



# Terrestria Times MAY 2018



2 Fox Meadow Dr., Sicklerville, NJ  
08081  
(856) 228-5811  
Visit us online at  
[www.terrestriahoa.net](http://www.terrestriahoa.net)

OFFICE HOURS:  
**Mon-Wed-Fri**  
**12 PM - 5 PM**  
**Closed Tuesday & Thursday**

**Staff:**  
*Michele Leach, Property Manager*  
*Elizabeth Cuglietta, Receptionist*  
*Greg Slack, Maintenance/Grounds*

### 2018 POOL SEASON

The 2018 pool season begins May 26<sup>th</sup> through June 22<sup>nd</sup> for the Weekends and Holidays only with the hours of 11 am to 8 pm.

The pool will open full-time June 23<sup>rd</sup> through September 3<sup>rd</sup>. Weekends/Holidays 11 am to 8 pm and Monday through Friday 12 pm to 8 pm.

Pool Tag Fees will remain \$10 per tag per Townhome resident for the season.  
\*Single Family Homes residents will receive 4 free pool tags per home.

Day guest passes are available for \$5 per guest which you obtain from the Pool Monitor when you sign in at the table in the pool area. Homeowners are required to accompany and stay at the pool with their guest(s).

Pool tags are now available for sale. You can obtain the Pool Tag Form online from our website [www.terrestriahoa.net](http://www.terrestriahoa.net), at the office, drop off after hours in the office front door mail slot or at the Pool Monitor table as you enter the pool area.



We will process your pool tag order and your tags will be placed in the Pool Monitor's box at the pool which you can pick up when you visit the pool. Please have ID so the Pool Monitor can verify that you are the owner of the tags.

If your homeowner's account is not current and you are not in a payment agreement, you will not be permitted to purchase pool tags until your account is current or in a payment agreement. You must contact the office or via my email at [terrestriapm@comcast.net](mailto:terrestriapm@comcast.net) for a payment agreement with the Association. Please do not go to the pool as your pool privileges are suspended and the Pool Monitor cannot assist you with your past due account.

If you have any questions, please contact the office at 856-228-5811 or via email at [terrestriapm@comcast.net](mailto:terrestriapm@comcast.net)

### INSURANCE PREMIUMS UPDATE

We have excellent news regarding our insurance premiums for the Association. We changed agents this year to J. S. Braddock Agency, who were able to obtain the same coverage for the Association at a \$14,000 savings for our 3 policies—General Liability-Umbrella, Directors & Officers, and Workers Compensation insurance policies. This is a huge savings for the Association as we have steadily seen an increase in our premiums each year due to unnecessary claims from homeowners. Those claims were not paid out by our insurance company but did create a black mark against the Association. The claims have decreased the last 2 years as we have been educating our residents of their responsibilities regarding their homes and the Association's responsibilities. We are providing the chart from our Bylaws so you can better understand the responsibilities of the homeowner and the Association. If you have any questions, please contact us so we can help you understand your obligations to your home.

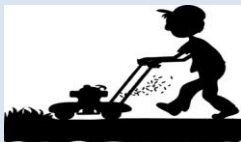
## ASHFORD GLEN ROOF PROJECT

The Ashford Glen roofing project is nearing completion. Everlast completed the roof replacement for building 69, 71, 73, 75, 77, 79 Fox Meadow Drive at the cost of \$20,850.

They are applying for the permits for the next roof replacement for building 81, 83, 85, 87, 89, 91 Fox Meadow Drive: cost of \$18,550.

The last building 105, 107, 109, 111, 113, 115 Fox Meadow Drive: Cost \$19,950 will complete the project that consisted of 16 buildings that contains 92 homes.

As previously stated at the beginning of this project each building's invoice was paid at the time the building was completed so the entire cost of the project of \$294,425 will be paid in full upon the completion of the last building.



## LANDSCAPING SERVICES

**RED FLAG- NO GRASS CUT**  
**YELLOW FLAG- NO PRUNING**  
**BLUE FLAG- NO PESTICIDES/FERTILIZERS**

Please be on the lookout for Marksmen's signs stating when they will be performing the first fertilization treatment so you can place out your BLUE FLAG, if you do not want the treatment.

Flags are to be placed at the edge of your lawn by the street or by your mailbox by the street so the landscapers do not miss the flags. If you need flags, they are available at the office. A landscaping service schedule will be provided in the June newsletter—pruning, fertilization schedule etc.

