

# News from the Harding Green Association Board of Trustees

www.Hard ing green.org

**MARCH, 2025**

**BOARD OF TRUSTEES:**

President: Richard Cook  
Vice President: Art Ochs  
Secretary: Carla Forte  
Treasurer: Yuriy Gruzglin  
Trustee: Soren Haagensen

**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**

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PROPERTY MANAGER**

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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 APRIL:**

**Tuesday April 8th and Tuesday, April 22nd**

*Regular trash pickup on Tuesday and Friday mornings*

**SPRING IS HERE!**

NO OPEN MEETING FOR THE MONTH OF MARCH

**COMMUNITY MAINTENANCE ACTIVITIES:**

THE AMERICAN FLAG AT OUR ENTRANCE WAS  
REPLACED WITH A NEW ONE.

A NEW PANEL WAS ORDERED TO REPLACE THE  
DAMAGED PARKING FENCE ON HEMLOCK LANE.

L & W REPAIRED A GUTTER AT 3 TULIP LANE AND  
REPAIRED A LEAK AT 1 BIRCH LANE.

COUNTRY NURSERY COMPLETED BRANCH AND TWIG  
CLEAN-UP THROUGHOUT THE COMMUNITY.

WALK-AROUND WAS COMPLETED WITH EXPRESS CO AT  
BEECH, ASH, AND SYCAMORE LANES FOR THE RESIDING  
AND PAINTING PROJECT THAT WILL START SHORTLY  
PENDING THE PROPOSAL.

DRIVE-AROUND COMPLETED WITH MORRIS  
RENOVATIONS FOR THE ROOFS THAT WILL BE REPLACED  
PENDING THE PROPOSAL.

**REMINDERS:**

THE BOARD HAS DECIDED TO MULCH INDIVIDUAL  
LANDSCAPING BEDS AT EACH HOME TO ENSURE  
CONSISTENCY AND ENHANCE CURB-APPEAL  
THROUGHOUT THE COMMUNITY. PLEASE EMAIL  
[HGATRUSTEES@YAHOO.COM](mailto:HGATRUSTEES@YAHOO.COM) IF YOU DO NOT WANT  
MULCH APPLIED TO YOUR FRONT LANDSCAPING

THE HARDING GREEN RESIDENT'S DIRECTORY WAS  
WELL-RECEIVED AND THANK YOU'S GIVEN FOR SHARING  
EMAIL ADDRESSES. AS ANTICIPATED, THERE WERE  
SEVERAL REQUESTS FOR CORRECTIONS, WHICH WERE  
MADE, AND THE UPDATED DIRECTORY WILL BE RE-SENT  
THE FIRST WEEK OF APRIL. THERE WILL ALWAYS BE THE  
OPTION TO REQUEST AN EDIT BY EMAILING THE BOARD.  
ADDITIONALLY, IT IS EXPECTED THAT AS HOMEOWNER'S  
MOVE IN OR OUT, A NEW DIRECTORY WILL BE  
CIRCULATED ON A REGULAR BASIS AS NEEDED.

## **PLEASE TAKE NOTE:**

A FRIENDLY REMINDER TO DOG OWNERS TO PLEASE PICK UP AFTER THEM AS A MUCH APPRECIATED COMMON COURTESY. WE ARE A LUCKY COMMUNITY TO HAVE NO RESTRICTIONS ON BEING PET OWNERS!

PLEASE REMOVE ALL HOLIDAY DECORATIONS AND LIGHTS FROM SHRUBS AND SMALL TREES ON YOUR FRONT LAWNS.

PLEASE BE CONSIDERATE OF YOUR NEIGHBORS AND USE YOUR DRIVES AND GARAGES FOR YOUR CARS SO THAT OUR GUEST PARKING SPOTS WILL BE AVAILABLE FOR THE PURPOSE THAT THEY WERE INTENDED DURING THE SPRING AND SUMMER MONTHS WHEN VISITOR COUNT PEAKS.

