

# News from the Harding Green Association Board of Trustees

www.HardingGreen.org

**MAY, 2025**

**BOARD OF TRUSTEES:**

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

**ALTERNATIVE DISPUTE**

**RESOLUTION COMMITTEE:**

Dina Khandalavala  
Stan Pietruska  
Dan Feuerstein  
Joan Vrba  
Natalie Zwibel

**NEWSLETTER EDITOR:** CARLA FORTE

**WEBSITE EDITOR:** YURIY GRUZGLIN

**CONTRIBUTOR(S):**

Board Members and Management  
Residents by Request

**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 JUNE:**

**Tuesday, June 10th and Tuesday, June 24th**

*Regular trash pickup on Tuesday and Friday mornings*

**HAPPY MEMORIAL DAY. LET US NOT FORGET THE  
PRICE OF FREEDOM. TODAY, WE HONOR AND  
REMEMBER ALL FALLEN HEROS.**

**NO OPEN MEETING SCHEDULED FOR THIS MONTH**

**REMINDER:**

**TRIUS PEST MANAGEMENT** WILL BE POWER SPRAYING  
FOR INSECTS ON **WEDNESDAY, MAY 28TH. PLEASE KEEP  
ALL WINDOWS AND DOORS CLOSED AND VEHICLES OUT  
OF DRIVEWAYS.**

**COMMUNITY MAINTENANCE ACTIVITIES:**

COUNTRY NURSERY CONTINUES TO PROVIDE  
CONTRACTUAL LANDSCAPING SERVICES. YES, WE WILL  
STILL BE GETTING MULCHED BUT NOT BY TODAY.  
SCHEDULING ISSUES COUPLED WITH DAYS AND DAYS OF  
RAIN CAUSED A DELAY MUCH LATER THAN PREFERRED.  
COUNTRY NURSERY WILL ALSO BE PROVIDING NO-CHARGE  
FLOWERS TO OUR ENTRANCE AND POOL AREAS AS SOON  
AS POSSIBLE.

MORRIS RENOVATIONS HAS COMPLETED PHASE 1 OF THE  
ROOF REPLACEMENT PROJECT AT THE FOLLOWING  
ADDRESSES: 8 AND 10 ASH, 9 POPLAR, 3, 12 AND 19  
SYCAMORE AND 1 BIRCH LANES. AN ADDITIONAL 5+  
ROOFS WILL BE REPLACED BY FALL.

EXPRESS CONTRACTING CO. IS WORKING ON REPLACING  
ROTTED PINE SIDING AND PAINTING 24 HOMES. 1-3 BEECH  
AND 8-14 BEECH, 4-10 ASH, AND 8-10 SYCAMORE, 12, 14,  
17, 19 AND 21 SYCAMORE LANES. THE PROJECT BEGAN  
APPROXIMATELY ONE MONTH AGO ON BEECH LANE AND  
PAINTING IS ABOUT TO BEGIN. ONCE COMPLETE ON  
BEECH, THEY WILL MOVE TO ASH LANE AND THEN TO  
SYCAMORE LANE.

## COMMUNITY MAINTENANCE ACTIVITIES CONTINUED:

FITZ POND COMPANY HAS BEEN HIRED TO REPLACE THE POND PUMP AND PERFORM REGULARLY SCHEDULED WATER TREATMENTS THAT WILL CONTINUE INTO SEPTEMBER TO ACHIEVE A BEAUTIFULLY HEALTHY POND TO ENJOY.

MORRIS RENOVATION IS SCHEDULED TO PERFORM **GUTTER AND LEADER CLEANING** TO INCLUDE A BLOW-OUT OF GUTTERS AND POWER HOSE OF THE LEADERS ON **THURSDAY, MAY 29TH AND FRIDAY, MAY 30TH** (WEATHER PERMITTING).

## POOL IS OPEN!

A THANK YOU TO THE POOL COMMITTEE WHO ARRANGED THE LOUNGE CHAIRS, TABLE AND UMBRELLAS AND PROVIDED THE PALMS AND PLANTERS FOR THE OPENING WEEKEND. THANKS TO THE VOLUNTEERS WHO SKIM, VACUUM AND KEEP THE POOL AREA AND POOL HOUSE TIDY IN BETWEEN VISITS FROM OUR POOL MAINTENANCE COMPANY AND CLEANING CREW.

OUR NEW COMPLIMENTARY INTERNET SERVICE IS AVAILABLE AT THE POOL. SIGN-IN INFO CAN BE FOUND ON THE BULLETIN BOARD. **T-MOBILE 2AFO** UNDER YOUR SETTINGS AND THE PASSWORD IS **HARDINGGREEN** (ALL LOWER CASE).

