

HGA Residents,

Please see below for the agenda for the open HGA Board Meeting scheduled for Tuesday, June 27th, 2017 at the Harding Library at 7:45pm.

1. Minutes approval
2. Treasurer's report
3. Introduction to Gary McHugh / manager's report
4. Projects update
5. Open items

Regards,

HGA Board of Trustees.

News from the Harding Green Association Board of Trustees

www.Hardinggreen.org

JUNE, 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):

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HGA REPRESENTATIVE

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CALENDAR

HARDING GREEN ASSOCIATION

OPEN BOARD MEETING

*Meeting for June will be held on June
27th, 2017, Harding Library 7:45PM*

RECYCLING

Tuesdays 7/11, 7/25

- 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 note that the HGA Pool will be opened full time from 11AM-8PM daily.

Both the Board and American Pool are looking forward to a great pool season this year so if there are issues or concerns, please let us know immediately so they can be addressed. Please be reminded guests **MUST** be accompanied by a resident at all times and there is no diving, running or ball playing in the pool area. The lifeguards are all certified and have full authority at all times. Please do not place lounges or chairs near the entrance steps to the pool. Adults should attend to young children in our restrooms. Thank you in advance for your cooperation.

Community Maintenance Activities

The Country Nursery continues their weekly landscape maintenance in the community. They will be completing the mulching by June 26, 2017. They are currently pruning the common area shrubs which will take a few weeks.

American Pool has now been operating the pool every day. The lifeguard has been very responsible and friendly.

L & W has completed the re-tiling of the office in the pool house and is currently scheduling the second phase of the bathroom remodeling project.

NJ Pest control continues to address the bat issue in the property, sealing any possible locations on the roof lines of the units.

Two new benches have been purchased and installed in the tennis court.

A work order has been recently issued to All American Chimney Services to replace 21 chimney chase covers and caps and replace the trim around the covers. The board selected the most rusted chimney chase covers for replacement based on the photographs provided by our roofing vendor American Roof Maintenance. In 3-4 years all units will get new covers and caps. All covers are custom-built, made of stainless steel and are come with a 40-year warranty.

Express Painting has started the siding repairs on Ash and then will continue of Beech.

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@taylorlmgmt.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 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.

HGA Draft Open Board Meeting Minutes – May 30,2017

Present:

Michael Chou- President
Richard Bruno-Vice President
Sharon Grenard- Secretary
Yuiry Gruzglin-Treasurer
Nicholas Nguyen- Trustee
Dan Fitzpatrick-Taylor Management
8 Homeowners

The meeting was called to order at 7:46

1. Approval of the minutes from the last meeting 5/0

2. Treasurer's report:

- a. As of April 30, 2017: operating account: \$114,080.37; capital reserve account (with FISN): money market account: \$152,683.83; several CDs (average yield about 2.76%): \$608,000.00;

3. Transfer of funds from reserve to operating: a motion was made to transfer \$36,078.33 from capital reserve to operating account to pay for the following projects:

- a. mail clusters - \$18,855.53 (these funds were paid electronically from operating account on 09/02/2016, Taylor Management A/P sent us a request for this transfer 9 months later);
- b. tile and grout for the second phase of the pool house bathroom renovation - \$2,200.55;
- c. chimney cover and cap replacements at 2 Beech and 3 Tulip by All American Chimney Services - \$2,240.00;
- d. roof repair/replacement at 21 Sycamore by American Roof Maintenance - \$6,875.00;
- e. re-siding of Birch Lane in 2016 by Express Painting Contractors - \$3,385.00;
- f. purchase of 2,000 linear ft of siding by Express Painting Contractors - \$2,522.25.

Approved 5/0.

4. Discussion of the association landscape master plan. The work on the master plan is still in progress. Jock Levendon (Outdoor Living Spaces LLC) who was contracted to develop the landscape master plan has recommended plants that grow best in this area. Description and pictures of these plants will go out to the community for thoughts and feedback. Jock advised that the best time to plant is in the spring or fall. Bids for the master plan implementation will be requested from several landscapers. Depending on the cost we will decide how to proceed. The implementation will start at the HGA entrance.

5. No Cut List - homeowners who are on that list are supposed to maintain their bushes. Those who have not done proper maintenance and have overgrown bushes will be warned and, if no action is taken, will be removed from the list.

6. Tree maintenance - many dead trees have been removed and many trees have been trimmed by Harmony Tree Care.

7. Mulching: the board has decided to mulch the entire community and find out how much mulch was used to have a record for the future.

8. Re-seeding of private lawns by the association's vendor: residents who had any part of their lawn reseeded as per work order are responsible to water their lawns.

9. In January 2017 the board had a discussion with Paul Santoriello, the owner of Taylor Management, and it has been decided that Dan Fitzpatrick will move on after 15 years at Harding Green. We wish Dan the best and thank him for his service. As of June 1st, Gary McHugh will be the association's new property manager. He was chosen from several Taylor Management employees the board had interviewed.

10. Items from the floor:

Open board meetings are usually held the last Tuesday of the month at the Harding Library. If there is a change or there is no meeting the board will notify the community.

