



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

SUMMER RESIDENT MEETING

JULY 7, 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.

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, at the office or on our website. 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.

MAINTENANCE POSITION AVAILABLE

We currently have a full-time maintenance/groundskeeper position available. If you are interested in interviewing for the position, please email the Property Manager at Terrestriapm@comcast.net for details.



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 Keats Court a low edging wall abound center median \$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.

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.

SHRUB PRUNING

Marksmen will be starting the summer shrub pruning the week of July 11th. If you do not want your front yard shrub pruned, please place a yellow flag at the curb or by your mailbox.

SUMMER GUTTER CLEANING

The summer gutter cleaning will start the middle to end of June. A reminder that we do not have the contractor remove or re-install gutter guards during the clean out process due to the liability to the Association, if the guards get damaged.

Please note the contractor may need to use your outside faucet during the process. If you do not want them to use your faucet, please place a Blue flag in front of your faucet. They will only use the faucet, if they need to clear out the downspout.

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 May. 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.

POND WATER LEVELS

It is a continuing process to get the pond the correct level. We are very appreciative that Public Works is assisting us in correcting the issue. If you have any questions regarding the pond, please contact us at the office and not Public Works as we are in contact with them as they work on an idea that will resolve the issue permanently.






Thank you for your patience during this process of fixing the pond issue.

HALL RENTAL

Reserve your special date now!! Only \$150 for 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!!

JUNE 2022

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i>	<p><u><i>POOL HOURS</i></u></p> <p><i>Weekends 11am – 8 pm</i> <i>Mon – Fri 12 pm – 8 pm</i></p>	1	<p>2</p> <p>RECYCLING DAY</p> 	3	4
5	6	7	8	9	10	11
12	13	<p>14</p> <p><i>FLAG DAY</i></p>  <p>This</p>	15	<p>16</p> <p>RECYCLING DAY</p> 	17	<p>18</p> <p><i>POOL OPENS FULL TIME</i> <i>7 DAYS A WEEK</i></p>
<p>19</p> <p><i>FATHER'S DAY</i></p> 	20	<p>21</p> <p><i>SUMMER BEGINS</i></p> 	22	23	24	25
26	27	28	29	<p>30</p> <p>RECYCLING DAY</p> 