

# News from the Harding Green Association Board of Trustees

www.HardingGreen.org

**DECEMBER, 2025**

**BOARD OF TRUSTEES:**

President: Art Ochs  
Vice President: Celine Rossignol  
Secretary: Carla Forte  
Treasurer: Soren Haagensen  
Trustee: Richard Cook

**ALTERNATIVE DISPUTE:**

**RESOLUTION COMMITTEE:**

Dina Khandalavala  
Stan Pietruska  
Dan Feuerstein  
Joan Vrba  
Natalie Zwibel

**NEWSLETTER EDITOR:** CARLA FORTE

**WEBSITE EDITOR:** YURIY GRUZGLIN

**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  
(973) 267-9000  
[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 JANUARY:**

*Tuesday, January 6th and Tuesday, January 20th  
Regular trash pickup on Tuesday and Friday mornings*



Community Maintenance Activities:

A new roof was installed at 12 Spruce Lane.

Gutters and leaders were flushed followed by a final leaf clean-up.

The state of NJ pruned trees along Mt. Kemble Avenue.

Salting services were performed with a spreader and plow/shovel services during 2 snow events this month.

Holiday greenery and lights were hung at our entrance for the festive season.

Requests for a work order/repairs should be addressed to manager, Gary McHugh at [gmchugh@taylormgt.com](mailto:gmchugh@taylormgt.com) and cc: [hgatrustees@yahoo.com](mailto:hgatrustees@yahoo.com)

Draft Minutes November 26<sup>th</sup>, 2025

All Board members attended virtually along with Gary McHugh, Zoom host:  
Art Ochs, Celine Rossignol, Soren Haagensen, Carla Forte and Richard Cook.

8 Homeowner's via Zoom.

Meeting called to order at 6:32 pm

### **Agenda Items:**

#### **Approval of October Meeting Minutes:**

Motion made to approve, seconded and approved 4/1 (one member did not attend the October open meeting).

#### **Treasurer's Report:**

Discussion about reviewing expenses and the reserve study in the coming months. Capital reserve account balance October 31, 2025 - \$218, 925.41 (\$118,925.41 in money-market and \$100,000 in treasury bonds earning approx. 4.2% interest).

#### **Approval of new pond vendor:**

Motion made to approve Trident Environmental Group and yearly contract of \$3600 to maintain and service the pond which is well within the \$6000 budget. Motion seconded, and approved 5/0.

#### **Off the Agenda Items:**

A homeowner mentioned that the election results are being challenged and that the Board and the ADR committee has received a copy of the request to void the election by Yuriy Gruzglin. A Board member asked this homeowner how this fact was made public and was now being addressed in an open session.

Yuriy verbalized that he decided to challenge the election based on circumstances that came to light that caused him to send an email to the Board and ADR to request a review of the election challenging its integrity based on some irregularities. The vote count was Art Ochs-55, Celine Rossignol-40, Yuriy Gruzglin-39 and Dick Bruno received 9 write-in votes. A Board member advised that his email was received just this morning at 11:30 am and was forwarded upon receipt to Caroline Record, Association attorney.

Yuriy further stated that he initially accepted the outcome but after a review of the ballots and the envelopes, a conflict was identified with single vote ballots (despite correction that homeowners should vote for up to 2 candidates) along with an envelope that was not sent to the registered homeowner. The election was so close that he has now decided to ask the ADR committee to review his issues and render their opinion.

A Board member commented that once the ballots were removed from their envelopes and counted, and the results shared; that Celine was immediately seated as a new member along with Art Ochs, who was also on the ballot.

A Board member stated that all homeowners have the right to review the ballots and that we should wait for Caroline Records legal opinion concerning this matter is rendered.



Regarding the assigning of Board Positions as an Agenda item, some objections persisted by homeowners despite the fact that the board roles were discussed at a work session and need now be approved at an open meeting. Gary McHugh suggested that either a vote be taken or the item be tabled for a future meeting. Decision made to table this Agenda item.

A Board member reiterated that Caroline Record is in possession of Yuriy's email request to void the election and further stated that any Board member has the right to contact our association attorney for legal advice without receiving permission from other members to do so.

**Manager's Report:**

Final leaf cleaning will take place after the gutters are cleaned which is scheduled in early December. Good news to hear that Trident Environmental is interested in beginning maintenance of the pond before the service contract begins.

Work orders are almost caught up and only a few minor issues are open relating to exterior maintenance and repair.

Cabbage clusters were planted at the entrance, and it was recommended that several more should be added for more color.

**Open Items:**

A homeowner commented that a realtor marketing campaign contained incorrect information regarding Harding Green, and it was suggested that she could certainly call the agent to discuss it.