PLEASE BE SURE TO USE THE TRASH CANS AND PUT UMBRELLAS DOWN WHEN LEAVING THE POOL. LET'S ALL BE CONSIDERATE OF KEEPING THIS WONDERFUL AMENITY AS PRISTINE AS POSSIBLE FOR ALL TO ENJOY.

## STRAY CAT UPDATE:

THERE HAS BEEN ONLY ONE REPORT OF A STRAY CAT SIGHTING SINCE ANIMAL SOLUTIONS CONTROL VISITED THE COMMUNITY AND OFFERED ADVICE ON HOW TO MINIMIZE THEIR PRESENCE. AGAIN, PLEASE DO NOT FEED OR HOUSE THESE FERAL ANIMALS AND REFER TO APRIL'S NEWSLETTER FOR DETERRENT SUGGESTIONS IF YOU FEEL IT NECESSARY TO IMPLEMENT.

## Survival of Ash Trees:

THE EMERALD ASH BORER IS A NON-NATIVE INSECT PEST THAT IS NATIVE TO CHINA, EASTERN RUSSIA, JAPAN, AND KOREA. IT WAS FIRST DISCOVERED IN THE US NEAR DETROIT IN 2002 AND HAS SINCE SPREAD TO 25 STATES, INCLUDING NEW JERSEY AND THEY INFEST AND KILL ALL SPECIES OF ASH TREES. THIS INSECT KILLS ASH TREES BY DISRUPTING THE TREE'S ABILITY TO TRANSPORT WATER AND NUTRIENTS. INFESTED TREES CAN DIE WITHIN 2-3 YEARS AFTER THE INITIAL INFESTATION.

DAVEY TREES HAS IDENTIFIED 14 ASH TREES IN OUR COMMUNITY (INCLUDING SEVERAL THAT HAVE BEEN TREATED IN THE PAST) THAT MIGHT RESPOND WELL TO TRUNK INJECTION TREATMENTS. WHEN INJECTIONS ARE USED, THE NUTRIENTS ARE DIRECTLY SUPPLIED TO THE TREE'S ROOTS, WHICH CAN IMMEDIATELY BE ABSORBED AND HELP THE TREE SURVIVE. WE ARE ON DAVEY'S SCHEDULE FOR JUNE AND WE WILL REPORT BACK WITH HOW THEY ARE MAKING PROGRESS.

## Facebook Users - Growing members and engagements! Please join....

If you are a Facebook member, please search "**Harding Green Community Page**" and click "**Join**". **Open to all residents of Harding Green who wish to engage with other community members in a positive way.** This is a great place to post information you wish to share with your neighbors. Whether you are looking for a pet sitter, you have items you wish to give away or sell, you are in need of help with a task, you are looking for someone to water your plants while you are away, you want to host a get together and more. **The Harding Green Community Page** is a friendly place to welcome or meet new and familiar friends alike. Looking for someone to do laps with in the pool? Someone to walk the neighborhood with? A friendly game of cards? Pickleball, tennis? This is the place to post your information. Create a book club, invite others to join you on a hike..movie night...Hope to see you there!



Draft Minutes Open Meeting Wednesday, April 23<sup>rd</sup>, 2025, via **Zoom**

Attendees:

Richard Cook, President

Art Ochs, Vice President

Yuriy Gruzglin, Treasurer

Soren Haagensen, Trustee

Gary McHugh, Manager

Absent: Carla Forte, Secretary

3 homeowners via Zoom

Meeting called to order at 6:45pm

Following the Agenda:

- Approval of draft minutes February 2025. No requests for edits. Motion made to approve, seconded and approved 4/0.
- Treasurer's Report – As of March 31<sup>st</sup>, 2025: Operating Account balance - \$316,778.41; Capital Reserve Fund in 2 portions - \$158,360.58 in a Money Market Account and \$100,000 in US Treasury Bonds.
- Approval of two money transfers:
  1. \$32,500 from Operating Account to Reserve account as follows - \$25,000 was borrowed by the previous board from the reserve account to cover expenses during financial constraints plus \$4,500 added as estimated interest that would have been earned plus \$3,000 recovered from a former pool vendor who mistakenly charged sales tax on an exempt service provided.
  2. \$33,500 payment to cover 50% of the expense to replace 7 roofs in Phase I of the HG roofing project.

Motion made for approval of transfers, seconded and approved 4/0.

