

News from the Harding Green Association Board of Trustees

www.HardingGreen.org

NOVEMBER, 2025

BOARD OF TRUSTEES:

President: Art Ochs
Vice President: Celine Rossignol
Secretary: Carla Forte
Treasurer: Soren Haagensen
Trustee: Richard Cook

ALTERNATIVE DISPUTE:

RESOLUTION COMMITTEE:

Dina Khandalavala
Stan Pietruska
Dan Feuerstein
Joan Vrba
Natalie Zwibel

NEWSLETTER EDITOR: CARLA FORTE

WEBSITE EDITOR: YURIY GRUZGLIN

CONTACT INFORMATION:

BOARD OF TRUSTEES hgatrustees@yahoo.com

GARY MCHUGH,

PROPERTY MANAGER
(973) 267-9000 x303
gmchugh@taylormgt.com

PATRICIA COOPER, ADMINISTRATOR
(973) 267-9000
pcooper@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 DECEMBER:

Tuesday, December 9th and Tuesday, December 23rd
Regular trash pickup on Tuesday and Friday mornings



OPEN BOARD MEETING:

WEDNESDAY, NOVEMBER 26TH 6:30PM BY ZOOM ONLY:

MEETING ID: 882 5510 2233 PASSCODE: 168381

INVITE LINK

[HTTPS://US02WEB.ZOOM.US/J/88255102233?PWD=SQ0N](https://us02web.zoom.us/j/88255102233?pwd=SQ0N)

[ULALPGT67TKZW97TJAU0A8X3R.1](https://us02web.zoom.us/j/88255102233?pwd=SQ0N)

AGENDA:

- 1) APPROVAL OF OCTOBER 29TH, 2025 MINUTES
- 2) TREASURER'S REPORT
- 3) NEW VENDOR APPROVAL - TRIDENT ENVIRONMENTAL (POND MAINTENANCE)
- 4) APPROVAL OF BOARD POSITIONS
- 5) PROPERTY MANAGER'S REPORT
- 6) OPEN ITEMS FROM THE FLOOR

Requests for a work order/repairs should be addressed to manager, Gary McHugh at gmchugh@taylormgt.com and cc: hgatrustees@yahoo.com.

Please note that beginning the first newsletter in 2026, the monthly disbursements will no longer be included. All financials will be posted to the HGA website under the “financials” tab. All homeowner’s will have access with a provided password.

An updated Resident Directory is in the works. If you would like to revise an email and/or phone number or if you elect to have one or both published in the new directory, please send an email request to hgatrustees@yahoo.com.

Country nursery will be completing the leaf clean-up.

Residents will be informed via electronic email when Morris Renovation will be on premises (before the 1st week in December) to clean and flush gutters and to secure any loose sections to the fascia boards.

On or about November 25th, D & T Tree will be removing 5 trees including 3 Crab Apples and will also clear brush and growth around the pond.

The roof replacement project continues as follows:

4 Hemlock, 12 Spruce, 1 and 3 Walnut, 5 and 6 Ash, 16 and 17 Beech and possibly one or 2 more, as needed.

The next paint/rotted board replacement project (that will almost complete the 6-year cycle) for the entire community will begin Spring 2026. There are a total of 16 homes scheduled. All homes on Tulip Lane, 5 Spruce Lane and 7 thru 12 Hemlock Lane.

Our snow/ice vendor will be delivering a plow and salt spreaders to the pool parking lot to perform more efficiently and effectively when needed. We will require that all equipment is removed as soon as we are satisfied that there will be no risk of further snow or ice storms. Fingers crossed for minimal events.



HGA Annual Membership Meeting – Christ the King Church
Draft Minutes – October 29th, 2025

Meeting called to order sat 6:35pm

Board members present:

Art Ochs – V.P.
Yuriy Gruzglin, Treasurer
Carla Forte, Secretary
Soren Haagensen, Trustee

Gary McHugh, Manager

24 homeowners in attendance

ADR Committee Members (Ballot certification and counting) – Dan Feuerstein, Dina Khandalavla and Barbara Bruno standing in for Natalie Zwibel

- Minutes approval (September 2025). Motion made, seconded and approved 4/0
- Treasurer’s Report:
As of 9/30/2025 – Operating account balance \$224,248.63; Capital reserve account balance \$104,127.07 in money-market and \$100,000 in treasury bonds
- A resolution for the carryover was read by Secretary:
Any excess of membership income over membership expenses for the year ended 9/30/2025 shall be applied against subsequent tax year member assessments as provided by IRS Revenue ruling 70-604. Motion made to adopt the resolution, seconded and approved 4/0
- A motion was made to approve the Country Nursery snow contract; seconded and approved 4/0

Manager’s Report:

- Pool ended with another great summer with a new cover installed at close up.
- Landscapers continue with their contracted maintenance responsibilities.
- Painting and roof projects were completed in 2025 with plans in the Spring to replace additional roofs and repaint/reside additional homes per the painting and roofing schedule proposed by the Board.
- Pond is problematic and a new vendor has been selected and will be approved to begin regular maintenance in April.
- Pest remediation is being addressed.

