

HGA Residents,

Please see below for the agenda items for the open Board meeting scheduled for February 28, 2017 at the Harding Library at 7:45PM.

1. Approval of minutes
2. Treasurer's report
3. Property manager's report
4. Pest control contract approval
5. Bat exclusion contract approval
6. Spring update with landscaping
7. Open items

Thank you.

Regards,  
HGA Board

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

## FEBRUARY, 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  
Nicholas Dousmanis

### NEWSLETTER & WEBSITE:

Editor: Michael Chou

### CONTRIBUTOR(S):

Dan Fitzpatrick  
Michael Chou  
Yuriy Gruzglin

### CONTACT INFORMATION

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[www.hardinggreen.org](http://www.hardinggreen.org)

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

### CALENDAR

#### HARDING GREEN ASSOCIATION

#### OPEN BOARD MEETING

*Open Meeting scheduled at the Harding  
Library February 28, 2017 at 7:45 PM.*

#### RECYCLING

*Tuesdays 3/14, 3/28*

- 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

Chris Jr. Backshall from The Country Nursery has included the below letter to our residents:

Dear Resident,

As the seasonal snow vendor, The Country Nursery would like to assure all customers on concerns they may have. Areas on your property along the driveway where grass and or a planting bed have been disturbed will be professionally taken care of. In addition, any Belgian blocks at the driveway aprons that has been broken will be repaired. All repairs will be completed in a timely manner by late April 2017/ Early May 2017.

Thank you for your time.

Chris "JR" Backshall - The Country Nursery.

## Community Maintenance Activities

Top Line Electric expedited a number of light outages in the community due to compromised sub-grade wiring on Beech Lane and flooding from the melting snow and ice. This wiring caused a fault which tripped the circuit breaker powering the northern section of the community. They returned to replace the bulb on the Beech Lane island with a brighter LED bulb. The Country Nursery did a branch clean-up in the community during the week of January 30. The Country Nursery handled the following snow and ice events as directed by the Board: on February 14- spot salting of roadways where ice was present, on February 13 - spot salting of roadways where ice was present and spread rock salt on thick ice on walkways and around cars, on February 12 - salted main roads and secondary roads, applied Ca Cl to walkways, on February 11- spot salting on roadways where ice was present, on February 9 - with 7.3 inch snow storm a full service was performed based on the contract.

EJ Peters completed various siding and woodpecker damage repairs at 5 Spruce and temporarily fixed two pot holes at the community entrance.

## 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 new onsite hours will be Fridays 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.**

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 Dan 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

# HGA Open Board Meeting Minutes Draft January 31, 2017

Harding Green Minutes, January 31, 2017

Present:

President: Michael Chou  
Vice President: Richard Bruno  
Secretary: Sharon Grenard  
Treasurer: Yuriy Gruzlin  
Trustee: Nicholas Nguyen  
Dan Fitzpatrick and 2 residents

The meeting was called to order at 7:48pm.

- No minutes that have to be approved.
- Treasurers Report:
  - 1) Operating account: \$88,896.95.
  - 2) Capital reserve account: cash - \$168,677.83, CDs: \$583,000.00 paying approximately 2.75% average interest rate.
- Transfer of funds from capital to operating:
  - 1) roof at 13 Birch - \$3,905.50
  - 2) 80% of the final payment for the mailboxes - \$1,680.00
  - 3) chimney cover and cap replacement at 3 Sycamore - \$1,120.00
  - 4) replacement of the driveway at 7 Poplar, patching driveways at 3 Cedar, 4 Hemlock - \$8,305.50. Total: \$15,011. Approved 5/0.
- The audit of FY ending on 09/30/2016 has been completed; it shows a small excess of revenues over expenses: \$4,363.00; these funds will be kept in our operating fund. A motion was made to approve the audit. Approved 5/0.
- Manager's report: a) reported on projects recently completed; b) suggested that we approve by late summer all roadwork to be done in the fall. The board prefers to do roadwork in the spring.
- Mailboxes - project finally completed due to the hard work of Richard Bruno. Thanks, Dick!
- Approval of additional pest control vendor: NJ Pest. Approved 5/0.
- Incident at the pool parking area. All residents will be notified of the happenings in a separate message. Security cameras will be installed for the safety of the community
- Phase Two of the pool house renovation will begin this spring.
- Landscape Committee Report -
  - 1) Drawings for the master plan should be ready in the next few weeks.
- Cap on number of rentals was discussed. The Green Book needs to be modified before we can change this. The board is working on it.
- The meeting was adjourned at 8:40.

CASH DISBURSEMENTS

Starting Check Date: 1/01/17 Cash Account #: "All"

Ending Check Date: 1/31/17

Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #: 100-000 AAB-Operating								
1/06/17	70139	CAU	COMMUNITY ASSOC. UNDERWRITERS	300.00	POL# QHH000360-2			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4663	3794-121716	12/17/16	142-000	12/17/16	300.00	POL# QHH000360-2
1/06/17	70140	HG-CAP	NFS FBO HARDING GREEN CAP. RES	8,361.00	A6R-039535			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4667	010117	1/01/17	910-000	1/01/17	8,361.00	A6R-039535
		4667	010117	1/01/17	104-000	1/01/17	8,361.00	
		4667	010117	1/01/17	332-000	1/01/17	8,361.00-	
				Totals:			8,361.00	
1/06/17	70141	LNR&S	LOUIS N. ROTHBERG & SON, INC.	8,305.50	NEW DRIVEWAY & MISCELLANE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4664	6347	12/27/16	333-000	12/27/16	8,305.50	NEW DRIVEWAY & MISCELLANE
1/06/17	70142	TMC	TAYLOR MANAGEMENT COMPANY	3,752.00	MANAGEMENT FEE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4666	010117	1/01/17	810-000	1/01/17	3,752.00	MANAGEMENT FEE
1/06/17	70143	TOP	TOP LINE ELECTRIC, INC.	701.23	INST OF 1 NEW RETROFIT LE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4665	1052	12/20/16	710-100	12/20/16	701.23	INST OF 1 NEW RETROFIT LE
1/13/17	70144	CAU	COMMUNITY ASSOC. UNDERWRITERS	5,250.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4672	3794-122916	12/29/16	142-000	1/01/17	5,082.00	POL#: CAU233187-2
		4679	3794-010317	1/03/17	142-000	1/03/17	168.00	POL#: 208780132-8
				Totals:			5,250.00	
1/13/17	70145	EJP	EJ PETERS CO INC	474.45	BAT SCREENING-5BIRCH&11HE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4676	26	1/09/17	710-000	1/09/17	474.45	BAT SCREENING-5BIRCH&11HE
1/13/17	70146	NZ	NATALIE ZWIBEL	240.75	REIMB-SEWER LINE CLEANED			