A homeowner asked if there are any additional proposals for new siding. A Board member commented that once all vendor bids are completed (3 in total), a review meeting will be scheduled. In the meantime, the paint/board replacement cycle will continue on schedule. A homeowner says there are many in the community who have interest in joining the siding committee and was advised to contact Soren Haagensen to join.

A homeowner did not recall mention made in any newsletters referencing the committee for siding. It was suggested to make one committee for beautification/landscaping and keep the siding committee separate for residents who might want to become involved with one or both.

A thank you given from a Board member for the food drive that resulted in a donation of 785 lbs. of canned goods and necessities to the Morris County Food Bank.

A homeowner stated that the siding project should get "killed off" because a "vote" amongst homeowners was taken already. A new "vote" should go out to the community again 2-3 years from now, was the suggestion.

A homeowner asked if the Association is responsible for repainting decks. A Board member explained that every deck has now received the allowable 10% replacement boards and that decks will be painted during the unit painting cycle. Any

wood on the deck floor or the privacy wall that needs to be replaced is at the homeowner's expense. If a homeowner wants to replace their deck, a property modification form should be completed; the same uniform color will apply.

A motion was made to adjourn the meeting. Meeting adjourned at 7:28 pm.

Draft Minutes – Open Board meeting via Zoom – December 10th, 2025

All Board members on call along with 10 homeowners  
Meeting called to order at 6:38 pm

Agenda Items:

**Approval of Board positions.**

- Art Ochs read the positions as follows: Art Ochs-President, Celine Rossignol-Vice-President, Soren Haagensen-Treasurer, Carla Forte-Secretary, Richard Cook-Trustee. Motion made to approve, seconded and approved 3/0/2.
- Art Ochs added a second agenda item regarding Yuriy Gruzglin's contesting of the election and the outcome of the ADR's meeting who heard his request on Tuesday, December 8<sup>th</sup>. Art shared that the ADR voted to uphold the election. He asked the Board to vote to uphold. Motion made, seconded and upheld 3/0/2.

Remarks from attendees:

- Richard Cook suggested that the Board schedule a work session to address the ADR panel topic.
- Yuriy acknowledged that the ADR communicated to him their decision to uphold the election 3-2, but he requested knowing the rationale behind the majority decision. Yuriy further stated that once he hears the reasoning for the ADR decision, he will decide whether or not to take further action.
- Richard Cook asked Yuriy if he attended an in-person meeting, a conference call or by Zoom with the Alternate Disputes Resolution committee and Yuriy said that he submitted his requests and reasons to void the election to the committee by email.
- An ADR panel member asked if Caroline Record (Board attorney) knows about an envelope containing a ballot from a renter, rather the registered homeowner. Art responded that Caroline has seen Yuriy's email request to void the election and she is in receipt of Yuriy's entire arguments as presented to the ADR committee and the Board members.

Motion made to adjourn meeting. Meeting adjourned at 7:04pm.



**Cash Disbursement**  
 Harding Green Assoc. Inc.  
 11/01/2025 - 11/30/2025

Date	Check #	Payee	Amount
<b>10-100000-00-00 AAB - Operating - 8704</b>			
11/03/2025	100852	COUNTRY NURSERY <b>Invoice #: 12913</b> <b>Check Memo :</b> 72-720000-00-00 11/25-MLY LANDS MAINT-COUNTRY NURSERY	\$9,543.68
11/05/2025	100166	RBC FBO HARDING GREEN CAP RES FISN, A DIV. OF <b>Check Memo : ACCT 7R3-00658</b> 90-902050-00-00 Capital Reserve - Contribution	\$17,000.00
11/05/2025	100167	TAYLOR MANAGEMENT <b>Check Memo : MANAGEMENT FEE</b> 80-800000-00-00 Management Fees	\$4,047.00
11/07/2025	100853	JCP&L (jersey central power & light) <b>Invoice #: 95428604725</b> <b>Check Memo :</b> 60-600000-00-00 100 006 481 400-JCP&L (jersey central power & light)	\$93.08
11/07/2025	100854	JCP&L (jersey central power & light) <b>Invoice #: 95428604726</b> <b>Check Memo :</b> 60-600000-00-00 100 006 484 693-JCP&L (jersey central power & light)	\$251.81
11/07/2025	100855	JCP&L (jersey central power & light) <b>Invoice #: 95428604728</b> <b>Check Memo :</b> 60-600000-00-00 100 006 521 494-JCP&L (jersey central power & light)	\$12.01
11/07/2025	100856	PSE & G <b>Invoice #: 602611156384</b> <b>Check Memo :</b> 60-600200-00-00 9415910065-PSE & G	\$52.53
11/10/2025	100857	L & W ENTERPRISE LLC <b>Invoice #: 234</b> <b>Check Memo :</b> 70-700000-00-00 4 Spruce Lane- new aluminum railing for front porch-L & W ENTERPRISE LLC	\$2,350.00
11/10/2025	100858	L & W ENTERPRISE LLC <b>Invoice #: 236</b> <b>Check Memo :</b> 70-700000-00-00 15 sycamore lane-inspect around entire house for openings for critters to get in-L & W ENTERPRISE LL	\$595.00
11/12/2025	100859	COMMUNITY ASSOCIATION UNDERWRITERS (cau) <b>Invoice #: 3794101625--</b> <b>Check Memo :</b> 14-140200-00-00 POL#: CAU503035-6 DOWN PAYMENT-COMMUNITY ASSOCIATION UNDERWRITERS (cau)	\$23,570.53
11/13/2025	100860	COUNTRY NURSERY <b>Invoice #: 12951</b> <b>Check Memo :</b> 72-720150-00-00 10/28 Clean up branches from patio at 14 Beech-COUNTRY NURSERY	\$1,722.67



