



Terrestria Times JANUARY 2021



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

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 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

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. The basketball court has been restriped and new hoops were installed.

Replacement of Railroad ties- The railroad ties replaced with EP Henry block in Burberry Court was completed in December. The invoice of \$14,500 has been paid. Byron Court railroad ties replacement with EP Henry block will start in January-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 have submitted 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.

Fall Gutter Cleaning and Leaf Collection

The Fall gutter cleaning and the two leaf collections were completed in December.

Please do not rake leaves to the curb at this time. When cleaning up your property leaves must now be placed in paper bags and placed curbside for the regular brush pick up.

Individual gutter cleanings need to be called in the office for our contractor to perform the service for homeowners, who need additional gutter cleanings.

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. 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 for details.

FRIENDLY REMINDER

All exterior Christmas decorations including color light bulbs in exterior light fixtures must be removed by January 31st. Thank you for your cooperation.

WHITE GOODS AND RECYCLABLE ELECTRONICS

Public Works picks up white goods: refrigerators, air conditioners, ranges, washers, dryers, hot water heaters, and televisions, etc. You must call Public Works by 4 pm on Tuesdays for items to be scheduled for pick up that week.

The phone number is 856-228-3144.

These items are *not* be placed curbside before Tuesday night for the Wednesday trash collection. We see many homeowners placing these items at the curb over the weekend or worse the day after trash collection for the next Wednesday trash collection.

This is unacceptable and violation of our Bylaws. If you have extenuating circumstance, you need to contact the Property Manager at Terrestriapm@comcast.net to get permission to place an item out before Tuesday night. We thank you in advance for your expected cooperation regarding this issue.

Please notify our office at 856-228-5811 to update us that you have made proper arrangements for the pickup and the date the Township informed you for pickup.

HALL RENTAL

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.

JANUARY 2021

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i>				1 	2
3	4	5	6	7	8	9
10	11	12	13	14 RECYLCING DAY 	15	16
17	18 MARTIN LUTHER KING, JR DAY  <i>Our lives begin to end the day we become silent about things that matter.</i>	19	20	21	22	23
24 31	25	26	27	28 RECYLCING DAY 	29	30