

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

**APRIL, 2016**

## **BOARD OF TRUSTEES:**

President: Michael Chou  
Vice President: Richard Bruno  
Secretary: Sharon Grenard  
Treasurer: Yuriy Gruzglin  
Trustee: Fenwick Garvey

## **ALTERNATE DISPUTE RESOLUTION COMMITTEE:**

James Hannaford  
Dina Khandalavala  
Michael Renzo-Posen  
Chuck Taylor

## **NEWSLETTER & WEBSITE:**

Editor: Michael Chou

## **CONTRIBUTOR(S):**

Dan Fitzpatrick  
Michael Chou

## **CONTACT INFORMATION**

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[www.hardinggreen.org](http://www.hardinggreen.org)

**PAM ROSANIO**  
**HGA REPRESENTATIVE**  
**USI INSURANCE SERVICES**  
(800) 828-2252 x85573

**CALENDAR**  
**HARDING GREEN ASSOCIATION**  
**OPEN BOARD MEETING**  
*Open Meeting Scheduled for May 31,  
2016 Hardin g Library, 7:45PM.*

**RECYCLING**  
*Tuesdays 5/10, 5/24*

- Commingled aluminum and steel cans, plastic (#s 1 and 2), and glass
- Commingled newspapers, magazines, junk mail and other recyclable paper

**HARDING TOWNSHIP**  
**RECYCLING CENTER**  
**HOURS:** 7-12 every Wednesday,  
and 9-12 on Saturdays.

## **Announcements**

Snow damage from the winter snow services has been reviewed and we will begin making repairs in the upcoming weeks to driveways and Harding Green drive. We will provide announcements as they are scheduled.

The Board is reviewing an online service for possible use by the community: this service is a web site hosted by At Home Net and maintained by Taylor Management for their client associations that subscribe to the service. Every homeowner would have a personal login to the site. The site would provide helpful information to homeowners and your Board. Estimated cost to the association: \$50 per month. We are looking for a few volunteers to be testers of the website. Please email the Board if you have interest in participating.

## **Community Maintenance Activities**

Country Nursery is performing weekly their contractual services for Harding Green.

Express Painting Contractors is working on the re-siding and painting project on Birch, Cedar, Walnut and 3 Spruce.

American Pool is performing their contractual services for Harding Green preparing the pool for the Saturday May 28th opening.

American Roof Maintenance has performed the Board approved roof and chimney maintenance inspections to include shingle fields, pipe flanges, skylight flanges and all penetrations.

Great Blue Pond Management Company performed their contractual obligation at the Harding Green pond. Sal Volpe from Top Line Electric replaced a burned out bulb for pole fixture on Walnut.

L & W performed some soffit work at 9 Spruce.

Express Painting Contractors performed front gutter work at 7 Spruce, replaced leaders extensions that were damaged in front of 5 and 6 Ash, fixed fence and rear gate at 8 Sycamore, fixed leader extension under deck at 10 Spruce.

L&W, TopLine Electric, F&W started the Board approved work to renovate the pool house bathrooms and the lobby.

DiMilia installed tennis nets.

HGA Audit for fiscal year ending 09/30/2015 was completed by the auditor, approved by the Board and distributed to homeowners. HGA Directory release will be completed in May 2016.

## **Reminders**

**Residents are reminded that all work order and service requests MUST be directed to Dan Fitzpatrick, our property manager. Please when emailing Dan, cc the hgatrustees@yahoo.com email address. Dan's onsite hours will be Wednesdays from 2pm to 5pm at the Harding Green office. Dan can be reached at 973.267.9000 ext. 304 or dan@taylormgt.com at his normally scheduled hours.**

Please pick up after your pets and keep your dogs on a leash. Cats are not allowed outside of your homes. We urge residents not to store garbage containing food or food residue in plastic bags placed at the curb. Please use lidded garbage cans to provide some protection from animal predators. Any garbage containing food residue should be placed in sturdy, secure lidded cans. Please do not put out your garbage or recyclables prior to 7:00 PM the night before pick up.

Please be considerate of your neighbors and use your garage and driveways first before using cul-de-sac parking slots. Cars not used on a regular basis should be parked down by the pool parking lot.