A homeowner expressed concerns about a dumpster from work done on another property - the board will make sure that the vendor that did this resolves the problem.

Garbage: complaints that some residents are not following the rules and putting garbage out early in the day. Reminder: garbage should not be put out prior to 7pm the night before or early in the morning on garbage pick-up day.

Parking: residents should be considerate of their neighbors by parking in their garages and their driveways and not taking all the additional parking spaces. Before the board gets involved just speaking to the neighbor might help resolve these situations.

Lighting in the pool area - the lighting should be placed in the area so it doesn't shine in anyone's unit

11. Motion to adjourn the meeting was approved 5/0.

The meeting was adjourned at 9:26 pm.

CASH DISBURSEMENTS

Starting Check Date: 5/01/17 Cash Account #: "All"

Ending Check Date: 5/31/17

Check Date	Check #	Vend #	Name	Check Amount	Reference			
Cash account #:		100-000	AAB-Operating					
5/04/17	70219	AACS	ALL AMERICAN CHIMNEY SERVICE	2,240.00				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4773	HG-122816A	1/19/17	333-000	4/01/17	1,120.00	3 TULIP LN-CHASE COVER &
		4774	HG-122816B	1/19/17	333-000	4/01/17	1,120.00	2 BEECH LN-CHASE COVER&CA
				Totals:			2,240.00	
5/04/17	70220	APM	AMERICAN POOL MANAGEMENT	3,290.00	05/17-MLY POOL CONTRACT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4757	INV0219547	5/01/17	750-000	5/01/17	3,290.00	05/17-MLY POOL CONTRACT
5/04/17	70221	CAU	COMMUNITY ASSOC. UNDERWRITERS	5,082.00	POL#: CAU233187-2			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4775	3794-042117	4/21/17	142-000	4/21/17	5,082.00	POL#: CAU233187-2
5/04/17	70222	EJP	EJ PETERS CO INC	340.98	WORK @ 2&12 BIRCH & 12 BE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4776	32	5/01/17	710-000	5/01/17	340.98	WORK @ 2&12 BIRCH & 12 BE
5/04/17	70223	HG-CAP	NFS FBO HARDING GREEN CAP. RES	8,361.00	A6R-039535			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4772	050117	5/01/17	910-000	5/01/17	8,361.00	A6R-039535
		4772	050117	5/01/17	104-000	5/01/17	8,361.00	
		4772	050117	5/01/17	332-000	5/01/17	8,361.00-	
				Totals:			8,361.00	
5/04/17	70224	PSE&G	PUBLIC SERVICE ELECTRIC & GAS	62.63	6594159100-032117-042117			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4778	59100-042117	4/21/17	611-000	4/21/17	62.63	6594159100-032117-042117
5/04/17	70225	TMC	TAYLOR MANAGEMENT COMPANY	3,752.00	MANAGEMENT FEE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4771	050117	5/01/17	810-000	5/01/17	3,752.00	MANAGEMENT FEE
5/12/17	70226	APM	AMERICAN POOL MANAGEMENT	240.63	2017 TAX ON MGT CONTRACT			

CASH DISBURSEMENTS

Starting Check Date: 5/01/17 Cash Account #: "All"

Ending Check Date: 5/31/17

Check Date	Check #	Vend #	Name	Check Amount		Reference		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4780	INV0224197	5/01/17	750-000	5/01/17	240.63	2017 TAX ON MGT CONTRACT
5/12/17	70227	EJP	EJ PETERS CO INC				1,495.17	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4783	34	5/08/17	710-000	5/08/17	638.72	3 CEDAR, 10 ASH, COMPLEX
		4784	33	5/08/17	710-000	5/08/17	856.45	12BIRCH, 13 BIRCH & 8 SYC

Totals:							1,495.17	
5/12/17	70228	GREAT	GREAT BLUE INC.				868.36	50%DEP-SEASON CONTRACT HE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4785	13815	5/08/17	711-000	5/08/17	868.36	50%DEP-SEASON CONTRACT HE
5/12/17	70229	TMC	TAYLOR MANAGEMENT COMPANY				35.39	04/17-POSTAGE & COPIES
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4781	991279577	5/01/17	830-000	5/01/17	35.39	04/17-POSTAGE & COPIES
5/12/17	70230	TMC	TAYLOR MANAGEMENT COMPANY				50.95	03/17-POSTAGE
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4782	991279398	4/01/17	830-000	4/01/17	50.95	03/17-POSTAGE
5/12/17	70231	WL	UHLIG LLC				60.56	POSTAGE & STATEMENTS
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4779	H014904-IN	4/28/17	830-000	4/28/17	60.56	POSTAGE & STATEMENTS
5/19/17	70232	APM	AMERICAN POOL MANAGEMENT				5,787.38	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4793	INV0225651	5/15/17	750-000	5/15/17	1,666.00	LIGHT REPLACEMENT
		4794	INV0225653	5/15/17	750-000	5/15/17	2,351.25	PATCH WHITECOAT 1X1(SHALL
		4795	INV0225652	5/15/17	750-000	5/15/17	1,770.13	CAULK POOL PERIMETER