Open Items from the Floor:

- A homeowner asked about more transparency with the accounting of the financial statements. Manager commented that more detail will be noted as to what each disbursement is for.
- A homeowner stated that the wood that was left behind her unit to replace a deck was rotted and was asking how this problem was going to be addressed. Manager responded that he would discuss with the vendor that homeowner hired.
- A homeowner complained about how the ballot was presented last year with a question on whether or not homeowners would be willing to pay for siding replacement. The Board had no update to share at this time.
- A homeowner asked how such a siding project, if approved, would be financed. The Board shared that the evaluation of replacing wood siding with vinyl is being explored to understand the cost of such an expenditure compared to our on-going 6-year cycle of siding replacement and painting. At this point we continue with our usual plans for replacing siding and painting in the Spring.
- A homeowner stated that the problems with the pond needed to be resolved. A Board member responded that a new vendor will be hired to properly service it going forward.
- A homeowner was concerned about clogged gutters and leaders. A board member noted that all efforts will be made to identify and solve the problem.

The members of the ADR committee indicated that all the ballots were counted. The result of the election is as follows:

Art Ochs 55 votes

Yuriy Gruzglin 39 votes

Celine Rossignol 40 votes

Richard Bruno received 9 write-in votes

Congratulations to Art Ochs for another term and welcome Celine Rossignol as a new Board member.

Board members and homeowners in attendance thanked Yuriy Gruzglin for his many years of volunteer service and his dedication to our community.

A motion was made for an adjournment. Meeting adjourned at 7:45pm



Date	Check #	Payee	Amount
10-100000-00-00 AAB - Operating - 8704			
10/02/2025	100161	TAYLOR MANAGEMENT	\$84.06
		Check Memo :	
		80-800650-00-00 WELCOMELINK W/E 9/23/25	\$84.06
10/02/2025	100162	RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF	\$17,000.00
		Check Memo : ACCT 7R3-00658	
		90-902050-00-00 Capital Reserve - Contribution	\$17,000.00
10/02/2025	100163	TAYLOR MANAGEMENT	\$4,047.00
		Check Memo : MANAGEMENT FEE	
		80-800000-00-00 Management Fees	\$4,047.00
10/02/2025	100829	GREENBAUM, ROWE, SMITH & DAVIS	\$175.00
		Invoice #: 4360239	
		Check Memo :	
		20-200000-00-00 Accounts Payable Inv # 4360239 (Reversal)	\$175.00
		40-401250-00-00 Gordon Brown (6 Poplar Ln.)-GREENBAUM, ROWE, SMITH & DAVIS	\$175.00
		80-800250-00-00 Gordon Brown (6 Poplar Ln.)-GREENBAUM, ROWE, SMITH & DAVIS	\$175.00
10/02/2025	100830	GREENBAUM, ROWE, SMITH & DAVIS	\$560.00
		Invoice #: 4362501	
		Check Memo :	
		80-800250-00-00 General-GREENBAUM, ROWE, SMITH & DAVIS	\$560.00
10/02/2025	100831	COUNTRY NURSERY	\$9,543.68
		Invoice #: 12835	
		Check Memo :	
		72-720000-00-00 October Monthly maintenance-COUNTRY NURSERY	\$9,543.68
10/06/2025	100164	PAT MOONEY	\$2,325.00
		Check Memo :	
		40-400000-00-00 REFUND OVERPAYMENT	\$2,325.00
10/09/2025	100832	KEN'S PEST CONTROL LLC	\$906.31
		Invoice #: 02189092825	
		Check Memo :	
		70-701700-00-00 KEN'S PEST CONTROL LLC	\$906.31
10/14/2025	100833	L & W ENTERPRISE LLC	\$375.00
		Invoice #: 232	
		Check Memo :	
		70-700000-00-00 16 Beech Lane- re attach loose roofing shingles on the rear of the house-L & W ENTERPRISE LLC	\$375.00
10/14/2025	100834	PAT DUNNIGAN POOLS LLC	\$1,434.11
		Invoice #: 1810	
		Check Memo :	
		74-741100-00-00 Weekly Cleaning and Balance of Chemicals (Week Ending 9/5)-PAT DUNNIGAN POOLS LLC	\$1,434.11
10/14/2025	100835	PSE & G	\$560.90
		Invoice #: 604808465154	
		Check Memo :	
		60-600200-00-00 6594159100-PSE & G	\$560.90