## DRAFT Minutes – HGA Open Board Meeting, March 29, 2016

Present:

Michael Chou – President  
Richard Bruno – Vice President  
Yuriy Gruzglin – Treasurer  
Sharon Grenard – Secretary  
Fenwick Garvey – Trustee

8 homeowners

1. Meeting was called to order at 7:51pm.
2. Secretary's Report
  - a. Minutes of the January 2016 meeting were published and approved 4/0. Minutes of the February 2016 special meeting were published and approved 5/0.
3. Treasurer's report:
  - a. As of January 31, 2016
    - i. Operating account: \$130,773.78.
    - ii. Reserve account:  
78,646.04 in money market fund,  
\$625,000 in various CDs (yield about 3%).
  - b. As of February 29, 2016
    - iii. Operating account: \$136,266.03.
    - iv. Reserve account:  
90,809.48 in money market fund,  
\$625,000 in various CDs (yield about 3%).
4. HGA Audit of fiscal year ending 09/30/2015: treasurer reported that the auditors completed our annual audit; our operating account income exceeded our operating expenses by \$28,518. These funds were carried over into the current fiscal year budget.
5. Re-siding and painting will begin on Cedar, Birch, Walnut and 3 Spruce. This is the last year of the 5 year agreement we have with Express Painting Contractors. Next year we will negotiate a new contract. A motion was made to move \$4,420 from reserve to operating to reimburse operating account for the purchase of 3,500 linear ft of siding. Approved 5/0.
6. Color change discussion: for several years there have been discussions to lighten up our cocoa brown units. This may give our community a fresh and more modern look and save the association some funds as siding painted in a lighter color may be more durable. A survey will be sent to the community asking to vote Yes or No for a color change.
7. Lighting: new electrical poles have been ordered to replace the two that have been damaged. We will use two or three LED lights as an experiment; LED lights have a reputation to last 10-20 years.
8. Tree services: Davey Trees removed 10 stumps and several dead or dangerous trees. The landscape committee will discuss pruning.
9. Pool furniture: the board approved a purchase of several lounge chairs, additional umbrellas and two picnic tables.
10. There was a 'tree house' on a neighboring property that hung over our community behind Spruce. Richard Bruno filed a complaint with the township; the township had the owners remove this structure.
11. HGA Directory: a form will be placed in all mailboxes for residents to update their information. This information will be used for the new HGA Directory release.

The meeting was adjourned at 9:25pm.

## **The Color Change Survey results:**

Each year at the annual meeting, the same topic of color of our community comes up. The Board acted and put out the last survey for color change. The goal of this last ballot survey conducted was to see if there was real interest in making a color change in the community....and the community responded with mixed reactions.

Many voted based on the presumption that a color had already been selected and reverted their vote once the intent was clarified. Despite the vote hitting the 20% No quota set out by the Board in the last meeting, it is overwhelmingly clear, based on the commentary of all those that voted including those that voted No, that the majority wanted a change; they just wanted input on the Color either be by the residents or by a professional vendor.

The rationale for making the change is that every painting season is an approximate \$50,000 expense. Additionally, the siding for the damage range from \$10,000-20,000 The Board is attempting to better utilize those maintenance dollars. For each year we are able to postpone painting we are able to save those funds and apply them to other pressing needs of an aging complex. The Board recognizes that maintaining a two color painting scheme for the community and changing the darker color brown to a lighter color creates potential financial savings and updates the look of the community. It would not require a 5 year paint cycle due to the Dark Brown color fading and provides the same longevity as those of the lighter units.

Here is the summary of the balloting for changing the Dark Brown units to another lighter color.

Of the 112 home owners, 33 voted NO to the idea of color change and 44 voted Yes. Some of the comments that were submitted on the ballots include:

- There were some NO votes who said they would potential vote yes when the new color is selected
- People want to maintain a dual color scheme.
- They were looking for modern colors
- Need to provide cost saving projections and the rationale behind them

In the analysis of the votes, recommendations were that we hire a consultant to pick the color. Upon investigation there was only 1 of 5 firms that responded and their fee was \$5,000.

