

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

FEB/MARCH, 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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HGA WEBSITE

www.hardinggreen.org

PAM ROSANIO

ACHGA REPRESENTATIVE

USI INSURANCE SERVICES
(800) 828-2252 x85573

CALENDAR

HARDING GREEN ASSOCIATION

OPEN BOARD MEETING

Open Meeting Scheduled for March 29,
2016 Hardin g Library, 7:45PM.

RECYCLING

Tuesdays 4/12, 4/26

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

Directory Update: Please note that starting April, we will be conducting our annual Directory update initiative. For those that receive notices electronically, we will be emailing you to update your current information. For those that receive paper format for communication, you will be receiving an update form.

Residing Project. Once the weather permits, Scott from Express will begin work on the residing project which includes replacement of bad boards and repainting. Streets slated for work include: Cedar, Walnut, Birch and other selected homes.

Country Nursery started their Spring clean up and landscaping services for HGA. We ask that if there are any unit-specific concerns about their work that it be brought to Dan's and the Board's attention so that Chris can be notified.

Community Maintenance Activities

Top Line Electric on Monday February 15 replaced out bulb by mail shed pole on Sycamore Lane closest to Harding Green Drive and replaced out bulb at the front entrance light pole fixture on Friday February 5.

Wayne from L&W fixed mail box at 8 Ash on Monday February 15.

Country Nursery on Monday January 18 salting of driveways and spot salted walkways.

Country Nursery on Friday February 5 salted main roads.

Country Nursery on Monday February 15 for the evening commute plowed and salted Harding Green Drive and Cul-de-Sacs and Tuesday morning February 16 plowed and salted Harding Green Drive and Cul-de-Sacs.

Country Nursery handled the blizzard of 25 inches of snow with full service on Saturday January 23, on Sunday January 24 salting of main roads and secondary roads, on Monday January 25 ongoing work with blizzard work and further clean up on Tuesday January 26.

Country Nursery has started their spring cleanup on Tuesday March 22 of the community as per their Board approved contract. They also filled in sink holes around the community and at 4 Beech did some re-grading to solve a water infiltration issue.

L and W expedited and repaired some siding and chimney chase issues at 1 Spruce, at 6 Beech repaired some siding along deck and under deck and mortar hole by foundation, at 2 Poplar replaced trim around basement window, at 17 Beech repaired rotted siding and sheathing by the rear deck, at 4 Sycamore unclogged gutter and downspout, 8 Ash replaced broken mail box at 8 Beech clean out drain pipe with backhoe and re-graded behind unit to get water to run away from the unit.

American Pool has started their preparation on the pool for the upcoming pool season.

Express Company has started the Board approved siding and painting project.

Davey Tree has completed a Board approved list of items around the community.

Roof and chimney work completed by American Roof Maintenance at 10 Spruce the week of March 21

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 hgatrusters@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.

Chimney and Dryer Vent Cleaning | Warning signs:

Q:How often should I clean my fireplace flue and dryer vents? A:Chimney and flues every other year and dryer vents yearly, unless you notice irregularities such as smoke coming back into the room when the flue is open. A dryer that will not dry clothes even though it is getting hot. Both of these occurrences suggest a clogged ventilation system. Stop the use of the fireplace or dryer until the problem has been corrected.

Please pick up after your pets and keep your dogs on a leash. Cats are not allowed outside of your homes.

Please 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 January 26, 2016

Present:

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

2 Homeowners

- 1) Meeting was called to order at 7:45 pm.
- 2) Secretary's Report
 - a) Minutes for the November meeting were approved 4/0
- 3) Treasurer's Report
 - a) As of December 31, 2015
 - b) Operating Account: \$123,106.61
 - c) Reserve Accounts with FISN
 - d) Money Market: 58,314.25
 - e) CD's (yield about 3.4%): \$625,000 over various CD's
- 4) Manager's Report.
 - a) As reported in the newsletter
- 5) Contracts: Country Nursery
 - a) Snow Contract remains the same. Voted and approved 4/0
 - b) Landscape Contract \$2,000.00 increase plus 3% on top of that approved 3, one abstention for 2016-2017 year
- 6) Prepayment of \$10,000.00 for snow removal. A lot of work was done. Approved 4/0
- 7) Three residents showed interest in filling the trustee position on the board until October. The board voted and elected Fenwick Garvey to fill the position 4/0 Congratulations to Fenwick to Fenwick
- 8) ADR board. We discussed updating the ADR committee
- 9) Open to the floor
 - a) It was suggested that the dryers vents should be cleaned every two years to prevent fires.
 - b) The holiday decorations looked beautiful. Thanks, your work was appreciated
- 10) The meeting was adjourned at 8:21

