

HGA Homeowners,

Please be advised that the next HGA Board of Trustees Open Meeting will be held on Tuesday October 3rd, 2017 at 7:45pm.

Meeting location: Harding Library.

**Agenda:**

1. Meeting minutes approval
2. Treasurer's report
3. Contracts approval:
  - auditor contract
  - insurance policy renewal (10/15/2017 - 10/14/2018)
4. Fiscal year 2017/2018 - budget approval
5. Paving project update
6. Other projects update
7. Elections
8. Open items

Regards,

HGA Board of Trustees.

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

SEPTEMBER, 2017

## BOARD OF TRUSTEES:

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

## ALTERNATIVE DISPUTE RESOLUTION COMMITTEE:

Dina Khandalavala  
Michael Renzo-Posen  
Stan Pietruska  
John Huston

## NEWSLETTER & WEBSITE:

Editor: Michael Chou

## CONTRIBUTOR(S):

Gary McHugh  
Michael Chou  
Yuriy Gruzglin

## CONTACT INFORMATION

**BOARD OF TRUSTEES**  
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**LYNN ZIENOWICZ,**  
**ADMINISTRATOR**  
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**HGA WEBSITE**  
[www.hardinggreen.org](http://www.hardinggreen.org)

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

## CALENDAR

**HARDING GREEN ASSOCIATION  
OPEN BOARD MEETING**  
*HGA Meeting is scheduled for Tuesday,  
October 3, 2017 at 7:45 PM Harding  
Library.*

## RECYCLING

*Tuesdays 10/10, 10/24*  
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

Please be advised that there are 2 open seats on the HGA Board of Trustee that are up for election at the October Annual Meeting. HOMEOWNERS interested in running for the Board can request the application form from Board Secretary Sharon Grenard or download this form at the HGA website: <http://hardinggreen.org/Forms.htm> then choose Application for Candidacy of the Board of Trustees. The form and your resume should then be submitted to any Board member or emailed to [hgatrusters@yahoo.com](mailto:hgatrustees@yahoo.com) by October 9, 2017 11:59PM. The candidates' info will be sent to the membership via email. The ballots with instructions will be distributed by mail in mid-October 2017.

Clean up week is this week and thank you to all the residents that had put their items out Sunday evening as requested. This minimized the public from driving into our community looking for items these past few weeks.

## Community Maintenance Activities

We are now in the fall season and Country Landscaping is concentrating on leaf removal. The association has also contracted with them to grind stumps and soil & seed. If you see newly planted seed in your area please take the time to water it.

The bat exclusion project has been going on but a slow pace. N.J. Pest control will be working throughout the fall to seal up all units and drive the bats out.

The association hired Quality 1st Contracting to repair the uneven sidewalks throughout the community. They have completed phase I of the project and just recently started phase 2. They will be working for the next two-three weeks leveling and repairing the uneven concrete walks.

American Pool finished up the pool season. They were very responsive to the needs and request of the community with very few incidents or scheduling issues. We had some incidents with replacement life guards but fortunately they were rectified quickly. Overall it was a very successful season.

Proposals are now being solicited for the cleaning & flushing of the gutters and downspouts. This work will start only after all leaves have fallen off the trees.

Proposals are being solicited for the winter tree pruning. You may have noticed the emergency work completed on Spruce for the removal of some dangerous trees.

We are happy to report that a contractor has been selected to repair or replace some driveways at Harding Green along with sealcoating approximately 50 driveways. You will be receiving a specific notice with the time and date of this work at your home if you are scheduled to be done this year.

## Reminders

**Residents are reminded that all work order and service requests MUST be directed to Gary McHugh, our property manager. Please when emailing Gary, always cc the hgatrusters@yahoo.com email address. Gary's new onsite hours will be Wednesdays starting 6/28, 2-5PM at the Harding Green office. Gary can be reached at 973.267.9000 ext. 303 or gmchugh@taylormgt.com at his normally scheduled hours.**

All external work to the community must be approved by the HGA Board before starting work. Personal property modification forms must be approved before work begins. Please visit the HGA website at [www.hardinggreen.org](http://www.hardinggreen.org) or contact Gary for the proper documentation.

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.

Please remember to lease your pets when they are outside.

