

News from the Harding Green Association Board of Trustees

www.HardingGreen.org

SEPTEMBER, 2025

BOARD OF TRUSTEES:

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

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

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HGA REPRESENTATIVE
USI INSURANCE SERVICES
(732) 349-2100 x85573
(732) 908-5573 (direct)

RECYCLING DATES FOR OCTOBER:

*Tuesday, October 14th and Tuesday, October 28th
Regular trash pickup on Tuesday and Friday mornings*

**OPEN MEETING ON WEDNESDAY, SEPTEMBER 24TH
AT 6:30 PM**

IN PERSON AT THE KEMMEMER LIBRARY OR VIA ZOOM
LINK:

JOIN ZOOM MEETING

[HTTPS://US02WEB.ZOOM.US/J/8671865517?PWD=DLLUOAL6L5KORAKY6O5EOBONVS5GOW.1](https://us02web.zoom.us/j/8671865517?pwd=DLLUOAL6L5KORAKY6O5EOBONVS5GOW.1)

MEETING ID: 867 1865 5517

PASSCODE: 149514

AGENDA:

1. APPROVAL OF MINUTES FROM AUGUST 27TH
2. TREASURER'S REPORT
3. MANAGER'S REPORT
4. OCTOBER OPEN MEETING/ELECTION/CANDIDATES
5. OPEN ITEMS FROM THE FLOOR

COMMUNITY MAINTENANCE ACTIVITIES:

MORRIS RENOVATIONS HAS REPLACED ROOFS AT 8 AND 9 HEMLOCK LANE, 6 AND 13 SYCAMORE LANE, 2 POPLAR LANE AND 5 WALNUT LANE

STREET LIGHT REPAIRED ON BIRCH LANE

DRIVEWAY REPLACED AT 1 BIRCH LANE

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 BROUGHT IN PERSON TO THE ANNUAL MEETING ON WEDNESDAY, OCTOBER 29TH.

THE LAST DAY OF THE POOL WAS SUNDAY, SEPTEMBER 14TH. THE NEW POOL COVER HAS BEEN PUT IN PLACE AND THE FURNITURE WILL SHORTLY BE STORED UNTIL NEXT SUMMER.

THE HARDING GREEN SOCIAL WAS A HUGE SUCCESS WITH CLOSE TO 50 FRIENDS AND NEIGHBORS IN ATTENDANCE. THANK YOU TO ALL THE VOLUNTEERS WHO HOSTED AND ARRANGED SUCH A NICE EVENING



DRAFT MINUTES – OPEN BOARD MEETING, AUGUST 27, 2025, KEMMERER LIBRARY 6:30PM

RICHARD COOK, PRESIDENT; CARLA FORTE, SECRETARY VIA ZOOM

SOREN HAAGENSEN, TRUSTEE AND YURIY GRUZGLIN, TREASURER IN PERSON

ART OCHS, VICE PRESIDENT; ABSENT

4 HOMEOWNER'S IN ATTENDANCE, 1 VIA ZOOM

1) MOTION MADE TO APPROVE MINUTES FROM APRIL 23RD, 2025. APPROVED 4/0.

2) TREASURER'S REPORT:

A) AS OF JULY 31ST, 2025 – OPERATING ACCOUNT BALANCE: \$244,321.24

CAPITAL RESERVE IN MONEY MARKET: \$102,839.39 AND CAPITAL RESERVE IN US

TREASURIES: \$100,000

B) DISCUSSION TO APPROVE THE 2025-2026 DRAFT BUDGET. MOTION MADE TO APPROVE, WHICH WAS SECONDED AND APPROVED 4/0.

C) MOTION MADE TO INCREASE THE MONTHLY HOA FEE BY \$25 PER MONTH AS RECOMMENDED BY THE RESERVE STUDY THAT WAS CONDUCTED LAST YEAR TO ACHIEVE ADEQUATE FUNDING GOALS AS WELL AS THE FACT THAT THERE ARE APPROXIMATELY 54 ROOFS TO REPLACE OVER THE NEXT 4 YEARS. MOTION WAS SECONDED AND APPROVED 4/0.

3) MANAGER'S REPORT:

- GARY COMMENTED THAT COUNTRY NURSERY IS DOING A GOOD JOB DESPITE DRY CONDITIONS.

- IT IS NECESSARY TO PURCHASE A NEW POOL COVER FOR \$6,800 WHICH WAS BUDGETED.

- SEVERAL DRIVEWAY AND SIDEWALK REPAIRS ARE NECESSARY TO COMPLETE THIS FALL.

- SIX ROOFS WERE RECENTLY COMPLETED AND THERE ARE 14 ON THE SCHEDULE FOR NEXT YEAR AND AN ADDITIONAL LIST HAS BEEN COMPILED FOR SPRING 2026.

