

# News from the Harding Green Association Board of Trustees

www.HardingGreen.org

**OCTOBER, 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):**

Board Members and Management  
Residents by Request

**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)

PATRICIA COOPER, ADMINISTRATOR  
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[pcooper@taylormgt.com](mailto:pcooper@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 11th and Tuesday, November 25th  
Regular trash pickup on Tuesday and Friday mornings*

**HARDING GREEN ASSOCIATION ANNUAL MEETING:**

**WEDNESDAY, OCTOBER 29TH AT 6:30PM**

**CHRIST THE KING CHURCH, BLUE MILL RD. LOWER  
LEVEL**

**IF YOU HAVE NOT MAILED YOUR BALLOT, PLEASE  
BRING IT TO THE MEETING, SEALED, IN THE MAILING  
ENVELOPE THAT WAS PROVIDED. PLEASE CONTACT  
GARY MCHUGH WITH ANY QUESTIONS.**

**TO ATTEND VIA ZOOM:**

[HTTPS://US02WEB.ZOOM.US/J/81481718010?PWD=MR  
HUPNAPJKPUMD2TC6D35YXOVPLWU.1](https://us02web.zoom.us/j/81481718010?pwd=MRHUPNAPJKPUMD2TC6D35YXOVPLWU.1)

**MEETING ID: 814 8171 8010**

**PASSCODE: 648047**

**AGENDA:**

- 1) APPROVAL OF SEPTEMBER 2025 MINUTES
- 2) TREASURER'S REPORT
  - 2A) CARRYOVER BALANCE APPROVAL
- 3) APPROVAL OF COUNTRY NURSERY  
SNOW CONTRACT
- 4) PROPERTY MANAGER'S ANNUAL REPORT
- 5) COUNTING OF BALLOTS & ELECTION  
RESULTS
- 6) OPEN ITEMS FROM THE FLOOR



Draft Minutes – Open Meeting Kemmerer Library  
Wednesday, September 24<sup>th</sup>, 2025

Attendees:

Art Ochs, Vice President  
Carla Forte, Secretary  
Soren Haagensen, Trustee  
Gary McHugh, Manager

Yuriy Gruzglin, Treasurer (via Zoom)

8 Homeowner's present

Meeting called to order at 6:33pm

1) Approval of Minutes – Motion made, seconded and approved 4/0

2) Treasurer's Report:

As of August 31, 2025: Operating Account balance: \$204,666.71; Capital Reserve Account balances - \$118,840.44 Money Market; \$100,000 US Treasury Bonds

3) Manager's Report:

- Pool has closed until next year. New pool cover was purchased and installed.
- Pond is suffering and is a top priority to address solutions.
- Landscapers continue with contractual assignments. Once leaf clean-up is completed, the gutter cleaning will be scheduled.
- Update on roof replacements; almost 1/2 way to complete. Replacing 14/15 next year is the goal. It would be a good thing to get to the point where an entire building at a time can be completed to maintain color consistency.
- Election update: 3 homeowners on the ballot for 2 open seats.  
Yuriy Gruzglin, Art Ochs and Celine Rossignol.

- Driveways in need will be repaired/seal coated.
- Concrete sidewalk sections will need to be repaired/replaced as mandated by the insurance company as trip hazards.

Celine Rossignol introduced herself as one of the board candidates and summarized her experience as a current board member in a community she and her husband own in upstate NY and is looking forward to an opportunity to serve on Harding Green's Board.

Yuriy Gruzglin summarized his long-time volunteer work as the current board's treasurer and would like the opportunity to continue to help improve the community.

Art Ochs joked that the only difference in his resume as an applicant to the Board this year compared to that of last years is that he's been married one year longer and is one year older.

Open Items from the Floor:

- A Homeowner cited several large bee nests on eaves and buried on lawns
- A Homeowner is upset about the lack of results riding her home from bats that have prevented her from enjoying her deck for almost 2 years. Despite several failed attempts to rid the bats and prevent them from returning, management has hired Ken's Pest Control.

