



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, NOVEMBER 9, 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.

TERRESTRIA BOARD OF DIRECTORS ELECTION

Tuesday, November 8, 2022
Clubhouse
10 am to 6 pm

Jason Cocco (Board President), Anthony Micale (Board Treasurer), and John Blanchard (Board Member) are on the ballot for re-election. In addition, **Alex Walker (Board Member)** was appointed to the Board of Directors on October 27, 2022 is on the ballot to set the 2-year and 1-year terms.

This makes the Board of Directors a 6-member board until we add another member or someone decides to retire from the Board of Directors. If anyone is interested in joining the Board of Directors so we can make it a 7-member board, please contact the Property Manager at Terrestriapm@comcast.net

George Bosco (Board Vice-President) and Theresa Myers (Board Secretary) were re-elected to the 2-year terms and **John Blanchard (Board Member)** to the 1-year term in 2021.

Welcome to the Board of Directors Alex! Thank you for volunteering your time to serve our community.

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 C 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.

FALL GUTTER CLEANING

The fall gutter cleaning is scheduled to begin the first week of December. A reminder that we do not have the contractor remove or re-install gutter guards during the cleaning process due to the liability to the Association, if the guards are damaged.

LEAF COLLECTION

Marksmen will begin the first leaf collection the week of November 14th. To make this program a success, please comply with the following rules:

Keep all leaves unbagged at curbside. If you must use bags, please use paper bags only.

Have all leaves out the weekend prior to the start date.

Rake all leaves from your backyard to the front of your house. Do not rake leaves into the street, if it will block traffic.

Do not mix trash and broken branches with leaves. This clogs the machines and your leaves will not be picked up.

Do not park any vehicles in front of the leaves during the collection week. The leaves will not be picked up.

The first leaf collection is for the townhomes only. The single-family homes will be included in the December leaf collection (second leaf collection) which will occur within the first 2 weeks of December.

In addition, look out for Gloucester Township's signs on the road for Public Works leaf collection dates for Terrestria.

ANNUAL CHRISTMAS PARTY

**Thursday, December 8th
6 PM to 9 PM
Terrestria Clubhouse**

Please join us for our annual Christmas Party held at the clubhouse. This is our first since 2019 due to the pandemic. Again we will be renting a large tent with additional tables and chairs so more homeowners can attend the festive event. The tent is kept warm with large heaters so residents can enjoy the evening in comfort.

Inside the clubhouse is additional seating as residents enjoy the delicious buffet and a glass of wine/beer while listening to music provided by Destiny DJ's and relaxing with friends and neighbors or come out to make new friends!

Of course, our Guest of Honor: Santa Claus with Mrs. Claus and their magical Elf will be in attendance.

Santa will greet and give a special gift to each child as the magical Elf will provide hours of entertainment of face painting, balloon twisting, and storytelling.

We hope to see you at this fun and festive event as we wind down from a great year in our Association.

Please fill out the enclosed form and return to the office by December 1st.

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.

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!!

NOVEMBER 2022

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i>	1	2	3	4	5
6 DAYLIGHT SAVING TIME ENDS 	7	8 ELECTION DAY TERRESTRIA ELECTION 10 AM - 6 PM CLUBHOUSE	9 ZONING BOARD MEETING 7 PM AT MUNICIPAL BLDG	10 RECYCLING DAY 	11 VETERANS DAY 	12
13	14	15	16	17	18	19
20	21	22	23	24 OFFICE CLOSED 	25 RECYCLING DAY  BLACK FRIDAY OFFICE CLOSED	26
27	28	29	30			