



Terrestria

Times

OCTOBER 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
Brian McCallion, Groundskeeper

ZONING BOARD MEETING (CONTINUATION)

WEDNESDAY, OCTOBER 26, 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 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.

FALL RESIDENT MEETING

THURSDAY, OCTOBER 27, 2022
7 PM - 9 PM
AT CLUBHOUSE

Please join us to be updated on projects and association news so you can discuss your concerns and ideas. Hope to see you there!

Meeting

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 around center median \$25,000. All of the railroad ties replacements for this budget year have been completed.

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 October/November. 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.

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.

Rainer Painting Project : All courts have been painted since 2011. We now begin the process again from the starting point of Sonora Court. Cost: \$60,000.

SONORA COURT CONTRACTOR/RESIDENT MEETING IS SCHEDULED FOR THURSDAY, OCTOBER 13TH STARTING AT 6:30 PM at the Clubhouse.

The meeting will be for Sonora Residents only to meet with our painting contractor. We will go over the painting project process.

At this time you should be doing any necessary repair/replacement of damaged/rotten wood on your home so it is completed before Rainer commences the painting project.

If you would like a price from Rainer Painting to do your wood repairs, you can bring it to his attention at the meeting.



FALL PRUNING OF FRONT YARD SHRUBS

Marksmen will start the Fall pruning of your front yard shrubs the **week of October 24th**. If you do not want your shrubs pruned, please place the **Yellow Flags** by your shrubs, by your mailbox at the curb or at the edge of your front lawn by the street.



PAYMENT PLANS AND ARRANGEMENTS

We are 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 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 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.


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!!

OCTOBER 2022

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i>					1
2	3	4	5 YOM KIPPUR 	6 RECYCLING DAY 	7	8
9	10 COLUMBUS DAY 	11	12	13 SONORA COURT ONLY CONTRACTOR MEETING 6:30 PM AT CLUBHOUSE	14	15
16	17	18	19	20 RECYCLING DAY 	21	22
23 30	24 31 	25	26 ZONING BOARD MEETING 7 PM AT MUNICIPAL BLDG	27 RESIDENT MEETING 7 PM - 9 PM AT CLUBHOUSE	28	29