The other suggestion was to have the community participate in making the color selection by forming a “Color Committee” to select the new color.

As a next step to this, the Board has formed the “Painting Committee” comprised of individuals who’s voted for and against the change. Their work will be presented to the Board. Once an agreement from the Board is reached, the Board will put the recommended selection of the Painting Committee to the community as a formal selection ballot. In that process, 57 owners (majority) would have to vote NO to defeat the color change.

CASH DISBURSEMENTS

Starting Check Date: 3/01/16 Cash Account #: "All"

Ending Check Date: 3/31/16

Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #:		100-001	ACB Bank-Operating					
3/02/16	20257	HG-CAP	HARDING GREEN CAPITAL RES.	8,361.00	A6R-039535			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4327	030116	3/01/16	910-000	3/01/16	8,361.00	A6R-039535
		4327	030116	3/01/16	104-000	3/01/16	8,361.00	
		4327	030116	3/01/16	332-000	3/01/16	8,361.00-	
				Totals:			8,361.00	
3/02/16	20258	PSE&G	PUBLIC SERVICE ELECTRIC & GAS	115.60	6594159100-011416-021516			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4324	59100-011416	1/14/16	610-000	2/01/16	115.60	6594159100-011416-021516
3/02/16	20259	TCN	THE COUNTRY NURSERY INC	2,354.00	2/15,16 SNOW/SALT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4328	3044	2/24/16	730-000	2/24/16	2,354.00	2/15,16 SNOW/SALT
3/02/16	20260	TMC	TAYLOR MANAGEMENT COMPANY	9.00	01/16-POSTAGE&PHOTOCOPIES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4325	991273115	2/19/16	830-000	2/19/16	9.00	01/16-POSTAGE&PHOTOCOPIES
3/02/16	20261	TMC	TAYLOR MANAGEMENT COMPANY	3,584.00	MANAGEMENT FEE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4326	030116	3/01/16	810-000	3/01/16	3,584.00	MANAGEMENT FEE
3/02/16	20262	TOP	TOP LINE ELECTRIC, INC.	1,370.20	REP-INOPERABLE TALL POLE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4329	1038	2/25/16	710-100	2/25/16	1,370.20	REP-INOPERABLE TALL POLE
3/09/16	20263	CAU	COMMUNITY ASSOC. UNDERWRITERS	168.00	POL#: 208780132-7			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4333	3794-030116	3/01/16	142-000	3/01/16	168.00	POL#: 208780132-7
3/09/16	20264	EPC	EXPRESS PAINTING CONTRACTORS	125.00	12 BIRCH-INST 2 LEADER EX			

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Ending Check Date: 3/31/16

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4330	1396	3/01/16	710-000	3/01/16	125.00	12 BIRCH-INST 2 LEADER EX
3/09/16	20265	RB	RICHARD BRUNO				40.55	HGA MAP
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4334	086-030816	3/08/16	830-000	3/08/16	40.55	HGA MAP
3/09/16	20266	TMC	TAYLOR MANAGEMENT COMPANY				11.36	02/16-POSTAGE&PHOTOCOPIES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4332	991273319	3/01/16	830-000	3/01/16	11.36	02/16-POSTAGE&PHOTOCOPIES
3/09/16	20267	WL	WELCOMELINK				59.45	POSTAGE & STATEMENT
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4331	H011513-IN	2/29/16	830-000	2/29/16	59.45	POSTAGE & STATEMENT
3/16/16	20268	KPS	KAREN P. SACKSTEIN, CPA				3,400.00	PREP OF AUDITED FINANCIAL
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4335	16-334	3/10/16	210-815	3/10/16	3,400.00	PREP OF AUDITED FINANCIAL
3/16/16	20269	EJP	EJ PETERS CO INC				47.50	4 TULIP-REPAIR LEADER PIP
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4337	17	3/14/16	710-000	3/14/16	47.50	4 TULIP-REPAIR LEADER PIP
3/16/16	20270	EPC	EXPRESS PAINTING CONTRACTORS				17,620.00	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4338	1397	3/10/16	333-000	3/10/16	4,420.00	PURCHASE 3500 LINEAL FEET
		4339	1398	3/12/16	747-000	3/12/16	13,200.00	PYMNT #1 OF 4-EXT PAINTIN
							Totals:	17,620.00
3/16/16	20271	TDT	THE DAVEY TREE EXPERT CO.				3,284.90	TREE REMOVAL
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4341	909802884	3/07/16	727-000	3/07/16	3,284.90	TREE REMOVAL
3/16/16	20272	VER	VERIZON				160.23	973993596675404Y-030116-0
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4340	5404Y-030116	3/01/16	625-000	3/01/16	160.23	973993596675404Y-030116-0

