETING ID: 845 4793 0684

PASSCODE: 957714

COMMUNITY MAINTENANCE ACTIVITIES:

**WAYNE DAVIS FROM L & W PERFORMED GUTTER
CLEANING AND REPAIRS AT 4 AND 5 ASH LANES, 4
BIRCH LANE AND 7 AND 11 TULIP LANE.**

**REPAIRED A GUTTER AT 10 ASH LANE ALONG WITH
MAKING A REPAIR TO THE SIDING AND THE DECK.**

**INSTALLED A SIGN AT THE TENNIS COURT REQUESTING
THAT ALL TRASH IS TAKEN AWAY.**

As a reminder, all work orders and service requests should be directed to Gary McHugh at gmchugh@taylormgt.com. When emailing Gary, kindly cc hgatrustees@yahoo.com so that incoming requests can be acknowledged. Please visit the HGA website 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.

Community Wide Garage Sale Event

Several residents have shown an interest in participating in an organized Harding Green garage sale event similar to the one that took place in Shadowbrook 2 weeks ago. The proposed date is Saturday, October 12th. Please reach out to Gina McBride at 201-317-5611/gam43@gmail.com (17 Sycamore Ln) if you would like information on how to sign up!



Summary Survey Results

The survey was very well received with a 63% response rate. A thank you to Art Ochs who painstakingly categorized and compiled the responses and comments from each of the surveys. Following is the summarization. All in all, Harding Green is considered by most residents as a wonderful place to live!

Thank you for offering compliments as well as constructive criticism that can help us do more to improve the look and feel of our community by understanding what is most important to the homeowners.

The survey was divided into 3 parts. Part 1 was the overall property assessment (look and feel) of Harding Green. The categories included the entrance, grounds, sidewalks, fencing, siding, colors of buildings, tennis court, pool, pond, pool building, pool parking lot, community lighting, mailboxes, street signs and road ways. On average, the spreadsheet tabulation revealed that homeowners rated all of the above between average and excellent (3-5) with the exception of the entrance, paint colors, siding and tennis court rated between (1-3), poor to average.

Part 1 also included several questions:

Would you be interested in being a Board Member? 2/yes 69/no
Would you be interested in volunteering for a committee? 12/yes
Would you be interested in attending organized gatherings?
41/yes 19/no
Would you like to see other amenities at the pool? 14/yes 38/no

What other amenities would you like to see?

Responses included a dog park, a swing set/play area for children, a fire pit, new pool furniture, a club house, a community garden, a hot tub, lawn games, a walking path around the pond.

“Best Things” about living in Harding Green:

Location, safe and secure, walking loop, nature-like setting, great people, low taxes, private, quiet, tight-knit & friendly, peaceful, friendly atmosphere, green space, nice & caring neighbors, good friends, dogs, neighborhood feel, mature trees, proximity to surrounding towns and highways, plants and flowers, relative affordability, cleanliness, considerate people, beautiful township, park-like setting, sensible HOA fee, pool, tennis, pond, woodsy-rural look and feel

Recurring responses in most surveys: location, setting, low taxes, great neighbors, peaceful and safe.

“Least Satisfactory Things” about living in Harding Green:

Recurrent power-outages, not picking up after dogs, entrance sign, dated exteriors, dead-spots on tennis court, trees removed and not replaced, speed humps, dead grass, poor landscaping, limited parking, constant rot of siding, paint colors reflective of the 70's and 80's, lack of mowing and picking up sticks behind the buildings, cutting trees down instead of saving them, poor pest control, terrible gutter systems, outdated looking homes, lack of a clubhouse, poor drainage, allowing dogs to pee on yards, neighbors who walk through your yard, the tennis court, the vertical siding

Recurring responses in most surveys: entrance, gutters, siding, tennis courts, landscaping/tree maintenance

Part 2 included a rating scale as well as questions regarding property management and vendors.

Overall, our Property Management Company, Taylor Management received an average rating, the assigned vendors received a below average rating and our manager, Gary McHugh, received an above average rating.

