



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*

*Ryan Fritz, 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, the clubhouse and hall rental is closed until further notice.
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. Update as of January 5<sup>th</sup> the Association was notified that the PPP loan forgiven request has been approved.
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 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 started 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.

## NOTICE TO PET OWNERS

A reminder that it is a violation to our Bylaws and Gloucester Township Chapter 47, Pet Ordinance the following items:

Dogs are to be on a leash at all times in our community.

Dogs are not permitted to trespass on neighbors' properties at any time. Do not allow your dog to urinate or defecate on another homeowner's property at any time.

It is your responsibility as a pet owner to follow the Township's Pet Ordinance and our Bylaws. If you have any information regarding the identity of pet owner's not following the rules, please contact me at [Terrestriapm@comcast.net](mailto:Terrestriapm@comcast.net)

## 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.

We all appreciate it.

## **RESIDENT/BUDGET ZOOM MEETING**

**March 16<sup>th</sup>  
Tuesday  
7 pm - 8:30 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](mailto:Terrestriapm@comcast.net) to provide us with your email address by March 10<sup>th</sup> so we can send you the Zoom meeting invite for this meeting.

***2021-2022 Budget enclosed in newsletter for your review.***

### **2021-2022 MONTHLY ASSOCIATION FEES**

**TOWNHOMES                      \$163  
SINGLE FAMILY HOMES      \$30**

Please note the new monthly association fees effective *April 1, 2021*.

### **LANDSCAPING SERVICES**

The Spring clean up will begin in March—weather permitting. Our lawn service date will remain on the same day on **Thursdays**.

**RED FLAG- NO GRASS CUT  
YELLOW FLAG- NO PRUNING  
BLUE FLAG- NO PESTICIDES/FERTILIZERS**

Please be on the lookout for the signs for the first fertilization treatment so you can put 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 curb so the landscapers do not miss the flags. If you need flags, they are available at the office. Please email or call us so we can deliver the flags to your home.

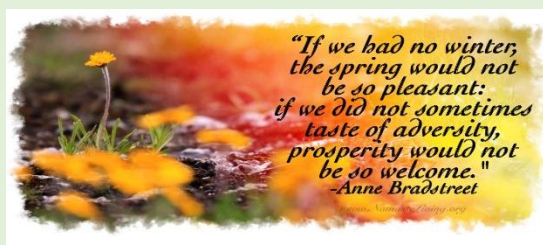
### **ARB INSPECTIONS**

ARB inspections will begin in April. Please inspect your home and property to make any necessary repairs or replacements:

Yard clean up (front and back), removal of trash and debris on property, weeding/tending of garden beds, pressure washing of exterior of your home and fencing, replacement of cloudy glass windows or doors, garage door repair/replacement, replacement/repair of damaged rotten wood on home, replacement/repair/painting of decks and fences, etc.

### **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.



# MARCH 2021

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i> 1	2	3	4	5	6
7	8	9	10	11 RECYLCING DAY 	12	13
14 DAYLIGHT SAVING TIME BEGINS 	15	16 RESIDENT/BUDGET MEETING VIA ZOOM 7 PM – 8:30 PM	17 ST. PATRICK'S DAY 	18	19	20 SPRING BEGINS 
21	22	23	24	25 RECYLCING DAY 	26	27 PASSOVER BEGINS AT SUNDOWN
28 PALM SUNDAY PASSOVER	29	30	31			