



Terrestria
Times
OCTOBER 2020



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

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 hall rentals until December 31, 2020.
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 4th 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 or call the office at 856-228-5811.

With respect,

The Board of Directors

Please see inside newsletter for information for the next Resident Meeting

PROJECTS UPATE

Vie Jo Paint Project—The paint project was completed on March 23rd. The final payment of \$23,500 was made on May 26th. 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 28th 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 16th but was temporarily postponed due to the unexpected financial impact of the pandemic. Everlast replaced the roofs of the 1st building in Elena Court. The invoice of \$25,965 has been paid. The last building in Elena was completed on September 18, 2020. The entire roofing project has been completed and the cost of \$139,941 has been paid in full.

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 and only needs to complete the assign parking. Sonora Court will be next with striping being done at the center wall.

Pool Coping and Tile Replacement- The coping and tile project was started on 9/14/20. Cost: \$33,000.

Byron Court Roof and Painting Projects: The contractors are currently working on their proposals for the roofing and painting projects for Byron Court so we can get those projects started soon.

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 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.

Thank you to all of the homeowners that have kept their accounts current and to the ones, who brought their accounts current or entered into payment agreements since July. We all appreciate it.

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.

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.

TRESPASSING ON OLD GOLF COURSE

The Association was contacted by the new owner of the property that used to be the golf course which borders some of the courts in our association. He has requested that we advise our homeowners that they are not permitted to trespass onto his property and will prosecute anyone found on his property without permission from him.

In addition, he advised us that he hunts on his property, therefore, it is dangerous for anyone trespassing on his land. Gun hunting is not permitted anywhere in Gloucester Township but bow hunting is permitted, if he follows the hunting regulations of the State and Township.

Thank you for your anticipated cooperation regarding this important issue.

ZOOM RESIDENT MEETING OCTOBER 27, 2020 7 PM – 9 PM

Due to the restrictions caused by the pandemic, we will be holding a virtual Resident meeting via Zoom. If you are interested in participating, please email us at Terrestriapm@comcast.net by 10/23 to provide us with your email address so we can send you the Zoom meeting invite for this meeting.

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.

OCTOBER 2020

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i>			1	2	3
4	5	6	7	8 RECYLCING DAY 	9	10
11	12	13	14	15	16	17
18	19	20	21	22 RECYLCING DAY 	23	24
25	26	27 ZOOM RESIDENT MEETING 7 PM	28	29	30	31 