As noted in survey, please comment on your personal experience with an assigned vendor:

Took too long to respond, was timely and professional, personable, friendly, knowledgeable, work orders take too long to complete, good experience so far, took shortcuts, Hilberg was a disaster, great service from Wayne, Hilberg and Harmony don't perform quality work, extremely poor quality work, pleasant experience, excellent experience, generally unskilled, not easy to communicate with, fixed one thing and broke another, was unable to make the necessary repair, experience varies depending on the job and who the contractor is

Landscaping Vendor & Snow Vendor received an overall average to above average score (3-4) with a rare exception. Further responses will be shared in the additional comments section.

What does the Property Manager do “Really Well”?

Keeps grounds clean and residents safe, responds to work order requests, is very responsive and professional, is personable, goes above and beyond, responds even on weekends, is pleasant and personable, objective and fair, sincere and empathetic, polite.

Suggestions on how the Property Manager can “Do Better”:

More follow-up, hire better vendors, fire bad vendors, spend more time on-site, inform when a repair has been completed, more vendor supervision, return phone calls and emails in a more timely manner, inspect work performed before contractor gets paid

“Top Priority” that are “Must Do’s (even if a cost factor):

Create a more appealing and improved entrance, replace leaking roofs, replace dead lawns, plant more colorful flowers, replace gutters, fix tennis court, make a dog park, make a walkway around the pond, save the trees instead of cutting them down, replace siding, replant trees to replace those removed, make a play area, hire an on-site dedicated property manager, replace necessary roofs, replace current landscaper, improve the appearance of building exteriors, change color of homes, upgrade siding and drainage issues, improve all Cul de sac corner landscaping, encourage homeowners to install lawn irrigation systems on their lawns

Recurring responses in most surveys: building exteriors, tennis court, gutters, landscaping, tree/grounds maintenance

Part 3- Harding Green Board

The following questions focused on our homes appeal from an aesthetic as well as an economic standpoint:

Would you support a substantial improvement of HG (roof, siding, trim gutters, etc.)? 38/Yes 18/No 8/Maybe

Would you be in favor of replacing the siding? 35/Yes 17/No 9/Maybe

Would you be willing to pay for the cost to replace the siding, gutters, trim, etc? 37/Yes 15/No 9/Maybe

What does the Board do “Really Well?”

Volunteers their time and effort on the community’s behalf, better transparency and communication, continues to improve HG while maintaining a relatively low HOA fee, oversee contractors better than in past, improving the appearance of the aging community, addresses pressing needs, cares, provides updates on vendor activities, communicates well with email notices, informative monthly newsletter, pool management and maintenance, accessibility, walks and drives neighborhood regularly to stay up on conditions on a regular basis

How can the Board “Do Better”?

Supervise vendors more carefully, organize more social gatherings, better budgeting, avoid quick fixes that costs more money in the long run, make the monthly financials easier to understand and include a vendor summary of expenses, leave the 1985 Green Book thinking behind, take homeowners suggestions more seriously, admit making mistakes and fix them, initiate a plan to change the exterior look of the buildings, consider installing a security camera at the entrance, be more considerate of aesthetics, make better investment decisions, more financial transparency, develop a better work order execution process, be more transparent regarding HGA finances

Additional comments/things to note as shared by homeowners as part of the survey:

- replace the siding
- create a better entrance
- plant more flowers
- mail correspondences as well as electronic delivery
- take complaints more seriously
- fix tennis court/surface needs replacing/not usable
- properly care for and maintain/trim the trees
- revamp the pool house
- fix drainage issues that cause ice dams on roads
- replace obsolete gutters
- don’t raise HOA fees
- leave “Green Book: thinking behind
- give board members more thanks and less grief
- clean up after your dogs
- clean up after leaving pool and tennis areas
- refresh the entrances to each lane
- volunteer where you can be of value

As a member of a homeowner’s association, there are challenges with meeting everyone’s expectations which are, in part based on personal experiences, good and bad. We all come from different backgrounds and have different interests and goals, yet we reside together in a community that is governed by certain restrictions. The results of the survey come with no real surprises. It is refreshing to see what is truly most important to each homeowner. Thank you for taking the time to share your thoughts, ideas, criticism and kudos. It is clear that we all would like to see a forward focused vision for the future of Harding Green.