Manager's Report:

- Country Nursery is performing the Spring clean-up along with weed control
- Our new pond maintenance company will be replacing the pump and performing on-going maintenance and water treatments
- The pool house was updated with a fresh coat of interior paint
- The common fence along Hickory Lane to the pool parking area was painted
- Six roofs were recently replaced in Phase 1 of the roof project and Phase 2 will begin mid-summer
- Gutter cleaning/flushing will be scheduled in the next several weeks, weather permitting
- Trius Pest Management will be treating foundations, gutters, facias, chimneys, etc. for flying and crawling insects in the next several weeks, weather permitting

Open Items from the Floor:

- A homeowner commented that now is the time to treat the Ash trees that are viable to be saved. Discussion will be made regarding how many Ash trees can be treated and quotes will be solicited

- A homeowner wanted an update on the stray cat situation and was told to refer to the March Newsletter for recommendations since animal control will not become involved

With no further questions or comments, a motion was made to adjourn the meeting. Meeting adjourned at 7:05pm.



**Cash Disbursement**  
Harding Green Assoc. Inc.  
04/01/2025 - 04/30/2025

Date	Check #	Payee	Amount
10-100000-00-00 AAB - Operating - 8704			
04/02/2025	100141	RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF	\$14,002.75
		Check Memo : ACCT 7R3-00658	
		90-902050-00-00 Capital Reserve - Contribution	\$14,002.75
04/02/2025	100142	TAYLOR MANAGEMENT	\$4,047.00
		Check Memo : MANAGEMENT FEE	
		80-800000-00-00 Management Fees	\$4,047.00
04/04/2025	100661	RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF	\$32,500.00
		Invoice #: 040125	
		Check Memo :	
		90-902125-00-00 FROM OPERATING TO CAPITAL-RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF LANDOLT S GREENBAUM, ROWE, SMITH & DAVIS	\$32,500.00
04/04/2025	100662	GREENBAUM, ROWE, SMITH & DAVIS	\$200.00
		Invoice #: 4348105	
		Check Memo :	
		80-800250-00-00 GENERAL-GREENBAUM, ROWE, SMITH & DAVIS	\$200.00
04/04/2025	100663	SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNK	\$518.25
		Invoice #: 470.00033125--	
		Check Memo :	
		60-600400-00-00 7625100470.00-SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNICIPAL UT AUTH)	\$518.25
04/04/2025	100664	PAT DUNNIGAN POOLS LLC	\$350.00
		Invoice #: 040125	
		Check Memo :	
		74-741150-00-00 REIMB FOR CPO COURSE-PAT DUNNIGAN POOLS LLC	\$350.00
04/04/2025	100665	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTC	\$9,880.00
		Invoice #: 1602	
		Check Memo :	
		30-302450-00-02 Purchase 4000 lineal feet of pine siding @ \$2.47 a lineal foott-SCOTT WALSTEDT/EXPRESS GENERAL CONTR	\$9,880.00
04/09/2025	100666	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTC	\$22,000.00
		Invoice #: 1603	
		Check Memo :	
		70-701050-00-00 2025 painting & power wash-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$22,000.00
04/09/2025	100667	PSE & G	\$125.66
		Invoice #: 601809266079	
		Check Memo :	
		60-600200-00-00 6594159100; 2/21-3/21-PSE & G	\$125.66
04/09/2025	100668	INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,861.91
		Invoice #: 0010579455	
		Check Memo :	
		70-702300-00-00 689175; 04/2025-INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,861.91
04/11/2025	100669	MORRIS RENOVATIONS INC	\$33,350.00
		Invoice #: 4548	
		Check Memo :	
		30-302450-00-02 SHINGLE ROOF-MORRIS RENOVATIONS INC	\$33,350.00



## Cash Disbursement

Harding Green Assoc. Inc.

