



***Terrestria***  
***Times***  
**SEPTEMBER 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*  
*Brian McCallion, Groundskeeper*

**ZONING BOARD MEETING**

WEDNESDAY, SEPTEMBER 14, 2022  
7 PM  
AT GLOUCESTER TOWNSHIP MUNICIPAL BUILDING

Gloucester Township Zoning Board is having a public hearing on the application for a Use Variance and associated Zoning relief from bulk area standards of the R-1 Zoning District to facilitate the proposed future site plan application for a warehouse and distribution facility on the old Fairway Golf Course located next to Terrestria HOA and Sicklerville Road.

We are providing this information as it has come to our attention that not all of our homeowners received certified letters regarding the meeting. We feel it is important that our homeowners be notified, in case, they would like to attend the public meeting.

**QUICK HOME ENERGY CHECK-UP PROGRAM**

A homeowner passed on this valuable information pertaining to Atlantic City Electric's program called Quick Home Energy Check-Up. A trained Energy Analyst will visit your home and assess the condition of the following items for free- Insulation levels , air leakage, heating and cooling systems, windows and doors, lighting and appliances, water heating equipment.

After completing the assessment, your Energy Analyst will: provide you with a summary report explaining the findings, identify ways you can reduce energy use and costs, install energy-saving products at no cost with your permission. Products may include, Energy Star certified LED bulbs, water heater pipe wrap(s), ShowerStart showerhead adapter, efficient-flow showerheads, faucet aerators, smart power strips, and more.

To request an Atlantic City Electric Home Energy Check-Up, please call 855-861-0151 to schedule your appointment. The participating contractors authorized to perform Quick Home Energy Check-Ups on behalf of Atlantic City Electric are EZ Green Home and ICF.

## 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 September/October. 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 September/October. Cost: \$60,000. We will notify the court with the Contractor/Resident Paint Project meeting which will be held in September.

**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.

### **PAYMENT PLANS AND ARRANGEMENTS**

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 be able to bring your account current.

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**

Please inspect your home and property to make any necessary repairs or replacements as ARB inspections have been started:

Yard cleanup (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 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.

### **POND WATER LEVELS**

We are pleased to inform you that the pond water levels has been corrected. Thank you to our new maintenance person, Brian McCallion, who created a new barrier to keep the water level at a safe level.

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!!

# SEPTEMBER 2022

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i>			1	2	3
4	5 <i>LABOR DAY</i> 	6	7	8 RECYCLING DAY 	9	10
11 <i>PATRIOT DAY</i> <i>Never Forget</i> <i>9-11-01</i> 	12	13	14	15	16	17
18	19	20	21	22 RECYCLING DAY  <i>FALL BEGINS</i>	23	24
25 <i>ROSH HASHANAH</i> <i>BEGINS AT SUNDOWN</i>	26 <i>ROSH HASHANAH</i>	27	28	29	30	