

HGA Residents,

Please see below for the HGA Annual Meeting Agenda scheduled for Tuesday, November 1, 2016 at the Harding Library, 7:45PM.

1: Approval of minutes of September 2016 open board meeting.

1a. Approval of minutes of Annual Membership meeting, October 2015.

2: Treasurer's monthly financial report.

2a: Transfer of funds from capital reserve to operating.

2b: Carry over resolution.

2c: HGA investments in CDs.

3: Property Manager's annual report.

4: Election results from ADR members.

5: Open items from the floor.

Regards,
HGA Board

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

OCTOBER, 2016

BOARD OF TRUSTEES:

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

ALTERNATE DISPUTE

RESOLUTION COMMITTEE:

Dina Khandalavala
Michael Renzo-Posen
Stan Pietruska
John Huston
Nicholas Dousmanis

NEWSLETTER & WEBSITE:

Editor: Michael Chou

CONTRIBUTOR(S):

Dan Fitzpatrick
Michael Chou

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

CALENDAR

HARDING GREEN ASSOCIATION
OPEN BOARD MEETING

*Annual Meeting Scheduled for Tuesday,
November 1, 2016 Hardin g Library,
7:45PM.*

RECYCLING

Tuesdays 11/8, 11/22

- 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

Ballots have been distributed and we ask that they be returned based on the instructions provide on the ballots.

Harding Township in conjunction with Morris Township will hold their annual free RABIES CLINIC on November 5, 2016, from 10 am to 12 am at the New Vernon Volunteer Fire Department located at 22 Village Road. Please make sure your dog(s) and/or cat(s) are on a leash or in a carrier. Please feel free to contact the township Health Department if you need to see if your dog's rabies will be expiring shortly.

We are asking all residents to slow down driving within the community and especially coming down Harding Green Drive. We've had residents express concern about the speed of some of the vehicles while residents walk and children play.

Community Maintenance Activities

Country Nursery is performing their landscaping contractual obligations for Harding Green. Planted mums at the front entrance at the direction of the Board.

Country Nursey has started on Monday October 24th the Board approved retaining wall projects.

L and W (Wayne Davis) is working on the concrete slabs and installing the partially delivered cluster mail boxes. Items are still missing from delivery and will be installed as they arrive. Cleanup to the existing area will be done within the next week.

Top Line Electric replaced one burned out photocell device on the light pole on Sycamore Lane on Thursday September 29th. On Monday October 3rd, they returned to check out several inoperable pole-mounted light fixtures throughout the community, the entire length of the subgrade power feed was traced out identified, several splice points were opened to aid with the locating the area of the fault, poles were dropped down to examine the wiring, a burned termination was removed in the pole mounted light fixture near Birch Lane.

Express Painting Company completed replacing rotted siding on the front and back of 8 Ash, replaced rotted siding on the front and back of 3 Ash, at 13 Birch repaired rotted siding on deck that was on 12 Birch, at 7 Beech replaced rooting siding from woodpecker damage, at 1 Sycamore replaced rotted siding in front of unit, at 6 Beech replaced rooted siding and plywood on upper portion of chimney and replaced siding on the front lower portion of chimney, at 12 Beech replaced rooted siding, at 2 Birch replaced rotted siding upper section of roof, at 9 Ash fixed bee holes, siding and painted, at 10 Sycamore replaced bat screening, at 15 Sycamore replaced rotted siding, secured gutter and leader and unclogged leader, at 14 Sycamore re-pitched gutters and unclogged, moved debris and garbage from pool house to pool parking lot for Rubinetti pick up, replaced ceiling bulb in pump room, at 6 Ash tree damage screen was replaced on sliding screen door, at 4 Tulip replaced rotted siding and sheathing.

Tennis nets will be taken on Friday October 28 and stored off site by DeMilia, tennis court vendor.

American Pool has closed the pool for the season after the two-week extension of time, the pool stayed open after the normal Labor Day closing.

Frank from F and W Plumbing winterized the pool house bathrooms as he does annually at this time of year.

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.

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, September 27, 2016

Present:

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

9 Homeowners.

1. Meeting was called to order at 7:50 pm.
2. Secretary's report
 - a. Minutes from the May 2016 and August 2016 meetings were approved 4/0
3. Treasurer's Report
As of August 31st
 - a. Operating: \$88,102.87;
 - b. Capital Reserve: \$369,402.32 in money market account; \$360,000.00 invested in several CDs;
 - c. as per board's decision \$100,000.00 invested in a CD paying 2.5%.
4. Projected Budget for 2016/2017:
As the board decided to skip a year of painting at the end of the 2nd 5yr paint cycle, we will be saving approximately \$54,000.00. For the projected budget for 2016/2017 we reallocated funds for some line items compared to the current fiscal year: \$20,000.00 for painting, \$8000.00 more for general maintenance, \$5000.00 more for electrical repairs, \$7000.00 more for tree and shrub services, \$5000.00 more for landscaping enhancements. The proposed projected budget for 2016/2017 was approved 4/0.
5. Our monthly maintenance fees will remain at \$385 per attached unit and \$495 per single family house.
6. A homeowner attending the meeting expressed concerns, asked questions and made recommendations regarding the HGA board's and management company procedures.
7. New Mailbox Units have been delivered. When they are installed, the postmaster will come and install locks and give us keys. Homeowners living on site will get two keys. Homeowners that rent their units will get one key and the renter will get another key. Owners/renter are free to make duplicate mailbox keys.
8. Three candidates are running for two openings on the board.
 - a. They are : Yuiry Gruzglin, Nick Nguyen, and Natalie Zwibel.
9. ADR committee. This committee is mandated by the state. We asked for volunteers and the following homeowners stepped forward: Nick Dousmanis, Stan Pietruska, and John Huston will join Michael Renzo-Posen and Dina Khandalavala who are already committee members.
10. Transfer from capital to operating:
 - a. \$1,120.00 for All American Chimney project at 1 Spruce (new chimney chase cover and cap)
 - b. \$3,850.00 L & W mailbox replacement project
 - c. Total amount of transfer \$4,970.00 approved 4/0
11. New vendor approval:
 - a. Harmony Landscaping Tree Service approved 4/0. They will be in addition to Davey Tree.
 - b. Two Paving vendors: Louis Rothberg & Sons and Harrington & Sons were approved 4/0
12. Chris from Country Nursery spoke about Harding Green need to have a Master Plan to improve the look of our complex
13. Leaf blowing on decks: those who would like this and have easy access to their deck will get leaves blown from decks.
14. To remediate vehicles being driven too fast on Harding Green Drive the following measures will be considered:
 - a. sign to remind people to slow down (or a speed limit sign);
 - b. additional speed bumps on Harding Green drive or speed bumps by cul-de-sac entrances;
 - c. ask Police to patrol more often.
15. Complaints:
 - a. An issue voted on in the June, 2010 meeting was re-visited: all complaints must be submitted in a written form. Approved 4/0.
16. A rule that prohibited children playing in the cul-de-sacs was repealed 3/1.
17. The meeting was adjourned at 9:52pm.

HGA Survey Results 2016

Please note the below results from the Survey conducted in September 2016. Included are the survey results we conducted back in 2015 in grey. These results will be shared with our vendors and Taylor Management to set new goals for the upcoming year.

We thank those that provided us feedback and we look forward in taking steps to improve areas that are of concern and focus. For reference, responses were provided from 1 – Poor, 2 – Fair, 3-Good, 4 – Excellent.

Vendor		Professionalism	Communication	Responsiveness/Timeliness	Follow-up	Accessibility	Overall Satisfaction
Taylor 2015		2.1	1.9	1.6	1.2	2.4	1.8
	<i>Excellent</i>	16%	16%	13%	9%	19%	13%
	<i>Good</i>	28%	22%	26%	14%	28%	25%
	<i>Fair</i>	13%	22%	30%	32%	31%	13%
	<i>Poor</i>	44%	41%	30%	45%	22%	50%
Taylor 2016		2.3	2.2	2.6	2.1	2.5	2.1
	<i>Excellent</i>	13%	13%	29%	28%	14%	13%
	<i>Good</i>	27%	20%	21%	0%	50%	13%
	<i>Fair</i>	34%	40%	29%	29%	7%	43%
	<i>Poor</i>	26%	26%	21%	43%	28%	31%
L&W		3.9	3.4	3.0	3.0	3.4	3.5
	<i>Excellent</i>	88%	50%	36%	50%	37%	49%
	<i>Good</i>	12%	38%	38%	25%	63%	38%
	<i>Fair</i>	0%	12%	13%	25%	0%	13%
	<i>Poor</i>	0%	0%	13%	0%	0%	0%
American Pool		2.3	2.1	2.3	2.0	2.4	2.3
	<i>Excellent</i>	33%	17%	33%	20%	20%	33%
	<i>Good</i>	17%	33%	17%	20%	40%	17%
	<i>Fair</i>	0%	0%	0%	0%	0%	0%
	<i>Poor</i>	50%	50%	50%	60%	40%	50%
Country Nursery		3.5	3.6	3.5	3.2	3.6	3.3
	<i>Excellent</i>	65%	67%	55%	40%	67%	43%
	<i>Good</i>	21%	22%	38%	40%	22%	38%
	<i>Fair</i>	14%	11%	7%	20%	11%	19%
	<i>Poor</i>	0%	0%	0%	0%	0%	0%
Express		3.3	3.1	2.7	2.8	3.0	2.9
	<i>Excellent</i>	50%	54%	34%	34%	43%	40%
	<i>Good</i>	20%	11%	22%	33%	29%	30%
	<i>Fair</i>	30%	22%	22%	11%	14%	10%
	<i>Poor</i>	0%	11%	22%	22%	14%	20%
HGA Board		3.7	3.6	3.6	3.6	3.7	3.7
	<i>Excellent</i>	62%	63%	61%	64%	69%	67%
	<i>Good</i>	38%	31%	33%	29%	31%	33%
	<i>Fair</i>	0%	6%	6%	7%	0%	0%
	<i>Poor</i>	0%	0%	0%	0%	0%	0%