**Cash Disbursement**  
 Harding Green Assoc. Inc.  
 11/01/2025 - 11/30/2025

Date	Check #	Payee	Amount
11/13/2025	100861	L & W ENTERPRISE LLC <b>Invoice #: 237</b> <b>Check Memo :</b> 70-700000-00-00 5 Hemlock lane- replace downspouts-L & W ENTERPRISE LLC	\$545.00 \$545.00
11/13/2025	100862	L & W ENTERPRISE LLC <b>Invoice #: 239</b> <b>Check Memo :</b> 70-700000-00-00 1 walnut lane- install new gutters and downspouts-L & W ENTERPRISE LLC	\$1,950.00 \$1,950.00
11/13/2025	100863	L & W ENTERPRISE LLC <b>Invoice #: 240</b> <b>Check Memo :</b> 70-700000-00-00 4 Birch lane-install new gutters and downspouts in the rear of the unit-L & W ENTERPRISE LLC	\$1,700.00 \$1,700.00
11/13/2025	100864	L & W ENTERPRISE LLC <b>Invoice #: 241</b> <b>Check Memo :</b> 70-700000-00-00 7 Ash lane- install 2 new front downspouts-L & W ENTERPRISE LLC	\$250.00 \$250.00
11/13/2025	100865	L & W ENTERPRISE LLC <b>Invoice #: 242</b> <b>Check Memo :</b> 70-700000-00-00 8 Ash Lane- install 1 new front downspout-L & W ENTERPRISE LLC	\$125.00 \$125.00
11/13/2025	100866	GREENBAUM, ROWE, SMITH & DAVIS <b>Invoice #: 4365051</b> <b>Check Memo :</b> 20-200000-00-00 Accounts Payable Inv # 4365051 (Reversal) 40-401250-00-00 General-GREENBAUM, ROWE, SMITH & DAVIS 80-800250-00-00 General-GREENBAUM, ROWE, SMITH & DAVIS	\$245.00 \$245.00 \$245.00
11/13/2025	100867	GREENBAUM, ROWE, SMITH & DAVIS <b>Invoice #: 4365052</b> <b>Check Memo :</b> 20-200000-00-00 Accounts Payable Inv # 4365052 (Reversal) 40-401250-00-00 Gordon Brown (6 Poplar Ln.)-GREENBAUM, ROWE, SMITH & DAVIS 80-800250-00-00 Gordon Brown (6 Poplar Ln.)-GREENBAUM, ROWE, SMITH & DAVIS	\$50.00 \$50.00 \$50.00
11/13/2025	100868	PRO SEALER PAVING & <b>Invoice #: 103025--</b> <b>Check Memo :</b> 30-302450-00-02 Sidewalk repair-PRO SEALER PAVING &	\$12,232.00 \$12,232.00
11/13/2025	100869	INTERSTATE WASTE SERVICES INC (DETROIT) <b>Invoice #: 0011472005</b> <b>Check Memo :</b> 70-702300-00-00 11/25-TRASH SERVICE-INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,861.91 \$2,861.91
11/24/2025	100168	TAYLOR MANAGEMENT <b>Check Memo :</b> 80-800650-00-00 WELCOMELINK W/E 11/18/25	\$93.57 \$93.57