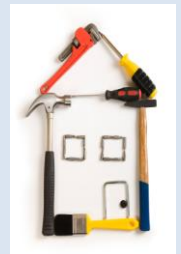
***Please be on the lookout for the Landscaping Services survey that will be enclosed in the June Newsletter so you can provide us feedback on our landscaping contractor- Marksmen Landscaping. Any feedback will be helpful to us.***

## ARB INSPECTIONS

ARB inspections began this month but you still have time to tend to your exterior property repairs such as:

Yard cleaning, pressure washing of the exterior of your home and fencing, replacement of cloudy glass windows or doors, replacement/repair of rotted wood, replacement/repair/painting of decks and fences, etc.

We are providing a breakdown of your responsibilities in this newsletter for your convenience. Please do not wait for a violation notice or fine. If you have any questions, please contact us at the office.



## 2018 PROJECTS UPDATE

Marksmen started the Jaeger Court railroad tie wall replacement the beginning of May. The center median railroad tie wall in the middle of 601-219 Jaeger is being replaced with an EP Henry terrace wall. The cost of the project is \$19,260. It is the same type of wall that was installed along Stonebridge Drive, Byron Court, and Del Sol Place as the Association replaces the rotten railroad tie walls in the community. Please do not park any vehicles along the wall until construction is completed.

The new pool chaise lounges will be delivered and placed at the pool area for our residents' enjoyment this summer. 4 new picnic tables, in addition to the 2 existing picnic tables, 3 charcoal grills with 2 fireboxes for safe disposal of the coals, and a table in the baby pool area are being added to the pool area. Total cost \$12,000. The rules will be posted at the pool monitor table but it is the same rules that applied to the existing picnic tables. First come, first serve unless reserved through the office for a pool party. The same rules will apply for the grills. We will post safety guidelines at the grill area.

Elana/Hartley painting project update—we will be scheduling a contractor/resident meeting for the residents in these two courts to go over the specifics of the project. We are planning on scheduling this meeting for later in June or mid-July. Cost of project \$33,000.



**MAINTENANCE RESPONSIBILITY CHART**

<b>COMPONENT</b>	<b>ASSOCIATION MAINTENANCE</b>	<b>OWNER MAINTENANCE</b>
Roofing & Flashing (roof covering only)	Repair, Replacement	None
Skylights & Flashing	None	Repair, Replacement
Gutters & Down Spouts	Cleaning, Repair, Replacement	None
Siding, Chimney Flues, Fireplaces	None	Cleaning, Repair, Replacement
Exterior, Soffits, Facia, Trim, Shutters Garage Door, Entrance Door	Repainting	Cleaning, Repair, Replacement
Windows, Glass, Patio Doors, Splash Blocks	None	Cleaning, Repair, Replacement
Locks, Hinges, Door Hardware, Garage Door Mechanicals	None	Maintenance, Repair Replacement
Patios & Decks	None	Maintenance, Snow Clearing, Repair, Replacement
Fences, Sheds, Gazebos	None	Maintenance, Repair, Painting, Repainting
Driveway	None	Cleaning, Snow Clearing, Ice melting, Resealing, Resurfacing
Sidewalk from Street or Driveway to entrance	Snow Clearing	Cleaning, Repair, Replacement, Ice Melting
Sidewalks along public streets	Snow Clearing	None
Front Lawn	Maintenance	Watering, Replacement
Shrubs (front of home)	Trimming	Watering, Fertilizing, Replacement
Interior Components, Foundation, Structural Components, Plumbing, Electrical, Heating, Air Conditioner (even if located outside home, including Support pads)	None	Maintenance, Repair, Replacement
Exterior entrance light(s)	None	Maintenance, Repair, Replacement
Back yard: Grass, Trees, Shrubs	None	Watering, Maintenance, Replacement
Mailboxes & Posts	None	Repair, Replacement
Common Areas	Maintenance, Snow Clearing, Repair	None

# MAY 2018

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i>	1	2	3 GRASS CUT	4	5
6	7	8	9	<b>10</b> RECYLCING DAY  GRASS CUT	11	12
<b>13</b> MOTHER'S DAY 	14	15	16	17 GRASS CUT	18	19
20	21	22	23	<b>24</b> 'RECYLCING DAY  GRASS CUT	25	<b>26</b> POOL OPEN 11 AM TO 8 PM 
<b>27</b> POOL OPEN 11 AM TO 8 PM 	<b>28</b> MEMORIAL DAY  POOL OPEN 11 AM TO 8 PM	29	30	31		