## HGA Open Meeting Draft Minutes – August 29, 2017

### Present:

Michael Chou – President  
Richard Bruno – Vice President  
Sharon Grenard – Secretary  
Yuriry Gruzglin – Treasurer  
Nicholas Nguyen – Trustee

### 10 Homeowners

1. The meeting was called to order at 7:47pm.
2. Approval of the minutes from the June meeting. Approved, 5/0.
3. Treasurer's Report:
  - a. As of July 31, 2017: operating account \$145,425.83; capital reserve account (with FISN): money market account: 107,458.01; several CDs (average yield about 2.85%): \$623,000.
  - b. Classification of funds: over the last several months Taylor Management's monthly financial statement showed that there were \$3,500 due from capital reserve to operating; Taylor Management accounting could not identify what specific project had to be paid with these funds; the association did not loose any money; this could be simply an accounting error. The board is inclined to leave these funds in the capital reserve account (the board does have this prerogative). A motion was made to keep \$3,500 in the capital reserve account. Approved 5/0.
4. New Jersey Pest control did a great job spraying. Homeowners were satisfied and we had no call backs. They were less expensive than our last vendor and provided better service. They now can work on getting the bats out of all the attics. They were not allowed to do this prior to this time of year. The entire complex is being treated.
5. Mud jacking: Approval of Quality First Basement as a new vendor. Approved 5/0.
6. Repair of sidewalks in Harding Green – Testing a section – if it works, we would save money.
7. Tree work – Tri County Tree – a sub contactor of County Nursery has been doing good with with great rates.
8. Update on the roof repairs: our current vendor has been extremely busy and his schedule is backed up. This has delayed work and created problems for work orders. The board has been looking for additional roofing vendor to get the jobs done in a more timely manner.
9. A motion was made to approve an alternative roofing vendor: High Grade Contracting. Approved 5/0.
10. Looking for new vendors of painting for bidding. Will get pricing from our current vendor as well. Review of the complex to see what will get painted in the Spring.
11. Landscaping. Looking for additional vendors for bids.
12. This board is looking to improve the community and deal with vendors that do quality work at reasonable pricing.
13. An unhappy homeowner had negative comments about the current landscaping vendor. As he continued, he had problems with the Board as well as other vendors working within the community. He was looking to recover moneys for our Landscaping vendor for incomplete or work undone as part of contract. The Board responded saying that while there were incidents when the weather did not permit the landscaper to conduct their work, we were able to recover the costs elsewhere or with other work.
14. The final drawings for the Master Landscaping plan should be ready for first week of September.
15. It was suggested that we have ID cards for people using the pool. A committee will be formed to look into this.
16. Garbage was left outside the pool on a Sunday. Beer cans were left in the parking lot. We will make sure the garbage vendor goes town to the pool area and remove the garbage upon pick up.
17. It was suggested that renters have the rules of Harding Green incorporated in to their lease.
18. Security cameras have been purchased and will be installed in the pool area and the pool parking lot.
19. Clarification was made as to how to email the board if you have a problem. It was suggested that Gary be the first point of contact.
20. The meeting was adjourned at 9:47.

**CASH DISBURSEMENTS**

Starting Check Date: 8/01/17 Cash Account #: "All"