Motion made to adjourn the meeting, seconded and adjourned at 7:06pm





Date	Check #	Payee	Amount
<b>10-100000-00-00 AAB - Operating - 8704</b>			
09/03/2025	100157	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
09/03/2025	100158	TAYLOR MANAGEMENT Check Memo : MANAGEMENT FEE 80-800000-00-00 Management Fees	\$4,047.00 \$4,047.00
09/03/2025	100789	JCP&L (jersey central power & light) Invoice #: 95578347136 Check Memo :	\$84.65
09/03/2025	100790	60-600000-00-00 100 006 481 400-JCP&L (jersey central power & light) JCP&L (jersey central power & light) Invoice #: 95578347137 Check Memo :	\$84.65 \$468.87
09/03/2025	100791	60-600000-00-00 100 006 484 693-JCP&L (jersey central power & light) JCP&L (jersey central power & light) Invoice #: 95578347138 Check Memo :	\$468.87 \$82.37
09/03/2025	100792	60-600000-00-00 100 006 486 086-JCP&L (jersey central power & light) JCP&L (jersey central power & light) Invoice #: 95578347139 Check Memo :	\$82.37 \$10.45
09/03/2025	100793	60-600000-00-00 100 006 521 494-JCP&L (jersey central power & light) COUNTRY NURSERY Invoice #: 12765 Check Memo :	\$10.45 \$9,543.68
09/03/2025	100794	72-720000-00-00 September Monthly maintenance fee- COUNTRY NURSERY L & W ENTERPRISE LLC Invoice #: 216 Check Memo :	\$9,543.68 \$275.00
09/03/2025	100795	70-700000-00-00 7 Ash Lane- rebuild and repair gate on privacy fence-L & W ENTERPRISE LLC PAT DUNNIGAN POOLS LLC Invoice #: 1772 Check Memo :	\$275.00 \$2,932.19
09/03/2025	100796	74-741100-00-00 08/25-Weekly Cleaning and Balance of Chemicals-PAT DUNNIGAN POOLS LLC Trius Exterminating Company Inc. Invoice #: 356542 Check Memo :	\$2,932.19 \$154.61
09/03/2025	100797	70-701700-00-00 Dusted behind light fixture of unit 9 Poplar Ln. for yellow jackets-Trius Exterminating Company Inc. Trius Exterminating Company Inc. Invoice #: 356533 Check Memo :	\$154.61 \$154.61
09/03/2025		70-701700-00-00 Dusted inside gaps of chimney cap of unit 8 Ash Ln. for yellow jackets-Trius Exterminating Company I	\$154.61



Date	Check #	Payee	Amount
09/03/2025	100798	Trius Exterminating Company Inc. Invoice #: 356540 Check Memo : 70-701700-00-00 Dusted inside gaps above sliding door of unit 1 spruce lane for yellow jacket activity-Trius Extermi	\$154.61 \$154.61
09/03/2025	100799	THE DAVEY TREE EXPERT COMPANY Invoice #: 919655556 Check Memo : 72-720250-00-00 Emerald Ash Borer-2yr cycle-THE DAVEY TREE EXPERT COMPANY	\$3,366.15 \$3,366.15
09/04/2025	100159	Carol Franklin Check Memo : 13-130000-00-00 Return refund overpayment to HO mjl	\$300.00 \$300.00
09/08/2025	100160	TAYLOR MANAGEMENT Check Memo : 80-800650-00-00 WELCOMELINK W/E 8/19/25	\$84.06 \$84.06
09/09/2025	100800	L & W ENTERPRISE LLC Invoice #: 217 Check Memo : 70-700000-00-00 Harding green drive- repair multiple fence sections and peices along rt 202-L & W ENTERPRISE LLC	\$125.00 \$125.00
09/09/2025	100801	L & W ENTERPRISE LLC Invoice #: 218 Check Memo : 70-700000-00-00 1 spruce lane- repair trim above garage roof line- L & W ENTERPRISE LLC	\$325.00 \$325.00
09/09/2025	100802	L & W ENTERPRISE LLC Invoice #: 219 Check Memo : 70-700000-00-00 3 tulip lane- re route and add extension to upper downspout-L & W ENTERPRISE LLC	\$125.00 \$125.00
09/09/2025	100803	Trius Exterminating Company Inc. Invoice #: 357044 Check Memo : 70-701700-00-00 Dusted inside gap where deck meets siding left of sliding door for yellow jacket-Trius Exterminating	\$154.61 \$154.61
09/09/2025	100804	GARY WAYNE THOMAS, G'S QUALITY CLEANING Invoice #: 090225-- Check Memo : 74-741150-00-00 POOL HOUSE CLEANING-GARY WAYNE THOMAS, G'S QUALITY CLEANING	\$280.00 \$280.00
09/10/2025	100805	PSE & G Invoice #: 603608910049 Check Memo : 60-600200-00-00 6594159100-PSE & G	\$242.57 \$242.57
09/10/2025	100806	INTERSTATE WASTE SERVICES INC (DETROIT) Invoice #: 0011145594 Check Memo : 70-702300-00-00 689175-INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,861.91 \$2,861.91