Resident Information

Denis Morgan, our long term shareholder, informed us about his findings as to what caused the partial power failures that we had experienced in July and August 2016. We are publishing Mr. Morgan's note verbatim and are extending our gratitude to him for this investigation:

After 3 weeks and 8 phone calls to JCP&L, I spoke to a supervisor and finally got an answer to what happened on July 30, when parts of HG experienced a half-power loss for some 5 hours, and also as to why the same thing happened on August 9, that time for only about 5 minutes. The reason I was concerned is that a half-power outage is actually worse than a total outage because electric motors can burn up trying to start, thereby destroying such things as your AC, refrigerator, fans, dehumidifiers, etc., especially if you are not at home and therefore unable to shut off all HVAC and appliances that use electric motors.

The answers to my questions, which I obtained from a JCP&L supervisor are:

- July 30, 5-hr partial outage was due to a tripped fuse at the substation;*
- August 9, 5-min partial outage was due to a momentary failure of a 34.5 kV main power line.*

This eases my mind because none of this was attributed to some kind of local failure on HG property that could happen again if not properly repaired. Therefore, these failures are not as much of a concern because they were widespread, far from HG, and in any case, beyond our control.

Dennis Morgan, 4 Sycamore.

CASH DISBURSEMENTS

Starting Check Date: 9/01/16 Cash Account #: "All"

Ending Check Date: 9/30/16

Check Date	Check #	Vend #	Name	Check Amount	Reference
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Cash account #: 100-000 AAB-Operating

9/02/16 70050 APM AMERICAN POOL MANAGEMENT 421.80 SEPT SERV

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4511	INV0178807	9/01/16	750-000	9/01/16	421.80	SEPT SERV

9/02/16 70051 HG-CAP NFS FBO HARDING GREEN CAP. RES 8,361.00 A6R-039535

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4535	090116	9/01/16	910-000	9/01/16	8,361.00	A6R-039535
4535	090116	9/01/16	104-000	9/01/16	8,361.00	
4535	090116	9/01/16	332-000	9/01/16	8,361.00-	

Totals: 8,361.00

9/02/16 70052 TCN THE COUNTRY NURSERY INC 16,860.78

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4533	3378	9/01/16	725-000	9/01/16	7,021.88	09/16-MLY MAINTENANCE FEE
4537	3370	8/18/16	710-000	8/18/16	1,761.22	8 BEECH-CUT & REMOVE BURI
4538	3368	8/18/16	710-000	8/18/16	3,687.47	WORK @ 8 BEECH
4539	3369	8/18/16	710-000	8/18/16	599.20	8 BEECH - EXTRA PIPING FO
4540	3374	8/18/16	710-000	8/18/16	1,070.00	8BEECH-CUT ACCESS AREA IN
4541	3375	8/18/16	710-000	8/18/16	247.17	8 BEECH-PLACE PLYWOOD TO
4542	3373	8/18/16	727-000	8/18/16	1,802.95	8 BEECH-CUT DOWN&RMV STUM
4543	3376	8/18/16	710-000	8/18/16	670.89	8 BEECH-INST SHOT ROCK TO

Totals: 16,860.78

9/02/16 70053 TMC TAYLOR MANAGEMENT COMPANY 3,584.00 MANAGEMENT FEE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4534	090116	9/01/16	810-000	9/01/16	3,584.00	MANAGEMENT FEE

9/02/16 90216 (M)WLSBM WEBLIFE STORE LLC 18,855.53 MAIL BOXES

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4544	090216	9/02/16	333-000	9/02/16	18,855.53	MAIL BOXES

9/06/16 70054 TCN THE COUNTRY NURSERY INC 9,439.71

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4546	3129	8/18/16	726-000	8/18/16	925.00	4/13-BRANCH CLEAN UP AFTE
4547	3130	8/18/16	726-000	8/18/16	960.00	4/19-PRUNE FORSYTHIA
4548	3347	8/16/16	726-000	8/16/16	6,500.00	REFRESH MULCH
4549	3351	8/16/16	726-000	8/16/16	1,054.71	7/6 MAIN ENTRANCE-RMV RIV

CASH DISBURSEMENTS

Starting Check Date: 9/01/16 Cash Account #: "All"