Date	Check #	Payee	Amount
11/24/2025	100870	PRO SEALER PAVING & <b>Invoice #: 103025A--</b> <b>Check Memo :</b> 20-200000-00-00 Accounts Payable Inv # 103025A-- (Reversal) \$10,379.00 30-302450-00-02 Driveway and Seal, Crack and Asphalt-PRO SEALER PAVING & \$10,379.00 70-700000-00-00 Driveway and Seal, Crack and Asphalt-PRO SEALER PAVING & \$10,379.00	\$10,379.00
11/24/2025	100871	L & W ENTERPRISE LLC <b>Invoice #: 243</b> <b>Check Memo :</b> 70-700000-00-00 12 spruce lane- sealed plumbing vents-L & W ENTERPRISE LLC \$175.00	\$175.00
11/24/2025	100872	L & W ENTERPRISE LLC <b>Invoice #: 244</b> <b>Check Memo :</b> 70-700000-00-00 Harding green entrance- install new american flag and repair flag pole-L & W ENTERPRISE LLC \$195.00	\$195.00
11/24/2025	100873	L & W ENTERPRISE LLC <b>Invoice #: 245</b> <b>Check Memo :</b> 70-700000-00-00 9 Tulip lane-look around house for openings-L & W ENTERPRISE LLC \$225.00	\$225.00
11/24/2025	100874	L & W ENTERPRISE LLC <b>Invoice #: 246</b> <b>Check Memo :</b> 70-700000-00-00 1 spruce lane- installed the downspout-L & W ENTERPRISE LLC \$125.00	\$125.00
11/24/2025	100875	TAYLOR MANAGEMENT COMPANY <b>Invoice #: 086-083125</b> <b>Check Memo :</b> 80-800650-00-00 AUG -POSTAGE & ENV-TAYLOR MANAGEMENT COMPANY \$17.20	\$17.20
11/24/2025	100876	TAYLOR MANAGEMENT COMPANY <b>Invoice #: 086-103125</b> <b>Check Memo :</b> 80-800650-00-00 OCT - POSTAGE/COPIES/ENV-TAYLOR MANAGEMENT COMPANY \$31.33	\$31.33
11/26/2025	100877	JMG CPAS LLC / Jilleba & Lubbock Cpa's <b>Invoice #: 43926</b> <b>Check Memo :</b> 20-200000-00-00 Accounts Payable Inv # 43926 (Reversal) \$2,000.00 20-200300-00-00 Progress billing in connection with the annual audit for the year ended September 30, 2025.-JMG CPAS \$2,000.00 80-800100-00-00 Progress billing in connection with the annual audit for the year ended September 30, 2025.-JMG CPAS \$2,000.00	\$2,000.00
11/26/2025	100878	TAYLOR MANAGEMENT COMPANY <b>Invoice #: 086-093025R</b> <b>Check Memo :</b> 80-800650-00-00 September 2025 Harding Green Election Mailing-TAYLOR MANAGEMENT COMPANY \$427.63	\$427.63



Date	Check #	Payee	Amount
11/26/2025	100879	GREENBAUM, ROWE, SMITH & DAVIS	\$350.00
		<b>Invoice #: 4367412</b>	
		<b>Check Memo :</b>	
		20-200000-00-00 Accounts Payable Inv # 4367412 (Reversal)	\$350.00
		40-401250-00-00 GENERAL-GREENBAUM, ROWE, SMITH & DAVIS	\$350.00
		80-800250-00-00 GENERAL-GREENBAUM, ROWE, SMITH & DAVIS	\$350.00
11/26/2025	100880	COMMUNITY ASSOCIATION UNDERWRITERS (cau)	\$5,902.00
		<b>Invoice #: 3794111425--</b>	
		<b>Check Memo :</b>	
		14-140200-00-00 POL#: CAU503035-6-COMMUNITY ASSOCIATION UNDERWRITERS (cau)	\$5,902.00
11/26/2025	100881	JCP&L (jersey central power & light)	\$97.61
		<b>Invoice #: 95648347829</b>	
		<b>Check Memo :</b>	
		60-600000-00-00 100 006 481 400-JCP&L (jersey central power & light)	\$97.61
11/26/2025	100882	JCP&L (jersey central power & light)	\$99.82
		<b>Invoice #: 95648347830</b>	
		<b>Check Memo :</b>	
		60-600000-00-00 100 006 484 693-JCP&L (jersey central power & light)	\$99.82
11/26/2025	100883	JCP&L (jersey central power & light)	\$12.21
		<b>Invoice #: 95648347832</b>	
		<b>Check Memo :</b>	
		60-600000-00-00 100 006 521 494-JCP&L (jersey central power & light)	\$12.21
		<b>Account Totals</b>	<b># Checks: 35</b>
			<b>\$99,327.59</b>
<b>10-102000-00-02 Landolt - Cap Res - 0658</b>			
11/06/2025			\$29,363.00
		<b>Check Memo :</b>	
		10-100000-00-00 Transfer to AAB - Operating - 8704; Funds Transfer	\$29,363.00
11/06/2025			\$7,314.48
		<b>Check Memo :</b>	
		10-100000-00-00 Transfer to AAB - Operating - 8704; Funds Transfer	\$7,314.48
		<b>Account Totals</b>	<b># Checks: 0</b>
			<b>\$36,677.48</b>
		<b>Association Totals</b>	<b># Checks: 35</b>
			<b>\$136,005.07</b>