Date	Check #	Payee	Amount
09/10/2025	100807	L & W ENTERPRISE LLC Invoice #: 221 Check Memo : 70-700000-00-00 14 sycamore lane- fux drainage issues in the back of the house-L & W ENTERPRISE LLC	\$900.00
09/16/2025	100808	MORRIS RENOVATIONS INC Invoice #: 4696 Check Memo : 30-302450-00-02 ROOFS-MORRIS RENOVATIONS INC	\$14,500.00
09/18/2025	100809	MORRIS RENOVATIONS INC Invoice #: 4701 Check Memo : 30-302450-00-02 ROOFS-MORRIS RENOVATIONS INC	\$14,863.00
09/26/2025	100810	GREENBAUM, ROWE, SMITH & DAVIS Invoice #: 4355403 Check Memo : 80-800250-00-00 General-GREENBAUM, ROWE, SMITH & DAVIS 20-200000-00-00 Accounts Payable Inv # 4355403 (Reversal) 40-401250-00-00 General-GREENBAUM, ROWE, SMITH & DAVIS	\$140.00
09/26/2025	100811	JCP&L (jersey central power & light) Invoice #: 95538448821 Check Memo : 60-600000-00-00 100 006 481 400-JCP&L (jersey central power & light)	\$99.65
09/26/2025	100812	JCP&L (jersey central power & light) Invoice #: 95538448822 Check Memo : 60-600000-00-00 100 006 484 693-JCP&L (jersey central power & light)	\$525.63
09/26/2025	100813	JCP&L (jersey central power & light) Invoice #: 95538448823 Check Memo : 60-600000-00-00 100 006 486 086-JCP&L (jersey central power & light)	\$99.52
09/26/2025	100814	JCP&L (jersey central power & light) Invoice #: 95538448824 Check Memo : 60-600000-00-00 100 006 521 494-JCP&L (jersey central power & light)	\$10.95
09/26/2025	100815	L & W ENTERPRISE LLC Invoice #: 223 Check Memo : 70-700000-00-00 15 Sycamore Lane- close up multiple openings where animals are entering the attic-L & W ENTERPRISE L	\$450.00
09/26/2025	100816	L & W ENTERPRISE LLC Invoice #: 224 Check Memo : 70-700550-00-00 4 Birch Lane- clean out rear gutter and downspouts- L & W ENTERPRISE LLC	\$150.00
09/26/2025	100817	L & W ENTERPRISE LLC	\$150.00