- 24 UNITS WERE PAINTED AND RE-SIDED (ROTTED BOARDS REPLACED) ALONG WITH 34 COMPLETED LAST YEAR. THE REMAINING 2 CUL-DE-SACS (TULIP AND HEMLOCK) WILL BE SCHEDULED OVER THE NEXT 2 FISCAL YEARS.

4) OPEN ITEMS:

- COUNTRY NURSERY TO ADDRESS THE ISSUE WITH MULCH APPLICATION FOR NEXT SPRING, ENSURING PROPER THICKNESS AND COVERAGE.

- STREETLIGHTS THAT STAY ON DURING THE DAY WILL BE CHECKED BY AN ELECTRICIAN.

- DRIVEWAY CONTRACTOR WILL INSPECT AND REPAIR THE CRACKED DRIVEWAY AT 4 ASH UNDER WARRANTY.

- BOARD WILL FINALIZE THE SNOW CONTRACT WITH VENDOR.
- BOARD WILL COMPLETE THE REVIEW OF SIDING PROPOSAL ONCE ALL BIDS ARE RECEIVED.
- PROPER DECK BLOWING OF LEAVES/DEBRIS WILL BE ADDRESSED WITH LANDSCAPER.
- POOL BUDGET WAS REVIEWED AND DISCUSSED THAT IT INCLUDED THE EXPENSE OF THE NEW POOL COVER.
- CONFIRMATION THAT OUR MEETINGS ARE TRADITIONALLY HELD THE LAST WEDNESDAY OF EVERY MONTH WITH THE NEWSLETTER DISTRIBUTED THE MONDAY PRIOR. PER LAW, A MINIMUM OF 6 OPEN MEETINGS PER YEAR ARE REQUIRED.
- CONCERN THAT THE POOL WAS CLOSED ONE DAY FOR DISCOLORATION. A BOARD MEMBER EMPHASIZED THAT IN 45 YEARS OF THE POOL OPERATING, THERE HAD BEEN ONLY THREE INSTANCES OF WATER QUALITY PROBLEMS.

FINAL BOARD COMMENTS:

- CLARIFICATION THAT THE HOMEOWNER'S INTEREST IN THE SIDING PROJECT WAS A NARROW MARGIN AT LAST YEAR'S ANNUAL MEETING (41 NO/40 YES), ESTIMATES ARE STILL BEING GATHERED (AT NO CHARGE) AND WOULD PRESENT OPTIONS TO HOMEOWNERS AFTER REVIEWING ALL PROPOSALS AT A BOARD WORK SESSION.
 - CELINE ROSSIGNOL (HOMEOWNER VIA ZOOM) OFFERED HER EXPERIENCE/ASSISTANCE AS SHE WAS INVOLVED IN UNDERTAKING A SIMILAR RESIDING PROJECT AS A BOARD MEMBER IN A COMMUNITY IN UPSTATE NEW YORK.
 - REMINDER TO ATTEND THE HARDING GREEN SOCIAL ON SEPTEMBER 4TH AS MENTIONED IN THE LATEST NEWSLETTER.
 - REMINDER ABOUT THE UPCOMING ELECTION WITH 2 SEATS VACANT AND GARY ENCOURAGED NEW VOLUNTEERS TO STEP FORWARD, WITH INTERESTED CANDIDATES INVITED TO SPEAK AT THE SEPTEMBER MEETING.
- MEETING ADJOURNED WITH SOME TECHNICAL ISSUES AT 7:06PM. MOTION MADE, SECONDED AND CONFIRMED.