Totals:							5,787.38	
5/19/17	70233	ARM	AMERICAN ROOF MAINTENANCE				7,463.50	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4786	7434	5/12/17	710-000	5/12/17	294.25	8 BEECH-INSP ALL RIDGE VE
		4787	7432	5/10/17	333-000	5/10/17	6,875.00	21 SYCAMORE-ROOF
		4788	7433	5/12/17	710-000	5/12/17	294.25	7 TULIP LN-INSP LEAK DMG

CASH DISBURSEMENTS

Starting Check Date: 5/01/17 Cash Account #: "All"

Ending Check Date: 5/31/17

Check Date	Check #	Vend #	Name	Check Amount	Reference			
				Totals:	7,463.50			
5/19/17	70234	EPC	EXPRESS PAINTING CONTRACTORS	2,852.25				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4790	1446	5/15/17	710-000	5/15/17	330.00	SET UP POOL FURNITURE ARO
		4791	1447	5/15/17	333-000	5/15/17	2,522.25	PURCHASE 2000 LINEAL FEET
				Totals:	2,852.25			
5/19/17	70235	VER	VERIZON	133.00	973993596675404Y-050117-0			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4792	5404Y-050117	5/01/17	625-000	5/01/17	133.00	973993596675404Y-050117-0
5/19/17	70236	PR-PD	PETER RUBINETTI	2,166.60	05/17-MLY SVC			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4796	604193	5/01/17	733-000	5/01/17	2,166.60	05/17-MLY SVC
5/22/17	70237	EPC	EXPRESS PAINTING CONTRACTORS	5,850.00	SPRING GUTTER CLEANING 20			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4799	1448	5/21/17	748-000	5/21/17	5,850.00	SPRING GUTTER CLEANING 20
5/22/17	70238	NJP	NJ PEST	5,032.03				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4797	21629	4/24/17	735-000	5/01/17	4,809.38	BAT EXCLUSION & SOFFIT RP
		4798	21628	4/24/17	735-000	5/01/17	222.65	PEST CONTROL INST 2 OF 12
				Totals:	5,032.03			
5/26/17	70239	HW	HILL WALLACK LLP	104.00	GENERAL			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4800	455850	5/22/17	820-000	5/22/17	104.00	GENERAL
5/26/17	70240	JCP&L	JERSEY CENTRAL POWER & LIGHT	601.75				
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4801	95405106626	5/17/17	610-000	5/17/17	15.61	100006521494-041417-05151
		4802	95405106623	5/17/17	610-000	5/17/17	268.49	100006484693-041417-05151
		4803	95405106622	5/17/17	610-000	5/17/17	128.68	100006481400-041417-05151
		4804	95405106624	5/17/17	610-000	5/17/17	188.97	100006486086-041417-05151

CASH DISBURSEMENTS

Starting Check Date: 5/01/17 Cash Account #: "All"

Ending Check Date: 5/31/17

Check Date	Check #	Vend #	Name	Check Amount	Reference
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Totals: 601.75

Totals: 55,870.18

Cash account #: 104-000 Cash in Capital FISN

5/01/17	1080	(M)HGOPER	HARDING GREEN OPERATING	10,095.00	REIMB-L&W ENTERPRISE INV			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4789	050117	5/01/17	160-000	5/01/17	10,095.00	REIMB-L&W ENTERPRISE INV
5/30/17	1081	(M)HGOPER	HARDING GREEN OPERATING	18,855.53	REIMB-WEBLIFE STORE LLC			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4809	053017	5/30/17	160-000	5/30/17	18,855.53	REIMB-WEBLIFE STORE LLC
5/30/17	1082	(M)HGOPER	HARDING GREEN OPERATING	3,385.00	REIMB-EXPRESS PAINTING IN			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4810	053017-01	5/30/17	160-000	5/30/17	3,385.00	REIMB-EXPRESS PAINTING IN
5/30/17	1083	(M)HGOPER	HARDING GREEN OPERATING	2,200.55	REIMB - ITEMS FOR BATHROO			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4811	053017-02	5/30/17	160-000	5/30/17	2,200.55	REIMB - ITEMS FOR BATHROO
5/30/17	1084	(M)HGOPER	HARDING GREEN OPERATING	2,240.00	REIMB-ALL AMERICAN CHIMNE			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4812	053017-03	5/30/17	160-000	5/30/17	2,240.00	REIMB-ALL AMERICAN CHIMNE
5/30/17	1085	(M)HGOPER	HARDING GREEN OPERATING	6,875.00	REIMB-AMERICAN ROOF MAINT			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4813	053017-04	5/30/17	160-000	5/30/17	6,875.00	REIMB-AMERICAN ROOF MAINT
5/30/17	1086	(M)HGOPER	HARDING GREEN OPERATING	2,522.25	REIMB-EXPRESS PAINTING IN			
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		4814	053017-05	5/30/17	160-000	5/30/17	2,522.25	REIMB-EXPRESS PAINTING IN
Totals:				46,173.33				

-- End of report --