

# News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

## JANUARY, 2017

### BOARD OF TRUSTEES:

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

### ALTERNATE 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

### CONTACT INFORMATION

#### BOARD OF TRUSTEES

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#### ADMINISTRATOR

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[lynn@taylormgt.com](mailto:lynn@taylormgt.com)

#### HGA WEBSITE

[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 January 31, 2017 at 7:45 PM.*

### RECYCLING

*Tuesdays 2/14, 2/28*

- 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

**Mailbox project:** We would like to thank the residents for their cooperation and patience throughout the duration of the mailbox transition project. We have 5 residents that still have not yet picked up their keys. We urge this to be done as soon as possible and to contact Richard Bruno on 973-727-3078 to arrange for pick up. USPS has started to put mail in the new mailboxes and we will be arranging with our vendors to dispose the older mailboxes in the upcoming weeks.

**Garbage:** Please be reminded that garbage should be left out for pick up after 7PM the evening before. We have noticed an increase in residents taking their garbage out prior. We are requesting that residents follow the rules so to keep the community from being unsightly, keep garbage bags tight if not using garbage cans to discourage animals from getting into them, and to take in the garbage cans in a timely manner.

## Community Maintenance Activities

EJ Peters in early January at 5 Birch and 11 Hemlock found and covered openings with fine mesh bat screening, in late December at 7 Beech repaired multiple woodpecker holes, in early January at 15 Beech repaired various siding issues around the deck.

On January 10, Top Line Electric repaired lights on Spruce, Hemlock, Walnut and HG Drive. There were the underground cable faults causing these issues. On Beech, there is a bad feeder that will be fixed; then the light poles will be retrofit with bright LED lights; public utilities have been requested to mark out their lines. We expect this project to be addressed next week.

All American Chimney Services replaced the rotted chimney cap on 1 Walnut on Wednesday January 25, 2 Beech was done on Friday January 19, 3 Tulip was done on Friday January 19, 3 Sycamore was done on Friday December 23.

The Country Nursery snow vendor at the direction of the Board performed the following snow and ice services: on January 6 salted main roads, plowed and salted all secondary roads, blew snow from driveways, walkways and installed Ca Cl as needed, on January 7 salted the main roads, plowed and salted all secondary roads, salted the main roads a second time, blew snow from driveways and walkways, spot salted secondary roads, on January 11 applied Ca Cl as needed on walkways, on January 14 salted secondary roads and driveways, shoveled private and public walkways and applied Ca Cl.

## 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 hgatrustees@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.

**CASH DISBURSEMENTS**

Starting Check Date: 12/01/16 Cash Account #: "All"

Ending Check Date: 12/31/16

Check Date	Check #	Vend #	Name	Check Amount	Reference
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Cash account #: 100-000 AAB-Operating

12/02/16 70116 HG-CAP NFS FBO HARDING GREEN CAP. RES 8,361.00 A6R-039535

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4638	120116	12/01/16	910-000	12/01/16	8,361.00	A6R-039535
4638	120116	12/01/16	104-000	12/01/16	8,361.00	
4638	120116	12/01/16	332-000	12/01/16	8,361.00-	

Totals: 8,361.00

12/02/16 70117 HW HILL WALLACK LLP 650.00 GENERAL

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4631	440413	11/20/16	820-000	11/20/16	650.00	GENERAL

12/02/16 70118 JCP&L JERSEY CENTRAL POWER & LIGHT 231.32 100 006 486 086

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4634	86086-112316	11/23/16	610-000	11/23/16	231.32	100 006 486 086

12/02/16 70119 OLS OUTDOOR LIVING SPACES, LLC 1,200.00 1ST INST-HGA MASTER PLAN

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4635	086-112916	11/29/16	710-000	11/29/16	1,200.00	1ST INST-HGA MASTER PLAN

12/02/16 70120 PR-PD PETER RUBINETTI 2,166.60 12/16-MLY SVC

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4636	04214-112216	12/01/16	733-000	12/01/16	2,166.60	12/16-MLY SVC

12/02/16 70121 PSE&G PUBLIC SERVICE ELECTRIC & GAS 41.23 6594159100-101316-111016

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4632	59100-101316	10/13/16	610-000	11/01/16	41.23	6594159100-101316-111016

12/02/16 70122 TMC TAYLOR MANAGEMENT COMPANY 3,752.00 MANAGEMENT FEE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4637	120116	12/01/16	810-000	12/01/16	3,752.00	MANAGEMENT FEE

