



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

ANNUAL CHRISTMAS PARTY

Thank you to the residents, who attended the annual Christmas party on December 8th. A fun time was had by all!

Special thank you to Santa Claus, who was amazing as always. Thank you to Villa Deli for the delicious food, and Destiny DJ's for providing the wonderful music. We really enjoyed the residents, who sung karaoke at the end of the night. We have some talented singers living in Terrestria!!



FRIENDLY REMINDER

All exterior Christmas decorations including color lights in exterior light fixtures must be removed by February 15th. Thank you to all of the residents, who decorated their homes beautifully for the Season.



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 roofing project began in October and will be completed by January. 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 purchased the new 2023 John Deer Gator to replace the old one that is 22 years old and has served the association well. The new gator will be delivered in January and pick up the old one that we used as a trade in. Cost: \$13,000.

Rainer Painting Project : The Sonora Court painting project was completed in December. Cost: \$60,000.

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 for your monthly association fees.

Thank you to 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.

FALL GUTTER CLEANING AND LEAF COLLECTION

The Fall gutter cleaning and two leaf collections were completed in December.

Please do not rake leaves to the curb at this time. When cleaning up your property leaves must be placed in paper bags and placed curbside for the regular brush pick up.

Individual gutter cleanings need to be called into the office for our contractor to perform the service for homeowners, who need additional gutter cleanings.



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!!



JANUARY 2023

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 <i>SUNDAY</i> 	2 <i>MONDAY</i>	3	4	5	6	7
8	9	10	11	12 <i>RECYCLING DAY</i> 	13	14
15	16 <i>MARTIN LUTHER KING JR DAY</i> 	17	18	19	20	21
22	23	24	25	26 <i>RECYCLING DAY</i> 	27	28
29	30	31				