

News from the Harding Green Association Board of Trustees

www.HardingGreen.org

AUGUST, 2025

BOARD OF TRUSTEES:

President: Richard Cook
Vice President: Art Ochs
Secretary: Carla Forte
Treasurer: Yuriy Gruzglin
Trustee: Soren Haagenen

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 hgatrusteess@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 SEPTEMBER:

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

**OPEN MEETING ON WEDNESDAY, AUGUST 27TH
6:30 PM**

IN PERSON AT THE KEMMEMER LIBRARY OR VIA ZOOM
LINK:

[HTTPS://US02WEB.ZOOM.US/J/89427885641?PWD=5AQDYL6MRtUCFBVLKNPBZC6HMxx54M.1](https://us02web.zoom.us/j/89427885641?pwd=5AQDYL6MRtUCFBVLKNPBZC6HMxx54M.1)

MEETING ID: 894 2788 5641 PASSCODE: 800536

AGENDA:

1. APPROVAL OF MINUTES
2. TREASURER'S REPORT A) BOARD VOTE ON \$25 MONTHLY HOA FEE INCREASE OCTOBER 1, 2025 B) BOARD VOTE ON FISCAL 2026 PROJECTED OPERATING AND RESERVE FUNDS
3. MANAGER'S REPORT
4. PAINTING, RESIDING, ROOF PROJECT UPDATES
5. TWO SEATS OPEN FOR THE BOARD IN THE OCTOBER ANNUAL ELECTION MEETING; CANDIDATES MAY SPEAK AT THE SEPTEMBER OPEN MEETING
6. OPEN ITEMS FROM THE FLOOR

COMMUNITY MAINTENANCE ACTIVITIES:

COUNTRY NURSERY COMPLETED PRUNING SERVICES.

D & T TREE SERVICE REMOVED A LEANING TREE AT 12 SPRUCE LANE.

EXPRESS HAS COMPLETED THE SIDING AND PAINTING PROJECT.

MORRIS RENOVATIONS WILL BE REPLACING ROOFS AT 8 AND 9 HEMLOCK LANE, 6 AND 13 SYCAMORE LANE, 2 POPLAR LANE AND 9 WALNUT LANE

THANK YOU TO HOMEOWNER KIMBERLY PIERSON WHO KINDLY DONATED THE DECORATIVE BENCH AT THE HICKORY LN TRIANGLE



TWO BOARD SEATS OPEN FOR ELECTION:

IF YOU ARE A HOMEOWNER WHO HAS AN INTEREST IN RUNNING TO BE ELECTED TO THE HGA BOARD OF TRUSTEES (A THREE YEAR TERM), PLEASE GO TO OUR WEBSITE AT WWW.HARDINGGREEN.ORG TO DOWNLOAD AN APPLICATION FORM WHICH CAN BE ACCESSED UNDER THE "DOCUMENTS AND FORMS" SECTION UNDER THE HEADING "APPLICATION FOR CANDIDACY FOR THE BOARD OF TRUSTEES". THE QUESTIONS DO NOT NEED TO BE RESTRICTED TO THE SPACE PROVIDED.

ALL APPLICATIONS ALONG WITH A RESUME MUST BE SUBMITTED TO HGATRUSTEES@YAHOO.COM BY SATURDAY, SEPTEMBER 20TH AT 5PM.

A MAILING WILL BE SENT TO ALL HOMEOWNERS ON OR ABOUT FRIDAY, SEPTEMBER 26TH WITH CANDIDACY INFORMATION ALONG WITH A VOTING BALLOT WHICH CAN BE RETURNED TO TAYLOR MANAGEMENT VIA USPS OR DELIVERED TO OUR ANNUAL MEETING IN OCTOBER.

SAVE THE DATE FOR AN END OF SUMMER HARDING GREEN SOCIAL:

PLEASE JOIN OUR END OF SUMMER GATHERING AT THE POOL ON THURSDAY, **SEPTEMBER 4TH** STARTING AT 5:30PM (WEATHER PERMITTING).

GREAT FOOD, DRINKS, CONVERSATION, FUN AND GAMES FOR ALL! \$10 PER PERSON REQUESTED AT ATTENDANCE/ \$20 FOR A FAMILY OF 2 OR MORE. ICE-CREAM TRUCK FOR CASH PURCHASE AT 7PM.



