



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
Butch McDowell, Maintenance
Jill Diering, Maintenance

RESIDENT MEETING
Thursday, November 11, 2021
7 pm – 9 pm
At Clubhouse

Please join us to be updated on projects and association news so you can discuss your concerns and ideas. Please wear a mask in the clubhouse.

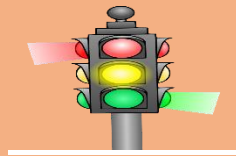


TRAFFIC LIGHT AT SICKLERVILLE AND STONEBRIDGE ROAD PETITION

At the July 20th Resident Meeting the issues of increased volume of traffic on Sicklerville Road creating a safety issue making a left turn onto Sicklerville Road from Stonebridge Road was discussed and it was decided that Terrestria will bring the issue to the Gloucester Township Council.

Some of our homeowners volunteered to pass around a petition in their courts so our Board President can bring the petition to a Council Meeting for a traffic light to be installed at the intersection. Please sign the petition so Gloucester Township is made aware of the needed traffic light.

We will also have a copy of the petition available for you at the office. If you have any questions, please call us at the office.



PROJECTS UPATE

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 completed the roof replacement of 301-311 Byron on July 16th. The invoice of \$30,690 has been paid. The roof replacement of 312-323 was completed in August. The \$43,700 invoice has been paid. The total roofing project Cost: \$74,390.

A Rainer Painting-Byron Resident meeting was held on Wednesday, September 8th at the Clubhouse to discuss specifics and residents' questions regarding the Byron Court Painting Project. Rainer compiled a list of homes that have damaged/rotten wood with his pricing to repair prior to the painting of the home. The letters will be delivered in October to the homes with wood damaged. The painting project will be start in November. 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.

FALL PRUNING

Marksmen will be performing the fall pruning of your front yard bushes the second week of October (starting October 11th).

If you do not want your front yard bushes pruned, please place the YELLOW FLAGS by your bushes, by your mailbox at the curb or at the edge of your front lawn by the street.



ARB INSPECTIONS AND RE-INSPECTIONS

The final ARB re-inspections were completed on September 30th. If the violation has not been corrected, you will a notice with additional fines assessed to your account and a copy of the notice will be sent to the Board of Directors for approval for your account to be sent to the Association's attorney for legal action which you will incur the cost of legal fees. Please contact the office, if you have any questions regarding the violations.

A reminder if you have flower/garden beds on your property, the beds must be kept maintained and free of weeds. Also, you are to maintaining and cutting the grass in your backyards. Failure to maintain the beds and the grass in your backyard will result in a violation and fine.

ARB – ARCHITECTURAL REVIEW BOARD

It was discussed at the July Residents Meeting to have a formal Architectural Board formed to do the ARB inspections and re-inspections as per our Bylaws. The Property Manager has performed the duties of the ARB as we have had no homeowners volunteer to handle the full duties of the ARB. If you are interested in volunteering to be on the Architectural Review Board, please contact me at the office or via my email at Terrestriapm@comcast.net

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

1. The hall became available for hall rentals in June. Please contact the office for more information.
2. The office is now open for walk in traffic to conduct your association business. Please wear a mask in the office.
3. Urge all residents to follow the CDC guidelines on Steps **to Prevent Getting Sick.**

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

GLOUCESTER TOWNSHIP BRUSH PICKUP

Per Gloucester Township Ordinance, branches, hedge trimmings, brush clippings, etc. must be securely tied into 4 foot bundles that can be easily handled and the diameter of any branch may not exceed 6 inches. The bundle shall not exceed 40 pounds.

Public Works will pick up the bundles on our designated day only if the ordinance is followed. The bundles are to be placed curbside after 4 pm the day prior to collection—no sooner!

For any questions please call Public Works at 856-228-3144.

You must call Public Works at 856-228-3144 prior to placing fencing, appliances, televisions etc. at the curb so they can advise you of the date of collection. You are not to place any item at the curb to sit for weeks for collection. If you have any questions, please call the office to ensure you are following the proper procedures.

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!!

OCTOBER 2021

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