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Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4678	086-010917	1/09/17	710-000	1/09/17	240.75	REIMB-SEWER LINE CLEANED
1/13/17	70147	PR-PD	PETER RUBINETTI				2,166.60	01/17-MLY SVC
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4680	04214-122216	1/01/17	733-000	1/01/17	2,166.60	01/17-MLY SVC
1/13/17	70148	PSE&G	PUBLIC SERVICE ELECTRIC & GAS				108.33	6594159100-111016-121916
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4670	59100-111016	11/10/16	611-000	1/01/17	108.33	6594159100-111016-121916
1/13/17	70149	SMCMUA	SMCMUA				43.45	790132070000-092516-12221
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4681	70000-123016	12/30/16	616-000	1/01/17	43.45	790132070000-092516-12221
1/13/17	70150	SMCMUA	SMCMUA				245.00	762510047000-100116-12311
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4682	47000-123016	12/30/16	616-000	1/01/17	245.00	762510047000-100116-12311
1/13/17	70151	TCN	THE COUNTRY NURSERY INC				4,727.15	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4668	3735	12/28/16	730-000	1/01/17	1,538.66	12/18-SNOW SVC
		4669	3733	12/28/16	730-000	1/01/17	749.00	12/12-SALTING MAIN ROADS
		4671	3734	12/28/16	730-000	1/01/17	2,033.00	12/17-SNOW SVC
		4674	3737	12/28/16	726-000	1/01/17	406.49	3 HEMLOCK-PLANT 3 ANDROME
							-----	
						Totals:	4,727.15	
1/13/17	70152	TMC	TAYLOR MANAGEMENT COMPANY				16.71	12/16-POSTAGE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4683	991277681	1/01/17	830-000	1/01/17	16.71	12/16-POSTAGE
1/13/17	70153	TS	TODD SELL				535.00	REIMB-SECURITY DEP
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4675	086-123016	12/30/16	245-000	1/01/17	535.00	REIMB-SECURITY DEP
1/13/17	70154	WL	UHLIG LLC				59.56	POSTAGE & STATEMENTS

**CASH DISBURSEMENTS**

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Ending Check Date: 1/31/17

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4673	H013985-IN	12/31/16	830-000	1/01/17	59.56	POSTAGE & STATEMENTS
1/19/17	70155	KPS	KAREN P. SACKSTEIN, CPA			3,500.00		PREP OF AUDITED FINANCIAL
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4686	17-018	1/15/17	710-000	1/15/17	3,500.00	PREP OF AUDITED FINANCIAL
1/19/17	70156	TCN	THE COUNTRY NURSERY INC			4,273.94		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4684	3761	1/12/17	730-000	1/12/17	2,620.58	1/7/17-SNOW SVC
		4685	3760	1/12/17	730-000	1/12/17	1,653.36	1/6/17-SNOW SVC
							-----	
Totals:							4,273.94	
1/19/17	70157	TH	TOWNSHIP OF HARDING SEWER DEP			420.00		BLK 25.03,L 114-1ST QTR S
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4687	086-011717	1/17/17	616-000	1/17/17	420.00	BLK 25.03,L 114-1ST QTR S
1/27/17	70158	EJP	EJ PETERS CO INC			561.45		7 BEECH LN-REP WOODPECKER
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4688	27	1/19/17	710-000	1/19/17	561.45	7 BEECH LN-REP WOODPECKER
1/27/17	70159	JCP&L	JERSEY CENTRAL POWER & LIGHT			780.37		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4691	95085667418	1/17/17	610-000	1/17/17	291.23	100006486086-121416-01131
		4692	95085667432	1/17/17	610-000	1/17/17	19.68	100006521494-121416-01131
		4693	95085667407	1/17/17	610-000	1/17/17	202.28	100006481400-121416-01131
		4694	95085667414	1/17/17	610-000	1/17/17	267.18	100006484693-121416-01131
							-----	
Totals:							780.37	
1/27/17	70160	TCN	THE COUNTRY NURSERY INC			2,226.21		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4689	3774	1/18/17	730-000	1/18/17	141.08	1/11/17-BLACK ICE
		4690	3777	1/18/17	730-000	1/18/17	2,085.13	1/14/17-SNOW SVC
							-----	
Totals:							2,226.21	
Totals:					47,048.70			

**CASH DISBURSEMENTS**

Starting Check Date: 1/01/17 Cash Account #: "All"

Ending Check Date: 1/31/17

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

1/01/17	1076	(M)HGOPER	HARDING GREEN OPERATING	6,250.00	REIMB-AMERICAN ROOF MAINT
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Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4677	011017	1/01/17	160-000	1/01/17	6,250.00	REIMB-AMERICAN ROOF MAINT

Totals: 6,250.00

-- End of report --