Ending Check Date: 8/31/17

Check Date	Check #	Vend #	Name	Check Amount	Reference
Cash account #:		100-000	AAB-Operating		
8/02/17	70283	APM	AMERICAN POOL MANAGEMENT	4,935.00	08/17-MLY POOL CONTRACT
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4843 INV0219551	8/01/17 750-000	8/01/17	4,935.00 08/17-MLY POOL CONTRACT
8/02/17	70284	CAU	COMMUNITY ASSOC. UNDERWRITERS	5,082.00	POL#: CAU233187-2
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4866 3794-072717	7/27/17 142-000	7/27/17	5,082.00 POL#: CAU233187-2
8/02/17	70285	HG-CAP	NFS FBO HARDING GREEN CAP. RES	8,361.00	A6R-039535
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4868 080117	8/01/17 910-000	8/01/17	8,361.00 A6R-039535
		4868 080117	8/01/17 104-000	8/01/17	8,361.00
		4868 080117	8/01/17 332-000	8/01/17	8,361.00-
				Totals:	8,361.00
8/02/17	70286	TCN	THE COUNTRY NURSERY INC	7,224.09	08/17-MLY MAINTENANCE FEE
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4865 4179	8/01/17 725-000	8/01/17	7,224.09 08/17-MLY MAINTENANCE FEE
8/02/17	70287	TMC	TAYLOR MANAGEMENT COMPANY	3,752.00	MANAGEMENT FEE
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4867 080117	8/01/17 810-000	8/01/17	3,752.00 MANAGEMENT FEE
8/09/17	70288	EJP	EJ PETERS CO INC	2,653.02	13 BIRCH, 4 TULIP,9 BIRCH
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4871 39	8/07/17 710-000	8/07/17	2,653.02 13 BIRCH, 4 TULIP,9 BIRCH
8/09/17	70289	GREAT	GREAT BLUE INC.	868.36	BAL-CONTRACT FOR HERBICID
		Vchr-# Invoice-#	Inv-date Acct #	Eff-date	Amount-paid Reference
		4869 14007	8/01/17 711-000	8/01/17	868.36 BAL-CONTRACT FOR HERBICID
8/09/17	70290	UHLIG	UHLIG LLC	60.56	POSTAGE & STATEMENTS

CASH DISBURSEMENTS

Starting Check Date: 8/01/17 Cash Account #: "All"

Ending Check Date: 8/31/17

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4870	H015600-IN	7/31/17	830-000	7/31/17	60.56	POSTAGE & STATEMENTS
8/16/17	70291	APM	AMERICAN POOL MANAGEMENT				672.34	FILTER TANK RECHARGE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4875	INV0235920	8/07/17	750-100	8/07/17	672.34	FILTER TANK RECHARGE
8/16/17	70292	EJP	EJ PETERS CO INC				3,470.31	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4872	40	8/09/17	710-000	8/09/17	3,052.81	8 BEECH, 10 SYCAMORE, 10
		4874	41	8/09/17	710-000	8/09/17	417.50	WORK @ 1 ASH, 5 BEECH
							-----	
							Totals:	3,470.31
8/16/17	70293	TCN	THE COUNTRY NURSERY INC				26,802.98	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4873	3944	4/05/17	730-000	8/01/17	13,016.10	3/14 & 3/15-SNOW SVC
		4876	4188	8/09/17	725-500	8/09/17	13,786.88	CEDAR MULCH INSTALLED
							-----	
							Totals:	26,802.98
8/24/17	70294	JCP&L	JERSEY CENTRAL POWER & LIGHT				601.06	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4878	95145792890	8/17/17	610-000	8/17/17	176.35	100006486086-071817-08151
		4879	95145792884	8/17/17	610-000	8/17/17	294.23	100006484693-071817-08151
		4880	95145792902	8/17/17	610-000	8/17/17	13.88	100006521494-071817-08151
		4881	95145792868	8/17/17	610-000	8/17/17	116.60	100006481400-071817-08151
							-----	
							Totals:	601.06
8/24/17	70295	TMC	TAYLOR MANAGEMENT COMPANY				20.75	JULY POSTAGE/COPIES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4877	991280973	8/01/17	830-000	8/01/17	20.75	JULY POSTAGE/COPIES
8/30/17	70296	DANF	DAN FITZPATRICK				6.50	PARKING FEE FOR COURT HOU
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4884	081117	8/11/17	830-000	8/11/17	6.50	PARKING FEE FOR COURT HOU
8/30/17	70297	EJP	EJ PETERS CO INC				5,527.25	7 BEECH, 3 BEECH, 16 BEEC

**CASH DISBURSEMENTS**

Starting Check Date: 8/01/17 Cash Account #: "All"

Ending Check Date: 8/31/17

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4883	42	8/23/17	710-000	8/23/17	5,527.25	7 BEECH, 3 BEECH, 16 BEEC
8/30/17	70298	TCN	THE COUNTRY NURSERY INC			8/30/17	87.37	8/14-SPRAY ROUND UP ON PO
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4885	4247	8/26/17	726-000	8/26/17	87.37	8/14-SPRAY ROUND UP ON PO
				Totals:			70,124.59	

-- End of report --