



Terrestria Times APRIL 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
Tim Pratt, Maintenance

2022 MONTHLY ASSOCIATION FEES
TOWNHOMES \$166
SINGLE-FAMILY HOMES \$30

Please note the new monthly association fees effective April 1st. Please make any necessary change with your bank, if you use automatic payments online.

IMPORTANT NOTICE ABOUT THE POND

Recently we had an issue with children playing around the drain/dam in the pond which the barrier by the drain was removed causing the pond to drain. We are working on correcting the issue. The EPA issue that it has created cannot be left unsaid. It is important that all parents/guardians speak to their children about the dangers of playing around the pond and running across the busy street.

It is our understanding that some children run through the drain under the street from the pond to the other side at the brook which is an extreme safety issue for the children. In addition, the children repeatedly running back and forth across the street which is a safety issue with the amount of traffic on Stonebridge Drive and the speed that some cars travel on it. This is absolutely unacceptable and dangerous. These issues put the association at risk and must be taken seriously so it can be stopped before someone is hurt.

The community has plenty of play area for the children to play by the clubhouse. There is no reason for them to play by the pond. Thank you for your anticipated cooperation regarding these serious issues. If you have any questions, please do not hesitate in contacting me at the office, via my email at Terrestriapm@comcast.net or 856-228-5811.

PROJECTS UPATE

Replacement of Railroad ties- 2022 replacement of railroad ties with EP Henry block started in March. The ties being replaced this year are small edging wall at the center median in the back section of Del Sol \$12,000, small edging wall by the overflow parking of little Jaeger and Big Jaeger \$11,000, corner wall of Elena Court \$12,000 (which has been completed 3/25/22), and the center median wall of Sonora Court \$25,000. The Keats Court parking lot railroad ties planter will be removed and the area asphalted due to vehicles repeatedly hitting it.

Many repairs have already been done to completed walls in Byron and Burberry Court due to vehicles hitting the walls. Please be mindful of the walls while parking your vehicles or driving! If you hit the wall and cause damage, by law you are to report it to the police and the office so an insurance claim can be filed with your insurance company. It is not free for the association to repair already completed walls. Thank you for your anticipated cooperation regarding this issue.

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.

Roof Project: The 2022 roofing project will be Vie Jo Court. Cost: \$127,365. The scheduled start date has yet to be determined but the expected start date is expected to be early summer. The remainder of roofs to be replaced will be done in 2023- Keats Court and Canterbury Court. Cost: \$116,915. That would complete all court roof replacements projects in the community.

Rainer Painting : All courts have been painted since 2011. We now begin the process again from the starting point of Sonora Court. Sonora Court will be painted this summer. Cost: \$60,000. We will notify the court with the Contractor/Resident Paint Project meeting once it is determined.

John Deer Gator: The association's gator will be replaced this year as the old one is over 20 years old and has served the association well. Cost: \$13,000.

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

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.

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.

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.

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.



2022 POOL SEASON

The pool season will start Memorial Day weekend- May 28, 29, and 30- hours 11 am – 8 pm for weekends only until June 18th. It will open full time June 18th through September 5th. Weekend/Holiday hours 11 am – 8 pm and Weekdays 12 pm – 8 pm. Pool forms can be obtained from the Pool Monitor station at the pool entrance. It is \$10 per resident tag. \$ 5 per guest day tag. You can purchase a 10 visit guest tag for \$40 in the office.

If any changes are made by the CDC, State of NJ, Board of Health or the Board of Directors, the changes will be posted at the pool area, the next newsletter, and on our website. For insurance reasons our pool will continue to be for the use of our residents only and their guests. We will not be selling pool tags to non-residents to use the pool as per the change that was made in 2020.

POOL MONITORS POSITIONS AVAILABLE

We will be interviewing for pool monitor positions for the 2022 pool season as we have few not returning from last year. It is a seasonal part-time position from May 28th-September 5th. If you are interested, please contact the Property Manager at Terrestriapm@comcast.net for an interview.

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!!

APRIL 2022

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i>				1	2
3	4	5	6	7 RECYCLING DAY 	8	9
10 <i>PALM SUNDAY</i>  <small>ock - 374693254</small>	11	12	13	14	15	16
17 <i>EASTER</i> <i>Happy Easter</i> 	18	19	20	21 RECYCLING DAY 	22	23
24	25	26	27	28	29	30