Draft Minutes Open Board Meeting – Harding Library August 22, 2024

Richard Cook, President (absent)
Richard Bruno, Vice President
Yuriy Gruzglin, Treasurer
Carla Forte, Secretary
Art Ochs, Trustee (via Zoom)

Gary McHugh, Property Manager

16 Homeowners in attendance, 8 via Zoom

Meeting called to order at 6:30pm
June 2024 minutes approved 4/0

In Richard Cook's absence, Richard Bruno chaired the meeting. Apology made that the financials were sent to the community via electronic delivery later than expected.

- The board is working on next year's budget. It has not been determined if an HOA increase will be required. NJ law now states that every townhouse community needs an updated reserve study, and that each community will be required to be fully funded. We are awaiting the report. Our last study was done 5 years ago, and we were \$197,000 behind. Since then, many improvements have been made. The plan is to find out what is the number (dollars) needed to be compliant and we will have 10 years to catch up. The updated reserve study is expected sometime in October.
- A homeowner predicts we will be short consider we have \$185,000 currently in our reserves. As money goes in, money goes out. One of the biggest issues is the siding. If siding is done, the replacement will not be necessary until the end of its new life span. Currently, we are doing preventative maintenance that is allowable under the law.
- Example: The chimney caps have a 50-year warranty, and this improvement will not be an element of the updated reserve study.
- Monies go into the reserve to pay for projects necessary to properly maintain the complex.
- Most everyone says yes to replacing the siding, but the question is who is willing to pay the price.
- The upcoming ballot will list the candidates for the open board position with a question relating to the homeowner's willingness to pay for the siding project.
- The estimated range with economical alternatives is between \$18,000 and \$26,000 per unit. Lots of time and effort will go into the project once we get a feel about how to proceed based on the responses.
- The last painting/residing project of 31 homes cost \$8675 per unit. The cost of new wood, paint and labor was close to \$270,000. The new siding project would make preventative maintenance practically zero. The project would include new gutters and trim.
- 69 surveys were received. The majority of the respondents (40) were in favor of moving forward with the siding replacement project. (20) were undecided and (9) wanted pricing. Expectations need to be realistic before choices are given about what materials to use, payment options, etc.
- A former vendor painted over rotted wood because they underestimated siding quantities. This time, the boards were marked that would not last 5 years and the lumber cost went through the roof. Specs were changed to achieve better results, better paint and primer, lighter colors, brush application, etc.
- A homeowner commented that they can put their finger through the rotted wood. 9 Poplar suspected a mold issue and asked if the rotted wood and sheathing would be removed before installation of new siding and asked if the entire cost of the project would be shared equally by all homeowners.
- Discussion about who might not be able to afford to pay for the improvement or who simply won't pay and how would the vendor get paid under these circumstances.

- If the residing project moves forward, the community will need to vote on it. A committee will be formed with volunteers to explore all the options to present detailed plans and choices. The project will take over a year to put into place.
- Reminder that the election is for 1 open board seat. Go to Harding Green website for the application which will become the actual ballot. At the end of the annual meeting, the election winner will be named and immediately sits on the board. October 1st through September 30th is our fiscal year.

Manager's Report:

- As per the latest newsletter, Harmony continues each week including lawn cutting, weed control and clean up.
- Pool going well. Dunnigan Pool visits 3 times per week, cleaning service 1 time per week and volunteers in between.
- Weekly testing from an independent firm for per NJ state requirements showed excellent reports. Gary McHugh commented that Harding Green is the only site under his management that had a perfect record for the entire season.
- Morris Renovations replaced 7 roofs.
- Tennis courts holding up.
- Pond pump being properly maintained.

Board member called for the approval of our attorney, Caroline Record changing firms from Hill, Wallack to Greenbaum, Rowe, Smith & Davis. Motion Made. Seconded. Approved 4/0.

Treasurer's Report:

- As of July 31, 2024 – Operating Account balance \$208,443.35 and Capital Reserve Fund: Money Market \$85,397.76 and a \$50,000 Certificate of Deposit.