Date	Check #	Payee	Amount
10-100000-00-00 AAB - Operating - 8704			
08/01/2025	100770	COUNTRY NURSERY	\$9,543.68
		Invoice #: 12684	
		Check Memo :	
		14-140000-00-00 MAINTENANCE FEE; AUG 2025-COUNTRY NURSERY	\$9,543.68
		20-200000-00-00 Accounts Payable Inv # 12684 (Reversal)	\$9,543.68
		72-720000-00-00 MAINTENANCE FEE; AUG 2025-COUNTRY NURSERY	\$9,543.68
08/04/2025	100155	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
08/04/2025	100156	TAYLOR MANAGEMENT	\$4,047.00
		Check Memo : MANAGEMENT FEE	
		80-800000-00-00 Management Fees	\$4,047.00
08/06/2025	100771	SCOTT WALSTEDT/EXPRESS GENERAL CONTRACT	\$22,000.00
		Invoice #: 1617	
		Check Memo :	
		70-701050-00-00 Final payment for exterior rotation painting-SCOTT WALSTEDT/EXPRESS GENERAL CONTRACTORS LLC	\$22,000.00
08/06/2025	100772	GARY WAYNE THOMAS, G'S QUALITY CLEANING	\$280.00
		Invoice #: 073125--	
		Check Memo :	
		74-741150-00-00 JANITORIAL SERV-GARY WAYNE THOMAS, G'S QUALITY CLEANING	\$280.00
08/06/2025	100773	L & W ENTERPRISE LLC	\$250.00
		Invoice #: 210	
		Check Memo :	
		70-700000-00-00 9 Spruce Lane- seal siding around window on the end of the house-L & W ENTERPRISE LLC	\$250.00
08/06/2025	100774	L & W ENTERPRISE LLC	\$200.00
		Invoice #: 211	
		Check Memo :	
		70-700000-00-00 2 Birch Lane- repair gutter on the front if the house- L & W ENTERPRISE LLC	\$200.00
08/06/2025	100775	L & W ENTERPRISE LLC	\$275.00
		Invoice #: 212	
		Check Memo :	
		70-700000-00-00 9 sycamore lane- clean out all downspouts and re direct the leaders-L & W ENTERPRISE LLC	\$275.00
08/06/2025	100776	L & W ENTERPRISE LLC	\$150.00
		Invoice #: 213	
		Check Memo :	
		70-700000-00-00 6 Poplar Lane- un clog rear downspout-L & W ENTERPRISE LLC	\$150.00
08/06/2025	100777	L & W ENTERPRISE LLC	\$200.00
		Invoice #: 214	
		Check Memo :	
		70-700000-00-00 4 Hemlock lane- seal around plumbing vent on the roof-L & W ENTERPRISE LLC	\$200.00



Date	Check #	Payee	Amount
08/11/2025	100778	PSE & G Invoice #: 603408969905 Check Memo : 60-600200-00-00 6594159100-PSE & G	\$99.28 \$99.28
08/11/2025	100779	GARY WAYNE THOMAS, G'S QUALITY CLEANING Invoice #: 062225-- Check Memo : 74-741150-00-00 REGULAR JANITORIAL SVCS-GARY WAYNE THOMAS, G'S QUALITY CLEANING	\$280.00 \$280.00
08/11/2025	100780	MORRIS RENOVATIONS INC Invoice #: 4677 Check Memo : 30-302450-00-02 ROOFS-MORRIS RENOVATIONS INC	\$29,000.00 \$29,000.00
08/15/2025	100781	INTERSTATE WASTE SERVICES INC (DETROIT) Invoice #: 0011048353 Check Memo : 70-702300-00-00 08/25-MLY SVC-INTERSTATE WASTE SERVICES INC (DETROIT)	\$2,861.91 \$2,861.91
08/15/2025	100782	TAYLOR MANAGEMENT COMPANY Invoice #: 086-073125 Check Memo : 80-800650-00-00 JULY POSTAGE/ENV-TAYLOR MANAGEMENT COMPANY	\$19.82 \$19.82
08/15/2025	100783	ART OCHS Invoice #: 081225 Check Memo : 70-700000-00-00 REIMB-VARIOUS SUPPLIES-ART OCHS 72-720150-00-00 REIMB-VARIOUS SUPPLIES-ART OCHS	\$549.00 \$65.00 \$484.00
08/15/2025	100784	TRIOUS PEST MANAGEMENT Invoice #: 356063 Check Memo : 70-701700-00-00 Treated wasps nest in pipe next to tennis court with pt phantom.-TRIOUS PEST MANAGEMENT	\$154.61 \$154.61
08/18/2025	100785	COUNTRY NURSERY Invoice #: 12547 Check Memo : 72-720500-00-00 MULCH INSTALLATION-COUNTRY NURSERY	\$11,718.09 \$11,718.09
08/18/2025	100786	TAYLOR MANAGEMENT COMPANY Invoice #: 086-063025L Check Memo : 80-800650-00-00 June 2025 LetterStream Usage-TAYLOR MANAGEMENT COMPANY	\$3.78 \$3.78
08/18/2025	100787	EXPRESS GENERAL CONTRACTORS LLC	\$1,000.00



Date	Check #	Payee	Amount
Invoice #: 1618			
Check Memo :			
		20-200000-00-00 Accounts Payable Inv # 1618 (Reversal)	\$1,000.00
		70-700000-00-00 Paint new fence both side at 7 ash-EXPRESS GENERAL CONTRACTORS LLC	\$1,000.00
		70-701050-00-00 Paint new fence both side at 7 ash-EXPRESS GENERAL CONTRACTORS LLC	\$1,000.00
08/25/2025	100788	Trius Exterminating Company Inc.	\$154.61
Invoice #: 356230			
Check Memo :			
		70-701700-00-00 Treated yellow jackets light fixtere next to door with tempo dust-Trius Exterminating Company Inc.	\$154.61
Account Totals			# Checks: 21
			\$96,789.53
Association Totals			# Checks: 21
			\$96,789.53

