



Terrestria Times NOVEMBER 2021



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

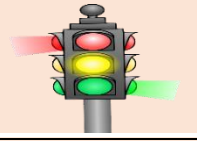
Staff:
Michele Leach, Property Manager
Elizabeth Cuglietta, Receptionist
Butch McDowell, Maintenance
Jill Diering, Maintenance

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.



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.



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.

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 approximately November 15th. Cost of painting project: \$48,500.

ARB VIOLATIONS

The Board of Directors approved to have the homes, who had failed to correct the cited violations from the ARB inspections, handed over to the association's attorney on October 31st for legal action to have the violations corrected by the homeowners. These homes will incur the cost of the legal fees and additional fines.

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

TERRESTRIA BOARD OF DIRECTORS ELECTION

Tuesday, November 9, 2021
Clubhouse
10 am to 6 pm



John Blanchard (Board Member, who was appointed to the Board of Directors to replace **Leland Rockstraw**, who was re-elected to the one year term in 2020), **Theresa Myers** (Secretary), and **George Bosco** (Vice-President) are on the ballot for re-election.

Jason Cocco (President) and **Anthony Micale** (Treasurer) were re-elected to a 2 years term in 2020.

FALL GUTTER CLEANING

The fall gutter cleaning is scheduled to begin the first week of December. A reminder that we do not have the contractor remove or re-install gutter guards during the cleaning process due to the liability to the Association, if the guards are damaged.

LEAF COLLECTION

Marksmen will begin the first leaf collection the week before Thanksgiving (November 15th). To make this program a success, please comply with the following rules:

Keep all leaves unbagged at curbside. If you must use bags, please use paper bags only.

Have all leaves out the weekend prior to the start date.

Rake all leaves from your backyard to the front of your house. Do not rake leaves into the street, if it will block traffic.

Do not mix trash and broken branches with leaves. This clogs the machines and your leaves will not be picked up.

Do not park any vehicles in front of the leaves during the collection week. The leaves will not be picked up.

The first leaf collection is for the townhomes only. The single-family homes will be included in the December leaf collection (second leaf collection) which will occur within the first 2 weeks of December.

In addition, look out for Gloucester Township's signs on the road for Public Works leaf collection dates for Terrestria.

ASSOCIATION AMENITIES

It was brought to our attention by a new single-family homeowner that their children were approached by an adult and told that they could not use the basketball court as they were not residents of our community. This was upsetting to the children and their parents as it made them feel unsafe and concerned if they were welcome in our community.

Please never assume you know everyone that lives in Terrestria. We have 404 homes and it is impossible for anyone to know everyone. We have new homeowners every month as homes do get sold. If you have any concerns regarding the use of our amenities, please contact either the Property Manager or the Board of Directors to discuss it.

ANNUAL CHRISTMAS PARTY

It is unfortunate and with great disappointment to announce that the Association will not be holding its annual Christmas Party this year due to the health concerns in regards to covid and the close proximity of residents inside the clubhouse even with the addition of a tent. We will plan a spring event that can be held outside, in addition, to the clubhouse so we can avoid overcrowding inside the hall which worked out well with the pool party in August.

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!!

NOVEMBER 2021

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i> 1	2 <i>ELECTION DAY</i>	3	4	5	6
7 DAYLIGHT SAVINGS TIME ENDS 	8	9	10	11 VETERANS DAY RECYCLING DAY RESIDENT MEETING AT CLUBHOUSE 7 PM- 9 PM	12	13
14	15	16	17	18	19	20
21	22	23	24	25 THANKSGIVING 	26 RECYCLING DAY	27
28 HANUKKAH BEGINS AT SUNDOWN	29 HANNUKKAH 	30				