



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*

*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 January 31, 2021.
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 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. The basketball court has been restriped and new hoops were installed.

**Replacement of Railroad ties-** The railroad ties in Burberry Court will be replaced in November- cost: \$14,500. Byron Court railroad ties is being scheduled for February/March-cost \$27,500. Hartley Court (cost \$8,300) and Del Sol (cost \$13,500) will be scheduled for April/May.

**Restriping of Court Parking Lots-** Maintenance has completed Burberry Court. 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 and has been completed. The pool has been winterized and covered. Cost: \$33,000. The \$19,000 deposit has been paid and the remaining balance will be spread over January-April payment agreement.

**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. These projects are being scheduled for February/March. Contractor-Resident Meetings will be scheduled for Byron Court residents prior to the projects starting to discuss specifics and answer residents' questions.

**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.

## TERRESTRIA BOARD OF DIRECTORS ELECTION

**Jason Cocco** (President) and **Anthony Micale** (Treasurer) were re-elected to the 2 years term. **Leland Rockstraw** (Vice-President) was re-elected to a 1 year term.

**Theresa Myers**, who was appointed to the Board of Directors to complete **Gary Miller's term** (passed away in April) and **George Bosco** were re-elected to a 2 years term in 2019.

Thank you to the Board of Directors for your dedication to our community and volunteering your time to serve our Association. It is very much appreciated by everyone.



## **Fall Gutter Cleaning**

The fall gutter cleaning began the first week of December. A reminder that we do not have the contractor remove or re-install your gutter guards during the cleaning process due to the liability to the Association, if the guards are damaged.

Please note that the contractor may need to use your outside faucet during the cleaning. If you do not want the contractor to use your water, please place a blue flag at the faucet. They will only use the water, if they need to clear the downspouts.

## **LEAF COLLECTION**

Marksmen completed the first leaf collection. The second leaf collection will begin the week of December 14<sup>th</sup>. The single-family homes are included with the townhomes for the second leaf collection. To make sure this program is a success, please comply with the following rules:

Try to keep all leaves unbagged at curbside, If you must use bags, please use paper bags only. Have all leaves out the weekend prior to the start date.

Rake all leaves from your backyards to the front of your house. Do not rake leaves into the street, if it will block traffic.

Do not mix trash and broken branches with leaves. This clogs the machines and your leaves will not be picked up.

Do not park any vehicles in front of the leaves during the collection week. The leaves will not be picked up.

In addition, please lookout for Gloucester Township's signs on the road for Public Works leaf collection dates for Terrestria. A reminder that you must use large paper bags for Gloucester Township and mark your bags: grass, brush, leaves, etc.

## **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.

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.

## **MAINTENANCE POSITION**

We currently have a part-time maintenance position available. If you are interested in an interview, please email Michele Leach at [Terrestriapm@comcast.net](mailto:Terrestriapm@comcast.net) for details.

## **HALL RENTAL**

All hall rentals have been cancelled through January 31, 2021. We are currently not booking any 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.

# DECEMBER 2020

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i>	1	2	3 RECYLCING DAY 	4	5
6	7 PEARL HARBOR DAY 	8	9	10	11	12
13	14	15	16	17 RECYLCING DAY 	18	19
20	21 FIRST DAY OF WINTER 	22	23	24 CHRISTMAS EVE 	25 CHRISTMAS DAY <i>Merry Christmas</i> 	26
27	28	29	30	31 NEW YEAR'S EVE RECYLCING DAY 		