Date	Check #	Payee	Amount
10-100000-00-00 AAB - Operating - 8704			
07/01/2025	100742	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACT	\$14,086.93
		Invoice #: 1613	
		Check Memo :	
		30-302450-00-02 6/16-6/20/25-LABOR, MATERIALS, DUMPSTER-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$14,086.93
07/01/2025	100743	SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNIK	\$621.16
		Invoice #: 700.00062525--	
		Check Memo :	
		60-600400-00-00 7901320700.00-SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNICIPAL UT AUTH)	\$621.16
07/01/2025	100744	COMMUNITY ASSOCIATION UNDERWRITERS (cau)	\$5,487.00
		Invoice #: 3794061125--	
		Check Memo :	
		14-140200-00-00 POLICY # CAU503035-5-COMMUNITY ASSOCIATION UNDERWRITERS (cau)	\$5,487.00
07/01/2025	100745	COUNTRY NURSERY	\$9,543.68
		Invoice #: 12573	
		Check Memo :	
		72-720000-00-00 July Monthly maintenance fee due 1st of the month-COUNTRY NURSERY	\$9,543.68
07/01/2025	100746	T-MOBILE	\$57.00
		Invoice #: XX1037061925--	
		Check Memo :	
		60-600600-00-00 XXXXX1037-T-MOBILE	\$57.00
07/01/2025	100747	PAT DUNNIGAN POOLS LLC	\$2,345.75
		Invoice #: 1697	
		Check Memo :	
		74-741100-00-00 WKLY CLEANING & BALANCE OF CHEMICALS-PAT DUNNIGAN POOLS LLC	\$2,345.75
07/01/2025	100748	MORRIS RENOVATIONS INC	\$4,350.00
		Invoice #: 4616	
		Check Memo :	
		70-700550-00-00 Gutter Cleaning-MORRIS RENOVATIONS INC	\$4,350.00
07/03/2025	100151	RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF	\$14,002.75
		Check Memo : ACCT 7R3-00658	
		90-902050-00-00 Capital Reserve - Contribution	\$14,002.75
07/03/2025	100152	TAYLOR MANAGEMENT	\$4,047.00
		Check Memo : MANAGEMENT FEE	
		80-800000-00-00 Management Fees	\$4,047.00
07/08/2025	100749	L&W ENTERPRISES, LLC	\$375.00
		Invoice #: 206	
		Check Memo :	
		70-700000-00-00 Pool house- replace electronic lock with a door set and dead bolt-L&W ENTERPRISES, LLC	\$375.00
07/08/2025	100750	L&W ENTERPRISES, LLC	\$125.00



Cash Disbursement
 Harding Green Assoc. Inc.
 07/01/2025 - 07/31/2025

Date	Check #	Payee	Amount
		Invoice #: 207	
		Check Memo :	
		70-700000-00-00 7 Spruce lane- seal and caulk around front window-L&W ENTERPRISES, LLC	\$125.00
07/08/2025	100751	L&W ENTERPRISES, LLC	\$125.00
		Invoice #: 208	
		Check Memo :	
		70-700000-00-00 7 hemlock lane- re attach downspout and repair front leader extension-L&W ENTERPRISES, LLC	\$125.00
07/08/2025	100752	TAYLOR MANAGEMENT COMPANY	\$1.46
		Invoice #: 086-033125L	
		Check Memo :	
		80-800650-00-00 March 2025 LetterStream Usage-TAYLOR MANAGEMENT COMPANY	\$1.46
07/08/2025	100753	TAYLOR MANAGEMENT COMPANY	\$1.16
		Invoice #: 086-043025L	
		Check Memo :	
		80-800650-00-00 April 2025 LetterStream Usage-TAYLOR MANAGEMENT COMPANY	\$1.16
07/08/2025	100754	SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNIK	\$524.60
		Invoice #: 470.00063025--	
		Check Memo :	
		60-600400-00-00 7625100470.00-SMCMUA (THE SOUTHEAST MORRIS COUNTY MUNICIPAL UT AUTH)	\$524.60
07/09/2025	100755	Trius Exterminating Company Inc.	\$154.61
		Invoice #: 353109	
		Check Memo :	
		70-701700-00-00 8211-Trius Exterminating Company Inc.	\$154.61
07/09/2025	100756	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACT	\$22,000.00
		Invoice #: 1614	
		Check Memo :	
		70-701050-00-00 Payment 2 for rotation painting 2025- SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$22,000.00
07/14/2025	100757	TAYLOR MANAGEMENT COMPANY	\$22.48
		Invoice #: 086-063025	
		Check Memo :	
		80-800650-00-00 JUNE POSTAGE/ENV-TAYLOR MANAGEMENT COMPANY	\$22.48
07/16/2025	100758	PSE & G	\$828.54
		Invoice #: 605207735832	
		Check Memo :	
		60-600200-00-00 6594159100-PSE & G	\$828.54
07/24/2025	100153	Trius Exterminating Company Inc.	\$5,757.75
		Invoice #: 352174	
		Check Memo :	
		70-701700-00-00 Power Spray Foundations.- Trius Exterminating Company Inc.	\$5,757.75
07/25/2025	100154	TAYLOR MANAGEMENT	\$83.11
		Check Memo :	
		80-800650-00-00 HO WELCOMELINK STATEMENTS JULY WE 07/22	\$83.11



