



Terrestria Times DECEMBER 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

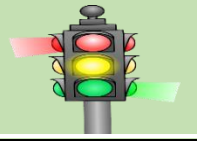
Staff:
Michele Leach, Property Manager
Elizabeth Cuglietta, Receptionist
Butch McDowell, Maintenance
Jill Diering, Maintenance

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.



TERRESTRIA BOARD OF DIRECTORS ELECTION

George Bosco (Vice-President) and **Theresa Myers** (Secretary) were re-elected to the 2 years terms.

John Blanchard (Board Member/ARB Liason) was re-elected to a 1 year term.

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

Thank you to the Board of Directors for your dedication to our community and volunteering your time to serve our Association. It is very much appreciated by everyone.

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.

STRIPING AND ASSIGN PARKING UPDATE- We have obtained the proposals from striping companies for the striping and assign parking project. We expect to do the project in December. We will notify each individual court about the assign parking prior to the striping/assign parking commences in each court to ensure we work out any issues with the affected homeowners. This will ensure each homeowner will have one assign parking spot by their home. It will be the homeowner's responsibility to direct their guests to the guest parking spots in their court so they do not park in a homeowner's parking spot. We have amended our towing signs for vehicles to be towed, if it becomes a problem of someone parking in another homeowner's assign parking spot.

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 were delivered in October to the homes with wood damaged. The painting project will be start approximately November 29th when Rainer will be on-site to go over the project with the Property Manager before starting the actual painting. This was a change from the November 15th start date. 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

Thank you to the homeowners, who have volunteered their time, to be on the ARB committee. We will be scheduling a meeting to be held in December to go over the formalities and process of the committee. I will contact the volunteers once we have the date scheduled so they can attend the meeting.



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 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

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.

SECOND LEAF COLLECTION

Marksman will begin the second leaf collection within the first 2 weeks of December. ***This leaf collection is for all of the townhomes and single-family homes.*** 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.

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

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.

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.

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!!

DECEMBER 2021

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i>		1	2 RECYCLING DAY 	3	4
5	6	7 PEARL HARBOR REMEMBRANCE DAY 	8	9	10	11
12	13	14	15	16 RECYCLING DAY 	17	18
19	20	21 WINTER BEGINS 	22	23	24 CHRISTMAS EVE 	25 CHRISTMAS 
26 KWANZAA BEGINS 	27	28	29	30 RECYCLING DAY 	31 NEW YEAR'S EVE 	