12/07/16 70123 ARM AMERICAN ROOF MAINTENANCE 3,905.50 13 BIRCH LN-RMVD SHINGLES

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Starting Check Date: 12/01/16 Cash Account #: "All"

Ending Check Date: 12/31/16

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4641	7365	12/01/16	333-000	12/01/16	3,905.50	13 BIRCH LN-RMVD SHINGLES
12/07/16	70124	KEMMER	KEMMERER LIBRARY				100.00	MEETING EXPENSES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4639	086-120216	12/02/16	830-000	12/02/16	100.00	MEETING EXPENSES
12/07/16	70125	L&W	L&W ENTERPRISES, LLC				1,680.00	FINAL PYMNT DUE ON MAILBO
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4643	2825	11/30/16	333-000	11/30/16	1,680.00	FINAL PYMNT DUE ON MAILBO
12/07/16	70126	TCN	THE COUNTRY NURSERY INC				99.51	11/11 14 SYCAMORE PRUNE D
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4642	3686	11/30/16	726-000	11/30/16	99.51	11/11 14 SYCAMORE PRUNE D
12/07/16	70127	TMC	TAYLOR MANAGEMENT COMPANY				39.00	11/16-POSTAGE&COPIES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4644	991277252	12/01/16	830-000	12/01/16	39.00	11/16-POSTAGE&COPIES
12/07/16	70128	WL	UHLIG LLC				59.56	POSTAGE &STATEMENT
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4640	H013634-IN	11/30/16	830-000	11/30/16	59.56	POSTAGE &STATEMENT
12/07/16	70129	YG	YURIY GRUZGLIN				25.12	REIMB-ITEMS FOR MAIL BOXE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4645	086-120616	12/06/16	710-000	12/06/16	25.12	REIMB-ITEMS FOR MAIL BOXE
12/16/16	70130	BJD	BEVERLY J. DE GRAAF				57.74	REIMB-HOLIDAY EVERGREEN
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4649	086-121316	12/13/16	710-000	12/13/16	57.74	REIMB-HOLIDAY EVERGREEN
12/16/16	70131	TOP	TOP LINE ELECTRIC, INC.				983.67	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4646	1049	11/25/16	710-100	12/01/16	416.23	INST 1 NEW RETROFIT LED L
		4647	1050	11/25/16	710-100	12/01/16	237.72	REP-1 INOPERABLE POLE MOU
		4648	1051	11/25/16	710-100	12/01/16	329.72	REP-1 INOPERABLE POLE MOU
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							Totals:	983.67

CASH DISBURSEMENTS

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Ending Check Date: 12/31/16

Check Date	Check #	Vend #	Name	Check Amount	Reference
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Cash account #: 100-000 AAB-Operating

12/21/16 70132 CAU COMMUNITY ASSOC. UNDERWRITERS 20,303.24 POL# CAU233187-2

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4650	3794-120916	12/09/16	142-000	12/09/16	20,303.24	POL# CAU233187-2

12/21/16 70133 JCP&L JERSEY CENTRAL POWER & LIGHT 712.62

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4651	95534888250	12/15/16	610-000	12/15/16	189.59	100006481400-111016-12131
4652	95534888254	12/15/16	610-000	12/15/16	20.17	100006521494-111016-12131
4653	95534888252	12/15/16	610-000	12/15/16	323.11	100006486086-111016-12131
4654	95534888251	12/15/16	610-000	12/15/16	179.75	100006484693-111016-12131

Totals: 712.62

12/30/16 70134 AACS ALL AMERICAN CHIMNEY SERVICE 1,120.00 CHASE COVER & CAP RPLCMNT

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4660	HG-120916	12/26/16	333-000	12/26/16	1,120.00	CHASE COVER & CAP RPLCMNT

12/30/16 70135 EJP EJ PETERS CO INC 315.07 REPAIR DECK STEPS / GUTTE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4658	25	12/22/16	710-000	12/22/16	315.07	REPAIR DECK STEPS / GUTTE

12/30/16 70136 EPC EXPRESS PAINTING CONTRACTORS 5,850.00 FALL GUTTER CLEANING & PA

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4659	1437	12/22/16	748-000	12/22/16	5,850.00	FALL GUTTER CLEANING & PA

12/30/16 70137 HW HILL WALLACK LLP 104.00 GENERAL

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4657	442819	12/20/16	820-000	12/20/16	104.00	GENERAL

12/30/16 70138 VER VERIZON 145.09 973993596675404Y-110216-1

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
4655	5404Y-120116	12/01/16	625-000	12/01/16	145.09	973993596675404Y-110216-1

Totals: 51,902.27

-- End of report --