DRAFT Minutes – Emergency Meeting February 27, 2016

Present:

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

Excused: Michael Chou President

Meeting called to order 10 AM Pool House Office

- 1) Agenda:
 - a) Approve new vendor that will provide roof cap for chimney
 - b) Drainage issue for units 8 & 9 Beech.
- 2) Motion for approval of vendor made RFB seconded by SG
 - a) Vote Yes 4 opposed 0
 - b) Contractor approved
 - c) The work is for only one chimney cap replacement.
- 3) The board recognized the need to do a survey of all the in the complex to determine in what condition they were in, how many need immediate repair or replacement.
- 4) The board will include maintenance of the chimneys in this year's painting cycle to help extend the life of the existing infrastructure.
- 5) Open question from the floor:
- 6) Question of board authority to assign Board member as a liaison from the board to a particular unit owner or resident.
 - a) RFB quoted from the Green Board that the By-Laws granted the Control Committee (the Board) to set such rules and assignments.
 - b) He was encouraged to continue to email the board with any question he might have.

- c) RFB pointed out that the working orders are keep in not in a distinct addendum or appendix. There are years' worth in the office filing cabinets
- d) RFB suggest that the board take under consideration the creation of a volunteer group or organize them into such a document.
- 7) On the topic of chimney caps Steve mentioned that he has a contractor that could do similar work at a lower price.
 - a) The Board thanked him for his input and asked him to forward to them the contractor information
- 8) Resident mentioned that they heard dripping in their fire place. Board will put a note in the newsletter to please immediately advise Dan Fitzpatrick of Taylor Management of such a condition
- 9) Resident mentioned that the snow removal equipment was blocking the fire lane to the pond. The board would reach out to the vendor to move it to the side.
- 10) Question of snow damage to driveways etc. was brought up. Of who was walking the property to address damage?

CASH DISBURSEMENTS

Starting Check Date: 1/01/16 Cash Account #: "All"

Ending Check Date: 1/31/16

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

1/06/16	20221	ARM	AMERICAN ROOF MAINTENANCE	275.00	6 ASH-INSP LEAK DMG INSID			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4276	7253	12/29/15	710-000	12/29/15	275.00	6 ASH-INSP LEAK DMG INSID
1/06/16	20222	HG-CAP	HARDING GREEN CAPITAL RES.	8,361.00	A6R-039535			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4280	010116	1/01/16	910-000	1/01/16	8,361.00	A6R-039535
		4280	010116	1/01/16	104-000	1/01/16	8,361.00	
		4280	010116	1/01/16	332-000	1/01/16	8,361.00-	

				Totals:			8,361.00	
1/06/16	20223	SMCMUA	SMCMUA	134.71	790132070000-092415-12221			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4278	70000-123015	12/30/15	615-000	12/30/15	134.71	790132070000-092415-12221
1/06/16	20224	TMC	TAYLOR MANAGEMENT COMPANY	3,584.00	MANAGEMENT FEE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4279	010116	1/01/16	810-000	1/01/16	3,584.00	MANAGEMENT FEE
1/06/16	20225	WL	WELCOMELINK	59.45	POSTAGE & STATEMENTS			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4277	H010992-IN	12/31/15	830-000	12/31/15	59.45	POSTAGE & STATEMENTS
1/13/16	20226	ARM	AMERICAN ROOF MAINTENANCE	550.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4281	7261	1/05/16	710-000	1/05/16	275.00	5 ASH - INSPECTED ROOF
		4283	7260	1/05/16	710-000	1/05/16	275.00	7 SPRUCE - INSP ROOF LEAK

				Totals:			550.00	
1/13/16	20227	CAU	COMMUNITY ASSOC. UNDERWRITERS	4,554.00	POL#: CAU233187-1			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4285	3794-010416	1/04/16	142-000	1/04/16	4,554.00	POL#: CAU233187-1
1/13/16	20228	EPC	EXPRESS PAINTING CONTRACTORS	630.00	WORK @ VARIOUS LOCATIONS			