CASH DISBURSEMENTS

Starting Check Date: 3/01/16 Cash Account #: "All"

Ending Check Date: 3/31/16

Check Date	Check #	Vend #	Name	Check Amount	Reference
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Cash account #: 100-001 ACB Bank-Operating

3/23/16 20273 BJD BEVERLY J. DE GRAAF 42.76 REIMB-4 SAFETY CONES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4345	086-031816	3/18/16	710-000	3/18/16	42.76	REIMB-4 SAFETY CONES

3/23/16 20274 KEMMER KEMMERER LIBRARY 50.00 MEETING EXPENSE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4344	086-031816	3/18/16	846-000	3/18/16	50.00	MEETING EXPENSE

3/23/16 20275 TOP TOP LINE ELECTRIC, INC. 4,708.31

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4343	1034	1/18/16	710-100	3/01/16	1,066.31	REP OF TEH LOSS OF ELECTR
4346	1039	3/21/16	710-100	3/21/16	3,642.00	SUPPLY OF 2 NEW STREETWOR

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Totals: 4,708.31

3/30/16 20276 ARM AMERICAN ROOF MAINTENANCE 1,979.50 10 SPRUCE LN-RMVD SHINGLE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4355	7299	3/25/16	710-000	3/25/16	1,979.50	10 SPRUCE LN-RMVD SHINGLE

3/30/16 20277 HT HARDING TOWNSHIP 275.00 2016 POOL APPLICATION/RNW

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4357	086-032816	3/28/16	750-000	3/28/16	275.00	2016 POOL APPLICATION/RNW

3/30/16 20278 JCP&L JERSEY CENTRAL POWER & LIGHT 558.43

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4347	95354686289	3/17/16	610-000	3/17/16	16.83	100006521494-021316-03151
4348	95354686263	3/17/16	610-000	3/17/16	159.15	100006481400-021316-03151
4349	95354686276	3/17/16	610-000	3/17/16	173.68	100006484693-021316-03151
4350	86086-031716	3/17/16	610-000	3/17/16	208.77	100006486086-021316-03151

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Totals: 558.43

3/30/16 20279 L&W L&W ENTERPRISES, LLC 2,450.00 WORK @ VARIOUS LOCATIONS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4352	2782	3/23/16	710-000	3/23/16	2,450.00	WORK @ VARIOUS LOCATIONS

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Starting Check Date: 3/01/16 Cash Account #: "All"

Ending Check Date: 3/31/16

Check Date	Check #	Vend #	Name	Check Amount	Reference
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Cash account #: 100-001 ACB Bank-Operating

3/30/16 20280 TCN THE COUNTRY NURSERY INC 998.82

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4353	3067	3/18/16	726-000	3/18/16	694.95	3/17-RMV TREE/STUMP, REGR
4354	3064	3/18/16	726-000	3/18/16	303.87	3/17-FILL IN SINK HOLES A

Totals: 998.82

3/30/16 20281 TH TOWNSHIP OF HARDING SEWER DEP 210.00 2ND QTR SEWER-BLK 25.03,L

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4356	086-032816	3/28/16	616-000	3/28/16	210.00	2ND QTR SEWER-BLK 25.03,L

Totals: 51,983.61

Cash account #: 104-000 Cash in Capital FISN

3/29/16 1068 (M)HGOPER HARDING GREEN OPERATING 4,420.00 REIMB-3,500 LINEAR FT SID

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4358	032916	3/29/16	160-000	3/29/16	4,420.00	REIMB-3,500 LINEAR FT SID

Totals: 4,420.00

-- End of report --