



# *Terrestria Times*

SEPTEMBER 2020



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*

*Chris McConchie, Maintenance*

*Charlotte Clark, Maintenance*

## **COVID-19 UPDATE**

To the residents of Terrestria:

During these unprecedented times of heath and financial upheaval; the Board of Directors are taking the following actions to protect the health of the community and financial liquidity of our association.

1. Following the recommendations of the State of NJ, closing the clubhouse and associated public areas (Basketball/tennis courts).
2. Closing the office to non-essential traffic, we ask that all communications be via phone or email until further notice.
3. Place on hold all community improvements projects and re-evaluate on a month to month basis.
4. The Association was approved for the SBA Paycheck Protection Program for \$24,580 on May 4<sup>th</sup> which will help alleviate any financial impact from the pandemic. We will carefully follow the guidelines so the loan is forgiven and the Association will not have to pay anything on the loan.
5. Urge all residents to follow the CDC guidelines on Steps **to Prevent Getting Sick** (which includes social distancing).

Link: <https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/index.html>

Please email questions & concerns to: Michele via [Terrestriapm@comcast.net](mailto:Terrestriapm@comcast.net) or call the office at 856-228-5811.

With respect,

The Board of Directors

## PROJECTS UPATE

**Vie Jo Paint Project**—The paint project was completed on March 23rd. The final payment of \$23,500 was made on May 26<sup>th</sup>. The project is paid in full for \$93,500.

**Heath, Thornhill and Elena Roof Project-** The roofing project began in January for Thornhill and Heath Courts which was completed February 28<sup>th</sup> and payment has been made in full of \$83,991 as we completed each building. Elena Court is the last section for this project. Cost \$55,950. Elena Court's roof replacements was scheduled to start March 16<sup>th</sup> but was temporarily postponed due to the unexpected financial impact of the pandemic. Everlast replaced the roofs of the 1<sup>st</sup> building in Elena Court. The invoice of \$25,965 has been paid. The last building in Elena has been scheduled for 9/8/20 to complete the project. Thank you to the Elena residents for your patience during this delay.

**Tennis/Basketball Court Renovations-** This renovation is on hold pending further notice on our month to month reviews of financials.

**Replacement of Railroad ties-** Project on hold pending further notice on our month to month reviews of financials.

**Restriping of Court Parking Lots-** Maintenance has begun restriping Burberry Court.

**Pool Coping and Tile Replacement-** The coping and tile project which was put on hold in March due to the financial unknowns caused by the pandemic has been scheduled for 9/14/20. Cost: \$33,000.

**Gloucester Township Sealcoating and Repaving of Courts-** The Township did the repaving in Sonora and Jaeger Court in March. We will update you on these courts and the sealcoating of Ashford Glen once we receive more information.

## PAYMENT PLANS AND ARRANGEMENTS

Due to the coronavirus pandemic and the State of New Jersey's order to shelter in at home we are well aware many of our residents are or will be experiencing financial difficulties. Please contact the office at 856-228-5811 or email to [Terrestriapm@comcast.net](mailto:Terrestriapm@comcast.net) if you need to make a payment arrangement or enter into a payment plan for your monthly association fees. By working together we will get through these difficult times and better days will be here soon for all of us.

### **ARB INSPECTIONS**

ARB inspections began in April—weather permitting. Inspect your home and property to make any necessary repairs or replacements:

Front and Back yard cleaning, pressure washing of the exterior of your home and fencing, replacement of cloudy glass windows or doors, garage door repairs or replacement, replacement/repair of any damaged/rotted wood, replacement/repair/painting of decks and fencing, etc.

Check your Rules and Regulations booklet to see what is your responsibility as a homeowner. Please do not wait for a violation notice and/or fine.

**Please note the following, if you fail to respond to the violation notices and make the necessary corrections to maintain your home:**

**3.10.1 In the event an Owner shall fail to maintain the premises and the improvements situated thereon, the Board of Directors shall have the right to enter upon said property to correct drainage and to repair maintain and restore the property and the exterior of the buildings and any other improvements erected thereon. All costs related to such correction, repair or restoration shall become a Special Restoration Assessment upon such property and as such shall be regarded as any other assessment with respect to lien rights of the Association and remedies provided for non-payment.**

### **Individual Maintenance Issues**

Please note that you should still contact the office, if you are experiencing roof or gutter issues as we will address them on an individual basis to correct the issue.

### **LANDSCAPING SERVICES SCHEDULE**

Our weekly lawn cut is Thursdays.

Please place out the appropriate color flags at the edge of your lawn by the street or by your mailbox by the curb, if you DO NOT want the service. If you need flags, please call the office and we will deliver them to your home.

**RED FLAG- NO GRASS CUT**

**YELLOW FLAG- NO PRUNING**

**BLUE FLAG- NO FERTILIZERS/PESTICIDES**

### **RULES AND REGULATIONS REMINDER**

Please be advised that as an allowance to the pandemic and restrictions on gatherings we had permitted homeowners to display graduations signs on their lawns this summer as a way to celebrate their achievements. ***The time has come that all lawn signs must be removed from the exterior of homes by 9/11/20 as exterior lawn signs are not permitted in our community.***

**3.5 Display of Interior Items.** The display or use of items in the interior of any building visible from the exterior shall not be allowed without written consent of the Board of Directors.

**3.8 For Sale or Lease Signs** advertising the sale or lease of dwellings may only be displayed in the front window.

**3.8.1** Signs shall be permitted on lot or common areas for an **Open House ONLY**, beginning one hour before and must be removed promptly after completion of Open House.

**3.15** No **Signs** of any type shall be displayed to public view, except approved Name and Address signs.

Reminder that an ARB Request form must be submitted for review and approval prior to make any alterations to the exterior of homes. This includes displaying flags on the exterior of the homes. If you have any questions, please contact me at [Terrestriapm@comcast.net](mailto:Terrestriapm@comcast.net) or 856-228-5811.

### **HALL RENTAL**

All hall rentals have been cancelled through December 31, 2020. We are currently not booking any new events at this time. The hall cannot be viewed as it is closed to walk in traffic due to the compliance of the State of New Jersey Covid-19 order.

Reserve your special date now!! The clubhouse hall fee is \$150 for residents (\$250 for non-residents) to rent the hall for that special occasion.

--Birthdays, Christenings, Graduations, Family Reunions, Holiday Dinners, Bridal Showers, Baby Showers, Meetings, and many more occasions—

For more information about our hall rentals, please call or email the office.

# SEPTEMBER 2020

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i>	1	2	3	4	5
6	7 <i>LABOR DAY</i> <b>LABOR DAY</b> 	8	9	10 RECYLCING DAY 	11 <i>PATRIOT DAY</i> <b>9.11</b> - PATRIOT DAY - We will never forget <small>Illustration © 125894037</small>	12
13	14	15	16	17	18	19
20	21	22	23	24 RECYLCING DAY 	25	26
27	28	29	30			