Open Items from Floor:

- Interpretation discussion of bylaws concerning what is a majority regarding voting of homeowners.
- A homeowner inquired about insurance replacement costs regarding an HO6 policy.
- A homeowner mentioned that pickle ball could not be played on the tennis court because of dead spots.
- A homeowner asked if a vote on the siding project would be binding. It was explained that it is not a vote, just a question for informational purposes.
- A homeowner was concerned about whether or not everyone would be able to afford the siding project expense.

With no further questions, a motion was made to adjourn the meeting. The meeting was adjourned at 7:35pm.





Date	Check #	Payee	Amount
10-100000-00-00 AAB - Operating - 8704			
08/05/2024	100113	RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF	\$11,327.75
		90-902050-00-00 ACCT 7R3-00658	\$11,327.75
08/05/2024	100114	TAYLOR MANAGEMENT	\$4,047.00
		80-800000-00-00 MANAGEMENT FEE	\$4,047.00
08/06/2024	100486	GARY WAYNE THOMAS, G'S QUALITY CLEANING	\$280.00
		Invoice #: 1005	
		74-741150-00-00 POOL HOUSE CLEANING-GARY WAYNE THOMAS, G'S QUALITY CLEANING	\$280.00
08/06/2024	100487	GARY WAYNE THOMAS, G'S QUALITY CLEANING	\$70.00
		Invoice #: 1002	
		74-741150-00-00 POOL HOUSE WKLY CLEANING-GARY WAYNE THOMAS, G'S QUALITY CLEANING	\$70.00
08/06/2024	100488	TAYLOR MANAGEMENT COMPANY	\$16.32
		Invoice #: 086-063024	
		80-800650-00-00 06/24-ENV-TAYLOR MANAGEMENT COMPANY	\$16.32
08/06/2024	100489	JCP&L (jersey central power & light)	\$79.39
		Invoice #: 95577883050	
		60-600000-00-00 100 006 486 086-JCP&L (jersey central power & light)	\$79.39
08/06/2024	100490	JCP&L (jersey central power & light)	\$471.84
		Invoice #: 95577883049	
		60-600000-00-00 100 006 484 693-JCP&L (jersey central power & light)	\$471.84
08/06/2024	100491	JCP&L (jersey central power & light)	\$69.98
		Invoice #: 95577883048	
		60-600000-00-00 100 006 481 400-JCP&L (jersey central power & light)	\$69.98
08/06/2024	100492	L & W ENTERPRISE LLC	\$1,100.00
		Invoice #: 117	
		70-700000-00-00 7 ASH LN-DEP FOR NEW FENCE-L & W ENTERPRISE LLC	\$1,100.00
08/06/2024	100493	MARK ROONEY	\$250.00
		Invoice #: 125389	
		70-700050-00-00 CLEAN FOUNTAIN-MARK ROONEY	\$250.00
08/06/2024	100494	FERRARA ELECTRICAL CONTRACTORS LLC	\$267.24
		Invoice #: 2947	
		70-700050-00-00 POND BREAKER TRIPPING-FERRARA ELECTRICAL CONTRACTORS LLC	\$267.24
08/13/2024	100495	L & W ENTERPRISE LLC	\$3,500.00
		Invoice #: 118	
		30-302450-00-02 4 POPLAR LANE-L & W ENTERPRISE LLC	\$3,500.00
08/13/2024	100496	L & W ENTERPRISE LLC	\$675.00
		Invoice #: 119	
		70-700000-00-00 13 POPLAR LANE-L & W ENTERPRISE LLC	\$675.00
08/13/2024	100497	L & W ENTERPRISE LLC	\$175.00
		Invoice #: 120	
		70-700000-00-00 4 WALNUT LANE-L & W ENTERPRISE LLC	\$175.00