CASH DISBURSEMENTS

Starting Check Date: 2/01/16 Cash Account #: "All"

Ending Check Date: 2/29/16

Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #: 100-001 ACB Bank-Operating								
2/03/16	20241	CAU	COMMUNITY ASSOC. UNDERWRITERS	4,554.00	POL#: CAU233187-1			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4306	3794-012516	1/25/16	142-000	1/25/16	4,554.00	POL#: CAU233187-1
2/03/16	20242	HG-CAP	HARDING GREEN CAPITAL RES.	8,361.00	A6R-039535			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4309	020116	2/01/16	910-000	2/01/16	8,361.00	A6R-039535
		4309	020116	2/01/16	104-000	2/01/16	8,361.00	
		4309	020116	2/01/16	332-000	2/01/16	8,361.00-	

		Totals: 8,361.00						
2/03/16	20243	PR-PD	PETER RUBINETTI	2,166.60	02/16-MLY SVC			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4305	04214-012216	2/01/16	733-000	2/01/16	2,166.60	02/16-MLY SVC
2/03/16	20244	PSE&G	PUBLIC SERVICE ELECTRIC & GAS	76.83	6594159100-121516-011416			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4304	59100-121516	12/15/16	610-000	12/15/16	76.83	6594159100-121516-011416
2/03/16	20245	TH	TOWNSHIP OF HARDING SEWER DEP	210.00	1ST QTR SEWER-BLK 25.03,L			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4307	2503114	1/31/16	616-000	1/31/16	210.00	1ST QTR SEWER-BLK 25.03,L
2/03/16	20246	TMC	TAYLOR MANAGEMENT COMPANY	3,584.00	MANAGEMENT FEE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4308	020116	2/01/16	810-000	2/01/16	3,584.00	MANAGEMENT FEE
2/03/16	20247	TOP	TOP LINE ELECTRIC, INC.	1,963.38	REP OF LOSS OF ELECTRRICA			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4303	1032	1/18/16	710-100	1/18/16	1,963.38	REP OF LOSS OF ELECTRRICA
2/05/16	20235	VOID		.00	Void			
2/11/16	20248	CAU	COMMUNITY ASSOC. UNDERWRITERS	168.00	POL#: 208780132-7			

CASH DISBURSEMENTS

Starting Check Date: 2/01/16 Cash Account #: "All"

Ending Check Date: 2/29/16

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4314	3794-020216	2/02/16	142-000	2/02/16	168.00	POL#: 208780132-7
2/11/16	20249	DJ	DEBORAH JAMES			88.72	CHRISTMAS DECORATIONS FRO	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4311	086-123015	12/30/15	710-000	1/01/16	88.72	CHRISTMAS DECORATIONS FRO
2/11/16	20250	EJP	EJ PETERS CO INC			79.05	7 BEECH LN-REP WOODPECKER	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4313	16	2/08/16	710-000	2/08/16	79.05	7 BEECH LN-REP WOODPECKER
2/11/16	20251	EPC	EXPRESS PAINTING CONTRACTORS			475.00	4 BIRCH-INST 60 FEET OF G	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4312	1395	2/03/16	710-000	2/03/16	475.00	4 BIRCH-INST 60 FEET OF G
2/11/16	20252	WL	WELCOMELINK			59.98	POSTAGE & STATEMENTS	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4310	H011255-IN	1/31/16	830-000	1/31/16	59.98	POSTAGE & STATEMENTS
2/12/16	20253	VER	VERIZON			156.56	973993596675404Y-020116-0	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4315	5404Y-020116	2/01/16	625-000	2/01/16	156.56	973993596675404Y-020116-0
2/17/16	20254	TCN	THE COUNTRY NURSERY INC			14,367.65		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4316	2976	2/09/16	730-000	2/09/16	804.64	1/18-SNOW SVCS
		4317	2984	2/09/16	730-000	2/09/16	481.50	2/5/16-SNOW SVC
		4318	2977	2/09/16	730-000	2/09/16	13,081.51	1/23-1/28/16-SNOW SVCS
						Totals:	14,367.65	
2/24/16	20255	CAU	COMMUNITY ASSOC. UNDERWRITERS			4,554.00	POL#: CAU233187-1	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4323	3794-021616	2/16/16	142-000	2/16/16	4,554.00	POL#: CAU233187-1
2/24/16	20256	JCP&L	JERSEY CENTRAL POWER & LIGHT			564.98		

