



# Terrestria Times MARCH 2022



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**

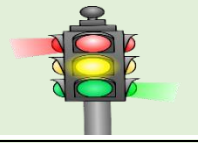
**Staff:**  
*Michele Leach, Property Manager*  
*Elizabeth Cuglietta, Receptionist*  
*Tim Pratt, Maintenance*

## **TRAFFIC LIGHT AT SICKLERVILLE AND STONEBRIDGE ROAD PETITION**

At the July 20<sup>th</sup> 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 16<sup>th</sup>. 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 20<sup>th</sup>. The invoice has been paid on December 31<sup>st</sup>. 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.

## **LANDSCAPING SERVICES**

The Spring clean up will begin in March. 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.

### **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](mailto: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](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.

### **ARB INSPECTIONS**

ARB inspections will begin in April. Please inspect your home and property to make any necessary repairs or replacements:

Yard clean up (front and back yards), removal of trash and debris on property, weeding/tending of garden beds, pressure washing of exterior of your siding and fencing, replacement of cloudy glass windows or doors, garage door repair/replacement, replacement/repair of damaged rotten wood on home and sheds, replacement/repair/painting of decks and fences etc., tidy up patio/deck furniture etc.





### **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!!

# MARCH 2022

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i>	1	2 <i>ASH WEDNESDAY</i>	3 <i>RESIDENT MEETING CLUBHOUSE 7 PM – 8:30 PM</i>	4	5
6	7	8	9	10 RECYCLING DAY 	11	12
13 DAYLIGHT SAVING 	14	15	16	17 <i>ST. PATRICK'S DAY</i> 	18	19
20 <i>SPRING BEGINS</i>	21	22	23	24 RECYCLING DAY 	25	26
27	28	29	30	31		