04/01/2025 - 04/30/2025

Date	Check #	Payee	Amount
04/15/2025	100670	FITZ'S FISH PONDS LLC	\$3,625.19
		Invoice #: 664417	
		Check Memo :	
		70-700050-00-00 FOUNTAIN WINTERIZATION/INSTALL/CHEMICALS-FITZ'S FISH PONDS LLC	\$3,625.19
04/16/2025	100671	L&W ENTERPRISES, LLC	\$150.00
		Invoice #: 177	
		Check Memo :	
		70-700000-00-00 15 SYCAMORE LN-L&W ENTERPRISES, LLC	\$150.00
04/24/2025	100672	COMMUNITY ASSOCIATION UNDERWRITERS (cau)	\$5,487.00
		Invoice #: 3794041125--	
		Check Memo :	
		14-140200-00-00 POL#: CAU503035-5-COMMUNITY ASSOCIATION UNDERWRITERS (cau)	\$5,487.00
04/24/2025	100673	AMPOL BT LLC	\$8,710.00
		Invoice #: 102	
		Check Memo :	
		30-302450-00-02 Asphalt and concrete work-AMPOL BT LLC	\$8,710.00
04/24/2025	100674	L&W ENTERPRISES, LLC	\$275.00
		Invoice #: 178	
		Check Memo :	
		70-700000-00-00 9 Birch Lane-replace trim board on front window-L&W ENTERPRISES, LLC	\$275.00
04/24/2025	100675	L&W ENTERPRISES, LLC	\$195.00
		Invoice #: 179	
		Check Memo :	
		70-700000-00-00 5 sycamore Ln- replace rotted deck board.stain-L&W ENTERPRISES, LLC	\$195.00
04/24/2025	100676	L&W ENTERPRISES, LLC	\$800.00
		Invoice #: 180	
		Check Memo :	
		70-700000-00-00 9 poplar lane- replace rotted siding on chimney-L&W ENTERPRISES, LLC	\$800.00
04/24/2025	100677	L&W ENTERPRISES, LLC	\$250.00
		Invoice #: 181	
		Check Memo :	
		70-700000-00-00 7 birch lane- remove plastic from trim boards-L&W ENTERPRISES, LLC	\$250.00
04/24/2025	100678	L&W ENTERPRISES, LLC	\$125.00
		Invoice #: 182	
		Check Memo :	
		70-700000-00-00 7 birch lane- repair hole by corner of garage-L&W ENTERPRISES, LLC	\$125.00
04/24/2025	100679	L&W ENTERPRISES, LLC	\$125.00
		Invoice #: 183	
		Check Memo :	
		70-700000-00-00 Tulip lane- remove children playing sign-L&W ENTERPRISES, LLC	\$125.00
04/24/2025	100680	JCP&L (jersey central power & light)	\$10.62



**Cash Disbursement**  
Harding Green Assoc. Inc.  
04/01/2025 - 04/30/2025

Date	Check #	Payee	Amount
		Invoice #: 95198900782	
		Check Memo :	
		60-600000-00-00 100 006 521 494-JCP&L (jersey central power & light)	\$10.62
04/24/2025	100681	JCP&L (jersey central power & light)	\$86.64
		Invoice #: 95198900779	
		Check Memo :	
		60-600000-00-00 100 006 481 400-JCP&L (jersey central power & light)	\$86.64
04/24/2025	100682	JCP&L (jersey central power & light)	\$120.34
		Invoice #: 95198900780	
		Check Memo :	
		60-600000-00-00 100 006 484 693-JCP&L (jersey central power & light)	\$120.34
04/24/2025	100683	JCP&L (jersey central power & light)	\$95.81
		Invoice #: 95198900781	
		Check Memo :	
		60-600000-00-00 100 006 486 086-JCP&L (jersey central power & light)	\$95.81
04/24/2025	100684	COUNTRY NURSERY	\$450.49
		Invoice #: 12294	
		Check Memo :	
		72-720150-00-00 3/7 Clean up branches around community- COUNTRY NURSERY	\$450.49
04/24/2025	100685	COUNTRY NURSERY	\$9,543.68
		Invoice #: 12335	
		Check Memo :	
		72-720000-00-00 April Monthly maintenance- COUNTRY NURSERY	\$9,543.68
04/24/2025	100686	MORRIS RENOVATIONS INC	\$19,475.00
		Invoice #: 4562	
		Check Memo :	
		30-302450-00-02 ROOFS-MORRIS RENOVATIONS INC	\$19,475.00
04/29/2025	100687	GARY MCHUGH	\$275.00
		Invoice #: 041625	
		Check Memo :	
		74-741150-00-00 REIMB-ANNUAL POOL LICENSE PERMIT-GARY MCHUGH	\$275.00
04/29/2025	100688	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTC	\$3,605.05
		Invoice #: 1605	
		Check Memo :	
		70-701050-00-00 22 gallons of primer-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$3,605.05
04/29/2025	100689	JITOW LLC	\$690.62
		Invoice #: 2025101	
		Check Memo :	
		70-700000-00-00 4 Hemlock lane-JITOW LLC	\$690.62
04/29/2025	100690	TAYLOR MANAGEMENT COMPANY	\$27.32
		Invoice #: 086-033125	
		Check Memo :	
		80-800650-00-00 MARCH POSTAGE/ENV-TAYLOR MANAGEMENT COMPANY	\$27.32
		Account Totals	
		# Checks:	32
			\$173,958.33



**Cash Disbursement**  
Harding Green Assoc. Inc.  
04/01/2025 - 04/30/2025

Date	Check #	Payee	Amount	
Association Totals		# Checks:	32	\$173,958.33