Cash Disbursement
 Harding Green Assoc. Inc.
 10/01/2025 - 10/31/2025

Date	Check #	Payee	Amount
10/14/2025	100836	INTERSTATE WASTE SERVICES INC (DETROIT) Invoice #: 0011402579 Check Memo : 70-702300-00-00 689175-INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,861.91 \$2,861.91
10/14/2025	100837	PRO SEALER PAVING & Invoice #: 092425-- Check Memo : 30-302450-00-02 Birch Lane-remove& replace driveway-PRO SEALER PAVING &	\$2,500.00 \$2,500.00
10/14/2025	100838	FERRARA ELECTRICAL CONTRACTORS LLC Invoice #: 3116 Check Memo : 70-701300-00-00 Excavated driveway and completed repair of underground wiring for streetlights at 1 Birch-FERRARA EL	\$3,087.31 \$3,087.31
10/16/2025	100839	Trius Exterminating Company Inc. Invoice #: 355522 Check Memo : 70-701700-00-00 10 Birch Lane - bees-Trius Exterminating Company Inc.	\$154.61 \$154.61
10/21/2025	100840	TAYLOR MANAGEMENT COMPANY Invoice #: 086-093025 Check Memo : 80-800650-00-00 SEPT - POSTAGE / ENV-TAYLOR MANAGEMENT COMPANY	\$36.66 \$36.66
10/21/2025	100841	ATLANTIS POOL MANAGEMENT, LLC Invoice #: 1242 Check Memo : 30-302450-00-02 Solid XLS with Panel, Green 3x3 pool cover-ATLANTIS POOL MANAGEMENT, LLC	\$7,314.48 \$7,314.48
10/21/2025	100842	COUNTRY NURSERY Invoice #: 12906 Check Memo : 72-720150-00-00 10/14 Clean up of branches from storm-COUNTRY NURSERY	\$1,721.99 \$1,721.99
10/21/2025	100843	Trius Exterminating Company Inc. Invoice #: 358330 Check Memo : 70-701700-00-00 1 Spruce at Harding Green - bees-Trius Exterminating Company Inc.	\$154.61 \$154.61
10/21/2025	100844	Trius Exterminating Company Inc. Invoice #: 358280 Check Memo : 70-701700-00-00 1 Hemlock Lane - Yellow Jackets-Trius Exterminating Company Inc.	\$154.61 \$154.61
10/21/2025	100845	Trius Exterminating Company Inc. Invoice #: 357587 Check Memo : 70-701700-00-00 2 Birch Lane - Stinging insets in the front gutter- Trius Exterminating Company Inc.	\$154.61 \$154.61
10/21/2025	100846	Trius Exterminating Company Inc.	\$154.61



Date	Check #	Payee	Amount
		Invoice #: 357201	
		Check Memo :	
		70-701700-00-00 1 Spruce Lane-Possible Hive under Deck- Trius Exterminating Company Inc.	\$154.61
10/21/2025	100847	Trius Exterminating Company Inc.	\$154.61
		Invoice #: 357695	
		Check Memo :	
		70-701700-00-00 6 Spruce-Trius Exterminating Company Inc.	\$154.61
10/21/2025	100848	USI INSURANCE SERVICES LLC	\$2,828.00
		Invoice #: 5722384	
		Check Memo :	
		14-140200-00-00 Renewal - Directors Officers Liab-USI INSURANCE SERVICES LLC	\$2,828.00
10/21/2025	100849	USI INSURANCE SERVICES LLC	\$4,624.00
		Invoice #: 5723687	
		Check Memo :	
		14-140200-00-00 Renewal - Commercial Umbrella-USI INSURANCE SERVICES LLC	\$4,624.00
10/21/2025	100850	SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNK	\$518.25
		Invoice #: 470.00093025--	
		Check Memo :	
		60-600400-00-00 7625100470.00-SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNICIPAL UT AUTH)	\$518.25
10/21/2025	100851	GARY WAYNE THOMAS, G'S QUALITY CLEANING	\$140.00
		Invoice #: 092625--	
		Check Memo :	
		74-741150-00-00 POOL HOUSE CLEANING-GARY WAYNE THOMAS, G'S QUALITY CLEANING	\$140.00
10/29/2025	100165	TAYLOR MANAGEMENT	\$93.57
		Check Memo :	
		80-800650-00-00 WELCOMELINK W/E 10/21/25	\$93.57
		Account Totals	# Checks: 28
			\$63,664.89
10-102000-00-02 Landolt - Cap Res - 0658			
10/30/2025	0	HARDING GREEN OPERATING	\$2,500.00
		Check Memo :	
		85-850050-00-00 Bank Adjustment - to rcd check BW12138659 correct ar posting; to rcd check BW12138659 correct ar posting	\$2,500.00
10/31/2025	0	HARDING GREEN	\$784.70
		Check Memo :	
		30-302250-00-02 Bank Adjustment - to adjust interest income; to adjust interest income	\$784.70
		Account Totals	# Checks: 2
			\$3,284.70
		Association Totals	# Checks: 30
			\$66,949.59