Date	Check #	Payee	Amount
07/28/2025	100759	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTOR Invoice #: 1616 Check Memo : 30-302450-00-02 SIDING REPAIR-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$3,777.64 \$3,777.64
07/28/2025	100760	T&D TREE COMPANY LLC / DOMENIC LOMBARDI Invoice #: 071925-- Check Memo : 72-720250-00-00 TREE TRIMMINGS & REMOVALS-T&D TREE COMPANY LLC / DOMENIC LOMBARDI	\$6,184.25 \$6,184.25
07/28/2025	100761	INTERSTATE WASTE SERVICES INC (DETROIT) Invoice #: 0010959660 Check Memo : 70-702300-00-00 689175,7/1-7/31-INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,861.91 \$2,861.91
07/28/2025	100762	JCP&L (jersey central power & light) Invoice #: 95598295282 Check Memo : 60-600000-00-00 100 006 481 400-JCP&L (jersey central power & light)	\$91.15 \$91.15
07/28/2025	100763	JCP&L (jersey central power & light) Invoice #: 95598295283 Check Memo : 60-600000-00-00 100 006 484 693-JCP&L (jersey central power & light)	\$599.18 \$599.18
07/28/2025	100764	JCP&L (jersey central power & light) Invoice #: 95598295284 Check Memo : 60-600000-00-00 100 006 486 086-JCP&L (jersey central power & light)	\$95.13 \$95.13
07/28/2025	100765	JCP&L (jersey central power & light) Invoice #: 95598295285 Check Memo : 60-600000-00-00 100 006 521 494-JCP&L (jersey central power & light)	\$11.38 \$11.38
07/28/2025	100766	PAT DUNNIGAN POOLS LLC Invoice #: 1745 Check Memo : 74-741100-00-00 WEEKLY CLENIING&BALANCE OF CHEMICALS 07/2025-PAT DUNNIGAN POOLS LLC	\$2,505.69 \$2,505.69
07/28/2025	100767	Trius Exterminating Company Inc. Invoice #: 353592 Check Memo : 70-701700-00-00 8211-Trius Exterminating Company Inc.	\$154.61 \$154.61
07/28/2025	100768	Trius Exterminating Company Inc. Invoice #: 353108 Check Memo : 70-701700-00-00 8211-Trius Exterminating Company Inc.	\$154.61 \$154.61
07/28/2025	100769	TAYLOR MANAGEMENT COMPANY Invoice #: 086-103124L Check Memo : 80-800650-00-00 October 2024 LetterStream Usage-TAYLOR MANAGEMENT COMPANY	\$1.16 \$1.16



Cash Disbursement
 Harding Green Assoc. Inc.
 07/01/2025 - 07/31/2025

Date	Check #	Payee	Amount
		Account Totals	# Checks: 32
			\$100,976.69
10-102000-00-02 Landolt - Cap Res - 0658			
07/17/2025			\$13,427.29
		Check Memo :	
		10-100000-00-00 Transfer to AAB - Operating - 8704; Funds Transfer	\$13,427.29
07/15/2025	0	HARDING GREEN OPERATING	\$14,086.93
		Check Memo :	
		14-140300-00-00 Bank Adjustment - to rcd cap to op check bw12118962; to rcd cap to op check bw12118962	\$14,086.93
		Account Totals	# Checks: 1
			\$27,514.22
		Association Totals	# Checks: 33
			\$128,490.91