Ending Check Date: 9/30/16

Check Date	Check #	Vend #	Name	Check Amount	Reference			

					Totals: 9,439.71			
9/14/16	70055	AACS	ALL AMERICAN CHIMNEY SERVICE	1,120.00	1 SPRUCE LN-CHASE COVER&C			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4551	HG-080316	9/01/16	333-000	9/01/16	1,120.00	1 SPRUCE LN-CHASE COVER&C
9/14/16	70056	JL	JUDITH LAPIDES	750.00	REFUND CREDIT ON ACCOUNT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4552	090216	9/02/16	160-000	9/02/16	750.00	REFUND CREDIT ON ACCOUNT
9/14/16	70057	L&W	L&W ENTERPRISES, LLC	3,850.00	INSTALLMENT DUE ON MAILBO			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4550	2816	9/02/16	333-000	9/02/16	3,850.00	INSTALLMENT DUE ON MAILBO
9/14/16	70058	PR-PD	PETER RUBINETTI	2,166.60	09/16-MLY SVC			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4555	572400	9/01/16	733-000	9/01/16	2,166.60	09/16-MLY SVC
9/14/16	70059	TH	TOWNSHIP OF HARDING SEWER DEP	212.78	SEWER CHARGE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4556	086-091316	9/13/16	616-000	9/13/16	212.78	SEWER CHARGE
9/14/16	70060	TMC	TAYLOR MANAGEMENT COMPANY	32.91	08/16-POSTAGE & COPIES			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4554	991275920	9/01/16	830-000	9/01/16	32.91	08/16-POSTAGE & COPIES
9/14/16	70061	WL	UHLIG LLC	58.20	POSTAGE & STATEMENTS			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4553	H012983-IN	8/31/16	830-000	9/01/16	58.20	POSTAGE & STATEMENTS
9/20/16	70062	ARM	AMERICAN ROOF MAINTENANCE	3,584.50	2 BIRCH RD-CHIMNEY REP			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4565	7349	9/13/16	710-000	9/13/16	3,584.50	2 BIRCH RD-CHIMNEY REP
9/20/16	70063	CBS	CAHILL BUILDING SERVICE LLC	160.50	CLEAN POOL BATHROOMS			

CASH DISBURSEMENTS

Starting Check Date: 9/01/16 Cash Account #: "All"

Ending Check Date: 9/30/16

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4559	39103	9/16/16	710-000	9/16/16	160.50	CLEAN POOL BATHROOMS
9/20/16	70064	EJP	EJ PETERS CO INC				1,116.20	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4558	24	9/15/16	710-100	9/15/16	246.42	12 SPRUCE - VARIOUS REPAI
		4566	23	9/19/16	710-000	9/19/16	869.78	4 & 6 ASH LANE-VARIOUS RE
						Totals:	1,116.20	
9/20/16	70065	JCP&L	JERSEY CENTRAL POWER & LIGHT				675.69	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4560	95654714024	9/13/16	610-000	9/13/16	13.87	100006521494-081316-09091
		4561	95654714007	9/13/16	610-000	9/13/16	233.93	100006486086-081316-09091
		4562	95654713994	9/13/16	610-000	9/13/16	130.92	100006481400-081316-09091
		4563	95654714001	9/13/16	610-000	9/13/16	296.97	100006484693-081316-09091
						Totals:	675.69	
9/20/16	70066	TDT	THE DAVEY TREE EXPERT CO.				532.86	TREE REMOVAL
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4557	910502433	9/06/16	727-000	9/06/16	532.86	TREE REMOVAL
9/20/16	70067	VER	VERIZON				145.22	973993596675404Y-090116-0
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4564	5404Y-090116	9/01/16	625-000	9/01/16	145.22	973993596675404Y-090116-0
9/28/16	70068	EPC	EXPRESS PAINTING CONTRACTORS				1,715.00	WORK TO VARIOUS LOCATIONS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4568	1429	9/27/16	710-000	9/27/16	1,715.00	WORK TO VARIOUS LOCATIONS
9/28/16	70069	PSE&G	PUBLIC SERVICE ELECTRIC & GAS				228.82	6594159100-081516-091416
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4567	59100-081516	8/15/16	610-000	9/01/16	228.82	6594159100-081516-091416
						Totals:	73,872.10	

CASH DISBURSEMENTS

Starting Check Date: 9/01/16 Cash Account #: "All"

Ending Check Date: 9/30/16

Check Date	Check #	Vend #	Name	Check Amount	Reference
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Cash account #: 104-000 Cash in Capital FISN

9/27/16	1074	(M)HGOPER	HARDING GREEN OPERATING	4,970.00	REIMB-L&W ENTERPRISE INV
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Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4569	092716	9/27/16	160-000	9/27/16	4,970.00	REIMB-L&W ENTERPRISE INV

Totals: 4,970.00

-- End of report --