Date	Check #	Payee	Amount
		<b>Invoice #: 225</b>	
		<b>Check Memo :</b>	
		70-700550-00-00 2 birch lane ....attach gutter and clean out downspout-L & W ENTERPRISE LLC	\$150.00
09/26/2025	100818	L & W ENTERPRISE LLC	\$125.00
		<b>Invoice #: 226</b>	
		<b>Check Memo :</b>	
		70-700550-00-00 1 Walnut lane- clean out front gutters-L & W ENTERPRISE LLC	\$125.00
09/26/2025	100819	L & W ENTERPRISE LLC	\$200.00
		<b>Invoice #: 227</b>	
		<b>Check Memo :</b>	
		70-700550-00-00 7 spruce lane- clean out and re run downspouts, reattach front gutters-L & W ENTERPRISE LLC	\$200.00
09/26/2025	100820	L & W ENTERPRISE LLC	\$350.00
		<b>Invoice #: 228</b>	
		<b>Check Memo :</b>	
		70-700000-00-00 11 spruce lane- patch bad spots on her roof-L & W ENTERPRISE LLC	\$350.00
09/26/2025	100821	L & W ENTERPRISE LLC	\$125.00
		<b>Invoice #: 229</b>	
		<b>Check Memo :</b>	
		70-700550-00-00 1 walnut lane- clean out rear gutter and downspout-L & W ENTERPRISE LLC	\$125.00
09/26/2025	100822	L & W ENTERPRISE LLC	\$125.00
		<b>Invoice #: 230</b>	
		<b>Check Memo :</b>	
		70-700000-00-00 15 sycamore lane- un do patches for animals so the exterminator can set up traps-L & W ENTERPRISE LL	\$125.00
09/26/2025	100823	L & W ENTERPRISE LLC	\$150.00
		<b>Invoice #: 231</b>	
		<b>Check Memo :</b>	
		70-700000-00-00 5 tulip lane- inspect roof and chimney cap for water leaks-L & W ENTERPRISE LLC	\$150.00
09/26/2025	100824	Trius Exterminating Company Inc.	\$154.61
		<b>Invoice #: 355325</b>	
		<b>Check Memo :</b>	
		70-701700-00-00 9 Poplar has a bees nest near the front door- Trius Exterminating Company Inc.	\$154.61
09/26/2025	100825	SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNK	\$554.63
		<b>Invoice #: 700.00092325--</b>	
		<b>Check Memo :</b>	
		60-600400-00-00 7901320700.00- SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNICIPAL UT AUTH)	\$554.63
09/29/2025	100826	GREENBAUM, ROWE, SMITH & DAVIS	\$175.00
		<b>Invoice #: 4357947</b>	
		<b>Check Memo :</b>	
		80-800250-00-00 General-GREENBAUM, ROWE, SMITH & DAVIS	\$175.00
		20-200000-00-00 Accounts Payable Inv # 4357947 (Reversal)	\$175.00
		40-401250-00-00 General-GREENBAUM, ROWE, SMITH & DAVIS	\$175.00



Date	Check #	Payee	Amount
09/29/2025	100827	GREENBAUM, ROWE, SMITH & DAVIS	\$200.00
		Invoice #: 4357948	
		Check Memo :	
		80-800250-00-00 Gordon Brown (6 Poplar Ln.)-GREENBAUM, ROWE, SMITH & DAVIS	\$200.00
		20-200000-00-00 Accounts Payable Inv # 4357948 (Reversal)	\$200.00
		40-401250-00-00 Gordon Brown (6 Poplar Ln.)-GREENBAUM, ROWE, SMITH & DAVIS	\$200.00
09/29/2025	100828	GREENBAUM, ROWE, SMITH & DAVIS	\$140.00
		Invoice #: 4360238	
		Check Memo :	
		80-800250-00-00 General-GREENBAUM, ROWE, SMITH & DAVIS	\$140.00
		20-200000-00-00 Accounts Payable Inv # 4360238 (Reversal)	\$140.00
		40-401250-00-00 General-GREENBAUM, ROWE, SMITH & DAVIS	\$140.00
09/11/2025	0	IRS DEPARTMENT OF TREASURY	\$130.00
		Check Memo :	
		30-302460-00-02 Bank Adjustment - to rcd income tax expense; to rcd income tax expense	\$130.00
09/30/2025	0	HARDING GREEN OPERATING	\$10.00
		Check Memo :	
		80-800650-00-00 Bank Adjustment - bank deposit transfer misc; bank deposit transfer misc	\$10.00
		<b>Account Totals</b>	<b># Checks: 46</b>
			<b>\$74,103.08</b>
<b>10-102000-00-02 Landolt - Cap Res - 0658</b>			
09/04/2025			\$29,000.00
		Check Memo :	
		10-100000-00-00 Transfer to AAB - Operating - 8704; Funds Transfer	\$29,000.00
		<b>Account Totals</b>	<b># Checks: 0</b>
			<b>\$29,000.00</b>
		<b>Association Totals</b>	<b># Checks: 46</b>
			<b>\$103,103.08</b>

