



2 Fox Meadow Dr., Sicklerville, NJ
08081
(856) 228-5811
Visit us online at
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 began May 26th through June 22nd for the Weekends and Holidays only with the hours of 11 am to 8 pm.

The pool will open full-time June 23rd through September 3rd. 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, 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 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



SUMMER RESIDENT MEETING

June 19, 2018

7 PM – 9 PM

At the Clubhouse

Please join us to discuss your concerns and to be updated on upcoming projects and Association news.

ASHFORD GLEN ROOF PROJECT

The Ashford Glen roofing project was completed in May. Everlast completed the roof replacement for the last 2 buildings--building 81, 83, 85, 87, 89, 91 Fox Meadow Drive at the cost of \$18,550 and building 105, 107, 109, 111, 113, 115 Fox Meadow drive at the cost of \$19,950.



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 for 92 homes has been paid in full.

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.

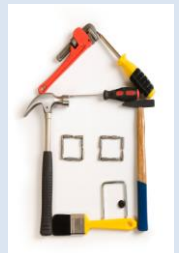
Enclosed is a landscaping survey so you can provide us feedback on our landscaping contractor. Any feedback—positive and negative-- will be helpful to us so please take the time to fill it out and drop off at the office.

ARB INSPECTIONS

ARB inspections began in May with delays due to the weather conditions and is on-going so 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 completed the Jaeger Court railroad tie wall replacement in May. The center median railroad tie wall in the middle of 601-219 Jaeger was replaced with an EP Henry terrace wall. The cost of the project was \$19,260 and the invoice is paid. They did a beautiful job on it! If you get a chance, please drive into the court to see it.

The new pool chaise lounges and baby pool table have been delivered and placed at the pool area for our residents' enjoyment this summer. The 4 new picnic tables, 3 charcoal grills with firebox bin for safe disposal of the coals have been installed at the pool area. Total cost \$12,000.

If you would like to take some of the old chaise lounges, please stop in at the office and we will take you to the area for pick up. We will be calling the junk man on June 15th to dispose of any remaining old chaise lounges.

The grill/picnic tables rules are posted at the pool monitor table but it is the same rules that applied for the existing picnic tables. First come, first use unless reserved through the office for a pool party. We have safety guidelines for the grill area at the pool monitor table with the grill sign in log which you must sign to use the grills to ensure the guidelines are being followed by our residents so the area is kept clean and safe.

Elana/Hartley painting project update—we scheduled a contractor/resident meeting for the residents in these two courts to go over the specifics of the project for Tuesday, June 5th at 7 pm at the Clubhouse. The expected start date of the project is by Mid July. Cost of project \$33,000.

The contractors are currently bidding out for Vie Jo painting project which we are estimating to cost about \$65,000 for the project. We will keep you updated on this project as we have new information.

MAINTENANCE RESPONSIBILITY CHART

COMPONENT	ASSOCIATION MAINTENANCE	OWNER MAINTENANCE
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

JUNE 2018

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i>			GRASS CUT	1	2 POOL OPEN 11 AM TO 8 PM 
3 POOL OPEN 11 AM TO 8 PM 	4	5 ELENA-HARTLEY COURTS RESIDENTS PAINTING PROJECT MEETING 7 PM	6	7 RECYLCING DAY  GRASS CUT	8	9 POOL OPEN 11 AM TO 8 PM 
10 POOL OPEN 11 AM TO 8 PM 	11	12	13	14 FLAG DAY  GRASS CUT	15	16 POOL OPEN 11 AM TO 8 PM 
17 Pool Open 11 am to 8 pm FATHER'S DAY 	18	19 RESIDENT MEETING AT CLUBHOUSE 7 PM TO 9 PM	20	21 SUMMER BEGINS 'RECYLCING DAY  GRASS CUT	22	23 POOL OPEN 11 AM TO 8 PM 
24 POOL OPEN 11 AM TO 8 PM 	25 POOL OPEN 12 PM TO 8 PM 	26 POOL OPEN 12 PM TO 8 PM 	27 POOL OPEN 12 PM TO 8 PM 	28 POOL OPEN 12 PM TO 8 PM  GRASS CUT	29 POOL OPEN 12 PM TO 8 PM 	30 POOL OPEN 11 AM TO 8 PM 