CASH DISBURSEMENTS

Starting Check Date: 2/01/16 Cash Account #: "All"

Ending Check Date: 2/29/16

Check Date	Check #	Vend #	Name	Check Amount		Reference
Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4319	95384634521	2/16/16	610-000	2/16/16	155.49	100006484693-011516-02121
4320	95384634509	2/16/16	610-000	2/16/16	147.88	100006481400-011516-02121
4321	95384634529	2/16/16	610-000	2/16/16	245.32	100006486086-011516-02121
4322	95384634553	2/16/16	610-000	2/16/16	16.29	100006521494-011516-02121
					Totals:	564.98

Totals: 41,429.75

-- End of report --

CASH DISBURSEMENTS

Starting Check Date: 1/01/16 Cash Account #: "All"

Ending Check Date: 1/31/16

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4284	1393	12/22/15	710-000	1/01/16	630.00	WORK @ VARIOUS LOCATIONS
1/13/16	20229	PR-PD	PETER RUBINETTI				2,166.60	01/16-MLY SVC
		4282	540930	1/01/16	733-000	1/01/16	2,166.60	01/16-MLY SVC
1/13/16	20230	SMCMUA	SMCMUA				240.19	762510047000-100115-12301
		4286	47000-123015	12/30/15	615-000	1/01/16	240.19	762510047000-100115-12301
1/20/16	20231	CAU	COMMUNITY ASSOC. UNDERWRITERS				300.00	POL#: QHH000360-1
		4288	3794-123015	12/30/15	142-000	1/01/16	300.00	POL#: QHH000360-1
1/20/16	20232	KEMMER	KEMMERER LIBRARY				25.00	11/15-MEETING
		4289	086-010616	1/06/16	846-000	1/06/16	25.00	11/15-MEETING
1/20/16	20233	TMC	TAYLOR MANAGEMENT COMPANY				7.22	12/15-POSTAGE&PHOTOCOPIES
		4287	991272450	1/04/16	830-000	1/04/16	7.22	12/15-POSTAGE&PHOTOCOPIES
1/20/16	20234	VER	VERIZON				166.05	973993596675404Y-010116-0
		4290	5404Y-010116	1/01/16	625-000	1/01/16	166.05	973993596675404Y-010116-0
1/27/16	20236	EJP	EJ PETERS CO INC				201.09	RE-SECURE GUTTERS/REP MAI
		4296	14	1/18/16	710-000	1/18/16	201.09	RE-SECURE GUTTERS/REP MAI
1/27/16	20237	JCP&L	JERSEY CENTRAL POWER & LIGHT				602.07	
		4291	95095124550	1/18/16	610-000	1/18/16	15.96	100006521494-121515-01141
		4292	95095124533	1/18/16	610-000	1/18/16	263.07	100006486086-121515-01141
		4293	95095124518	1/18/16	610-000	1/18/16	186.26	100006481400-121515-01141
		4295	95095124525	1/18/16	610-000	1/18/16	136.78	100006484693-121515-01141

							Totals:	602.07

CASH DISBURSEMENTS

Starting Check Date: 1/01/16 Cash Account #: "All"

Ending Check Date: 1/31/16

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

1/27/16 20238 TCN THE COUNTRY NURSERY INC 665.54 1/12,13 SALT MAIN ROADS

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4301	2962	1/15/16	730-000	1/15/16	665.54	1/12,13 SALT MAIN ROADS

1/27/16 20239 TOP TOP LINE ELECTRIC, INC. 3,422.36

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4297	1033	1/18/16	710-100	1/18/16	771.16	ELEC SERV REPAIR
4298	1035	1/18/16	710-100	1/18/16	518.10	REPAIR POLE
4299	1036	1/18/16	710-100	1/18/16	1,827.38	INOPERABLE POLE LIGHT FIX
4300	1037	1/18/16	710-100	1/18/16	305.72	INSTALL NEW LAMPS FLOOD

Totals: 3,422.36

1/27/16 20240 TCN THE COUNTRY NURSERY INC 10,000.00 1/22-1/24/16-SNOW STORM

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4302	2974	1/27/16	730-000	1/27/16	10,000.00	1/22-1/24/16-SNOW STORM

Totals: 35,944.28

-- End of report --