LATELY THERE ARE EMPTY BEER CANS BEING STREWN IN THE GRASS AREA TO THE RIGHT OF THE POOL FENCE ON THE SHADOWBROOK SIDE. IF YOU WITNESS ANY LITTERING, PLEASE REPORT VIA EMAIL TO HGA.

## **KEEPING OUR POND AREA FREE OF CANADA GEESE**

FOR YEARS, WE'VE HAD SUCCESS KEEPING OUR POND AREA FREE OF CANADA GEESE DURING SPRING AND SUMMER. SUCCESS HAPPENS ONLY WHEN YOU DO THE RIGHT THING, AT THE RIGHT TIME, IN THE RIGHT WAY. ACTIONS THAT YOU MIGHT THINK ARE HELPFUL CAN ACTUALLY CREATE A GEESE PROBLEM! NOW THROUGH MID-MAY, AS WE MONITOR FOR NESTING ACTIVITY, WE ASK THAT YOU DO NOTHING TO DISTURB ANY GEESE AT HARDING GREEN. IF THEY APPROACH YOU, JUST GIVE THEM SPACE AND CALMLY CHANGE COURSE. DOGS SHOULD REMAIN LEASHED AND UNDER YOUR CONTROL.

FOR MORE RE WHAT TO DO, OR DON'T DO, WHEN AND WHY OR TO VOLUNTEER CONTACT BOBBIE SHIELDS:  
R.A.SHIELDS@ATT.NET

Open Meeting, Wednesday, February 26<sup>th</sup>, 2024, at Kemmerer Library

Meeting Attendees:

Richard Cook, President (via Zoom)  
Art Ochs, Vice President  
Yuriy Gruzglin, Treasurer  
Carla Forte, Secretary  
Soren Haagensen, Trustee  
Gary McHugh, Manager

6 homeowners (in person) and 2 homeowners via Zoom

Meeting called to order at 6:33pm

Following the Agenda:

- Approval of Minutes for November 2024. Motion made for approval, seconded and approved 5/0.
- Treasurer's Report – As of January 31<sup>st</sup>, 2024: Operating Account balance - \$260,349.72 – Capital Reserve Fund balance - \$133,166.37 in money market and \$95,000 in US Treasury Bonds.

Richard Cook suggested that an additional \$5,000 of a 10-year treasury bond be purchased to make the investment \$100,000 in total. Motion made for approval, seconded and approved 5/0.

- Approval of hiring Country Nursery Landscaping for a 2-year contract (the snow contract is still in discussions). Motion made for approval, seconded and approved 5/0.
- Approval of hiring Trius Pest Control as our new vendor as contract with NJ Pests is ending. Trius has a good contract with spraying of chimneys, facia boards and foundations included as part of their services. Motion made for approval, seconded and approved 5/0.

Manager's Report:

Things are "quiet" this time of year except for a good amount of challenging snow events with ice and rain, freezing and thawing, etc. The response for salting and plowing was well-managed and we are looking forward to Spring. There will be a cycled painting and siding repair project as well as roof-replacements.

Open Item from the Floor:

- A homeowner inquired if an assessment will be required for the snow events if over-budget. The answer is that a special assessment will not be necessary as we are way under budget at this time and the likelihood of another snow is slim.
- A homeowner inquired about mulching at each home's garden beds for consistency and curb-appeal. Several Board members commented that we should be able to add mulching and still stay close to budget. Some homeowners opted to provide their own mulch because it was skipped last year. The Board will discuss it further.
- Management will check if mulching is legal at the foundations based on a newly passed law to prevent fires. Manager indicated that side-by-side townhouses are exempt because of their fire wall construction but will verify.
- A homeowner asked about when the siding/beautification committee will be meeting. A Board member stated that it would be scheduled shortly.
- A homeowner asked if the siding replacement project analysis is still planning to move forward. A Board member replied that the newly formed committee will be conducting research, cost analysis, material choices, etc. to the community in the near future.
- A homeowner inquired about the status of her roof replacement as there are active leaks. There was assurance from the Board that the home is on the list for replacement.
- A homeowner is still waiting for board repairs around the exterior fireplace. It was never properly sealed, and bats are hanging around the deck and making a mess. Management is issuing a new work order to remedy the situation.

