



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 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. Certain restrictions have now been removed as per the updates and the guidelines from the State of New Jersey and CDC.

1. The hall is now available for rentals starting in June. Please contact the office for more information.
2. The office is now open for walk in traffic to conduct your association business.
3. No masks are required in the pool area as it is an outside event. Please maintain proper social distancing.
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 23, 2020. The final payment of \$23,500 was made on May 26, 2020. 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-** The basketball court has been restriped and new hoops were installed. The decision for the tennis courts is still pending.

**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 plus \$24,000 has been paid for the additional block work that completed the entire court. Del Sol railroad ties replacement with EP Henry block was completed in April- invoice \$13,500 has been paid. Hartley Court railroad ties replacement with EP Henry block was completed in April- invoice \$8,300 has been paid and the small additional block wall in Hartley was completed in May- invoice \$4,000 has been paid. The small EP Henry block in Sonora Court was completed in May- invoice \$6,000 has been paid.

**Restriping of Court Parking Lots-** Maintenance has completed Burberry Court. Sonora Court will be next with striping being done at the center wall. We are looking to obtain pricing from contractors to continue the striping project as the lines need to be a crisper white to avoid fading as we are experiencing with the in-house paint and to have the projects completed in a quicker time period.

**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 June with the roofing 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 August/September 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](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.

## SUMMER GUTTER CLEANING

Marksmen will begin the summer gutter cleaning the middle to end of June with a complete clean up and blow out of the courts now that the stringy pollen has stopped falling from the trees.

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.

### **Summer Clean Up**

A clean up and blow out of the courts will be coordinated to be done after the gutter cleaning is completed to freshen up the courts.

### **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 29<sup>th</sup>, 30<sup>th</sup>, and 31<sup>st</sup>-hours 11 am – 8 pm. It will open full time (7 days a week) starting June 19<sup>th</sup>. 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. \*The newest update for the pool is posted on the fence at the pool gate. \*No masks are required in the pool area. Please maintain proper social distancing in the pool area.

\*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.

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**

Reserve your special date now!! Only \$150 for residents (\$250 for non-residents) to rent our clubhouse for that special occasion!!

\_Birthdays, Christenings, Graduations, Family Reunions, Holiday Dinners, Bridal Showers, Baby Showers, Meetings, and many more occasions\_

For more information about our hall rentals, please call or stop in at our office!!

# JUNE 2021

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i>	1	2	3 RECYLCING DAY 	4	5 <i>POOL OPEN 11 AM- 8 PM</i>
6 <i>POOL OPEN 11 AM- 8 PM</i>	7	8	9	10	11	12 <i>POOL OPEN 11 AM- 8 PM</i>
13 <i>POOL OPEN 11 AM- 8 PM</i>	14 FLAG DAY 	15	16	17 RECYLCING DAY 	18	19 <i>POOL OPEN 11 AM- 8 PM</i> <i>POOL OPEN FULL-TIME 7 DAYS A WEEK</i>
20 FATHER'S DAY <i>POOL OPEN 11AM – 8PM</i> 	21 SUMMER BEGINS <i>POOL OPEN 12 PM – 8 PM</i> 	22 <i>POOL OPEN 12 PM – 8 PM</i>	23 <i>POOL OPEN 12 PM – 8 PM</i>	24 <i>POOL OPEN 12 PM – 8 PM</i>	25 <i>POOL OPEN 12 PM – 8 PM</i>	26 <i>POOL OPEN 11 AM- 8 PM</i>
27 <i>POOL OPEN 11 AM- 8 PM</i>	28 <i>POOL OPEN 12 PM – 8 PM</i>	29 <i>POOL OPEN 12 PM – 8 PM</i>	30 <i>POOL OPEN 12 PM – 8 PM</i>	<u>POOL HOURS</u> 5/29/21-6/20/21 WEEKENDS/HOLIDAYS ONLY 11 AM – 8 PM	6/21/21-9/6/21 WEEKDAYS 12 PM – 8 PM WEEKENDS/HOLIDAYS 11 AM – 8 PM	