

Terrestria Times

FEBRUARY 2022



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

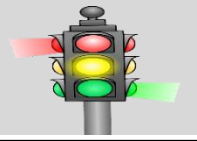
Staff:
Michele Leach, Property Manager
Elizabeth Cuglietta, Receptionist
Butch McDowell, Maintenance
Jill Diering, Maintenance

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.



BUDGET/RESIDENT MEETING

MARCH 3, 2022
THURSDAY
7 PM - 8:30 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.



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- The professional striping of the parking spots in the courts started in December. We will notify each individual court about the assign parking once the striping is completed and the assign parking is diagrammed for each court. This way any issues can be worked out prior to the actual painting of the assign parking lettering.

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 Project: 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.

Rainer Painting completed the painting project in Byron Court on December 20th. The invoice has been paid on December 31st. Cost: \$48,500.

ARB – ARCHITECTURAL REVIEW BOARD

Thank you to the homeowners, who have volunteered their time, to be on the ARB committee. The meeting to go over the formalities and process of the ARB is postponed until the association's attorney has completed reviewing our ARB procedures for any updates that are needed to our Bylaws. 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

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 GUTTER CLEANING AND LEAF COLLECTION

The Fall gutter cleaning and two leaf collections were completed in December.

At this time do not rake leaves to the curb. When cleaning your property leaves now must be placed in paper bags and placed curbside for the regular brush pick up.

Individual gutter cleanings need to be called into the office for our contractor to perform the service for homeowners, who need additional gutter cleanings.

MAINTENANCE POSITION

We currently have a part-time maintenance position available. If you are interested in an interview, please email us at Terrestriapm@comcast.net for details.

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!!

FEBRUARY 2022

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i>	1	2 <i>GROUNDHOG DAY</i> 	3	4	5
6	7	8	9	10 <i>RECYCLING DAY</i> 	11	12 <i>LINCOLN'S BIRTHDAY</i> 
13	14 <i>VALENTINE'S DAY</i> <i>Happy Valentine's Day!</i> 	15	16	17	18	19
20	21 <i>PRESIDENT'S DAY</i> 	22 <i>WASHINGTON'S BIRTHDAY</i> 	23	24 <i>RECYCLING DAY</i> 	25	26
27	28					