



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 has been completed-cost \$27,500. Del Sol railroad ties replacement with EP Henry block was completed in April- cost \$13,500. Hartley Court railroad ties replacement with EP Henry block started in April. (cost \$8,300).

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. The coping and tile payment agreement was completed in April.

Byron Court Roof and Painting Projects: Everlast will begin in May with the painting project to follow the roof replacement project Cost: \$74,390. A Contractor-Resident meeting will be scheduled with Byron Court residents in June prior to the start of the painting project to discuss specifics and residents' questions. Rainer Painting will begin the painting project July/August which will give homeowner's time to make repairs to any damaged/rotten wood on the exterior of their homes. Cost of painting project: \$48,500.

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.

SUMMER GUTTER CLEANING

Marksmen will begin the summer gutter cleaning the end of June. A reminder that we do not have the contractor remove or re-install your gutter guards during the clean out process due to the liability to the Association, if the guards get damaged.

Please note the contractor may need to use your outside faucet during the process. If you do not want them using your faucet, please place a Blue Flag in front of the faucet. They will only use the faucet, if they need to clear out the downspout.

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.

2021 POOL SEASON

The pool will start the 2021 pool season Memorial Day weekend-May 29th, 30th, and 31st-hours 11 am – 8 pm. It will open full time (7 days a week) starting June 19th. Operational Hours: Monday-Friday 12 pm-8 pm and weekends/Holidays 11 am – 8 pm. Pool forms can be obtained from the Pool Monitor station at the pool entrance. It is \$10 per tag.

At this time the pool will still be operating under the CDC, Board of Health, the Association, and Fox Pool Management, and the State of NJ Covid-19 guidelines as we had outlined last summer. Please refer to the insert for the Covid-19 Pool Procedures to ensure you understand the process while using the pool.

If any changes are made by the CDC, State of NJ, Board of Health, or the Board of Directors, the changes will be posted at the pool area, the next newsletter, and on our website.

Reminder that everyone must wear a mask to enter/exit the pool area, to use the restroom, and whenever social distancing is not possible outside of your group. The Pool Monitor is required to take your temperature before entering the pool area. If you are not feeling well, please stay home. Please bring your own beach chair to use at the pool. Please follow all posted regulations our you will have to leave the pool area.

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.

MAY 2021

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