



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

Ryan Fritz, Maintenance

Charlotte Clark, Maintenance

COVID-19 UPDATE

To the residents of Terrestria:

During these unprecedented times of health 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 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. Update as of January 5th 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 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 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 once the railroad replacement project is completed. The roofing project will be April/May with the painting project to follow the roof replacement project. Contractor-Resident Meetings will be scheduled for Byron Court residents prior to the projects starting to discuss specifics and answer residents' questions.

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.

2021-2022 MONTHLY ASSOCIATION FEES

TOWNHOMES	\$163
SINGLE FAMILY HOMES	\$30

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

LANDSCAPING SERVICES

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.

FIRE COMMISSIONER ELECTION

One of our residents is involved with our local fire department-Lambs Terrace Volunteer Fire Company which services our community. He wanted our homeowners to be aware of the upcoming Fire Commissioner election.

If you are interested in voting, the election is being held on April 20, 2021 between the hours of 2 pm – 9 pm at Lambs Terrace Volunteer Fire Department located at 1781 Sicklerville Rd, Sicklerville. For more information please visit DISTRICT5VOTE.COM

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.

If you have any questions, please contact me at Terrestriapm@comcast.net

2021 POOL SEASON

All information concerning the 2021 pool season will be provided in our May newsletter concerning any new changes due to the pandemic as we are awaiting any updates from the CDC and State of New Jersey.

After much consideration the Board of Directors has made the decision to change our pool company after 12 years with American Pool. Fox Pool Management is our new pool company. We are excited to work with our new pool company for the 2021 pool season.

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. We will be reviewing the status of the hall rentals in May and homeowners will be updated in our June newsletter.

APRIL 2021

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i>			1	2	3
4 <i>EASTER</i>  HAPPY <i>Easter</i>	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	28	29	30	