With no further questions, a motion was made to adjourn the meeting. Meeting adjourned at 7:10 pm.



**Cash Disbursement**  
Harding Green Assoc. Inc.  
02/01/2025 - 02/28/2025

Date	Check #	Payee	Amount
<b>10-100000-00-00 AAB - Operating - 8704</b>			
02/03/2025	100135	RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF Check Memo : ACCT 7R3-00658 90-902050-00-00 Capital Reserve - Contribution	\$14,002.75 \$14,002.75
02/03/2025	100136	TAYLOR MANAGEMENT Check Memo : MANAGEMENT FEE 80-800000-00-00 Management Fees	\$4,047.00 \$4,047.00
02/07/2025	100626	JITOW LLC Invoice #: 101 Check Memo : 70-700000-00-00 7 SPRUCE LN-Remove 40 feet rotten trim the roof line-JITOW LLC	\$1,421.00 \$1,421.00
02/07/2025	100627	GREEN TOUCH LANDSCAPING / WILLIAM PERALTA Invoice #: 3560 Check Memo : 72-720150-00-00 PLANT 4 CABBAGES AT FRONT ENTRANCE-GREEN TOUCH LANDSCAPING / WILLIAM PERALTA	\$360.00 \$360.00
02/18/2025	100628	HARMONY LANDSCAPING & Invoice #: 17641 Check Memo : 72-720950-00-00 2/8-2/9/25 - SNOW SVC-HARMONY LANDSCAPING &	\$7,468.02 \$7,468.02
02/20/2025	100629	HARMONY LANDSCAPING & Invoice #: 17647 Check Memo : 72-720950-00-00 2/12/25-SNOW SVC-HARMONY LANDSCAPING &	\$906.31 \$906.31
02/20/2025	100630	HARMONY LANDSCAPING & Invoice #: 17667 Check Memo : 72-720950-00-00 2/15/25-SNOW SVC-HARMONY LANDSCAPING &	\$906.31 \$906.31
02/20/2025	100631	PSE & G Invoice #: 602709611555 Check Memo : 60-600200-00-00 6594159100-PSE & G	\$187.78 \$187.78
02/20/2025	100632	INTERSTATE WASTE SERVICES INC (DETROIT) Invoice #: 0010356305 Check Memo : 70-702300-00-00 02/25-MLY SVC-INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,861.91 \$2,861.91
02/24/2025	100633	COMMUNITY ASSOCIATION UNDERWRITERS (cau) Invoice #: 3794021125-- Check Memo : 14-140200-00-00 POL#: CAU503035-5-COMMUNITY ASSOCIATION UNDERWRITERS (cau)	\$5,487.00 \$5,487.00
02/24/2025	100634	HARMONY LANDSCAPING & Invoice #: 17617 Check Memo : 72-720950-00-00 2/6-2/7/25-snow svc-HARMONY LANDSCAPING &	\$2,307.37 \$2,307.37



## Cash Disbursement

Harding Green Assoc. Inc.

02/01/2025 - 02/28/2025

Date	Check #	Payee	Amount
02/24/2025	100137	TAYLOR MANAGEMENT	\$76.21
		Check Memo :	
		80-800650-00-00 WELCOMELINK STATEMENTS W/E 2/18/25	\$76.21
		Account Totals	\$40,031.66
		# Checks:	12
10-102000-00-02 Landolt - Cap Res - 0658			
02/28/2025			\$5,000.00
		Check Memo :	
		10-102050-00-02 Transfer to Landolt - Cap Res Invest - 065; Funds Transfer	\$5,000.00
02/28/2025	0	HARDING GREEN OPERATING	\$197.07
		Check Memo :	
		30-302250-00-02 Bank Adjustment - to adjust interest income; to adjust interest income	\$197.07
		Account Totals	\$5,197.07
		# Checks:	1
		Association Totals	\$45,228.73
		# Checks:	13