Cash Disbursement
 Harding Green Assoc. Inc.
 08/01/2024 - 08/31/2024

Date	Check #	Payee	Amount
08/13/2024	100498	L & W ENTERPRISE LLC Invoice #: 121 70-700000-00-00 10 ASH LANE-L & W ENTERPRISE LLC	\$575.00
08/13/2024	100499	L & W ENTERPRISE LLC Invoice #: 122 70-700000-00-00 4 CEDAR LANE-L & W ENTERPRISE LLC	\$175.00
08/13/2024	100500	T&D TREE COMPANY LLC / DOMENIC LOMBARDI Invoice #: 080724-- 72-720250-00-00 TREE TRIMMING/TREE REMOVALS-T&D TREE COMPANY LLC / DOMENIC LOMBARDI	\$5,544.50
08/13/2024	100501	HICKS PAVING & SEALCOATING LLC / SAMUEL HICKS Invoice #: 231-02 30-302450-00-02 RMVL OF EXISTING ASPHALT DRIVEWAYS & INST NEW-HICKS PAVING & SEALCOATING LLC / SAMUEL HICKS	\$5,700.00
08/13/2024	100502	HARMONY LANDSCAPING & Invoice #: 16772 72-720000-00-00 MLY LANDS MAINT-HARMONY LANDSCAPING &	\$9,441.41
08/13/2024	100503	PSE & G Invoice #: 605207263875 60-600200-00-00 6594159100-PSE & G	\$53.58
08/13/2024	100504	INTERSTATE WASTE SERVICES INC (DETROIT) Invoice #: 0009886149 70-702300-00-00 08/24 - 689175-INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,601.74
08/13/2024	100505	VERIZON (NEWARK) PO BOX 16801 Invoice #: 001-32072624-- 60-600600-00-00 653-121-781-0001-32-VERIZON (NEWARK) PO BOX 16801	\$244.95
08/15/2024	100506	TAYLOR MANAGEMENT COMPANY Invoice #: 086-073124 80-800650-00-00 JULY ENV-TAYLOR MANAGEMENT COMPANY	\$23.12
08/19/2024	100115	TAYLOR MANAGEMENT 80-800650-00-00 WELCOMELINK STATEMENTS W/E 8/13/24	\$83.36
08/23/2024	100507	L & W ENTERPRISE LLC Invoice #: 125 70-700000-00-00 17 SYCAMORE LN-CLEAN FRONT GUTTER-L & W ENTERPRISE LLC	\$250.00
08/23/2024	100508	L & W ENTERPRISE LLC Invoice #: 126 70-700000-00-00 7 HEMLOCK LANE -FRONT GUTTER WAS PULLING AWAY-L & W ENTERPRISE LLC	\$325.00
08/23/2024	100509	L & W ENTERPRISE LLC Invoice #: 127 70-700550-00-00 1 WALNUT LN-CLEAN GUTTERS-L & W ENTERPRISE LLC	\$150.00
08/29/2024	100510	HILBERG CONTRACTING LLC Invoice #: 25048 70-700000-00-00 REATTACH GUTTER-HILBERG CONTRACTING LLC	\$222.85



Date	Check #	Payee	Amount
08/29/2024	100511	JCP&L (jersey central power & light) Invoice #: 95657809927	\$7.88
		60-600000-00-00 100 006 521 494-JCP&L (jersey central power & light)	\$7.88
08/29/2024	100512	L & W ENTERPRISE LLC Invoice #: 129	\$200.00
		70-700000-00-00 3 BEECH LANE-REP XTEP ON DECK & TIGHTEN STAIRCASE-L & W ENTERPRISE LLC	\$200.00
08/29/2024	100513	L & W ENTERPRISE LLC Invoice #: 131	\$150.00
		70-700000-00-00 3 POPLAR LN-CLEANED OUT FRONT GUTTERS & DOWNSPOUTS-L & W ENTERPRISE LLC	\$150.00
		Account Totals	\$48,077.91
		# Checks:	31
10-102000-00-02 Landolt - Cap Res - 0658			
08/26/2024			\$9,200.00
		10-100000-00-00 Transfer to AAB - Operating - 8704; Funds Transfer	\$9,200.00
		Account Totals	\$9,200.00
		# Checks:	0
		Association Totals	\$57,277.91
		# Checks:	31

