



# Terrestria

## Times

APRIL 2023



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*

### **2023 ASSOCIATION MONTHLY FEES**

**TOWNHOMES \$171**  
**SINGLE-FAMILY HOMES \$31**

Please note the new monthly fees effective April 1, 2023. Please make any necessary changes with your bank, if you use automatic online payments.



### **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](mailto: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 2023 ARB inspections started in March:

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.

## **LANDSCAPING SERVICES**

Our lawn service date will remain on the same day which is 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.

## **2023 POOL SEASON**

The pool season will start Memorial Day weekend- May 27, 28, and 29-- hours 12 (noon) to 7 pm for weekends only until June 24<sup>th</sup>. It will open full time June 24<sup>th</sup> through September 4<sup>th</sup>.

The pool hours will be 12 (noon) – 7 pm every day including weekends and holidays. Pool forms can be obtained from the Pool Monitor station at the pool entrance. It is \$15 per resident tag. \$5 per guest day tag. You can purchase a 10 visit guest tag for \$40 in the office.

Our pool will continue to be for the use of our residents and their guests only. We will not be selling pool tags for non-residents to use the pool as per the change that was made in 2020.

## **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!!

**MAINTENANCE RESPONSIBILITY CHART**

<b>COMPONENT</b>	<b>ASSOCIATION MAINTENANCE</b>	<b>OWNER MAINTENANCE</b>
Roofing & Flashing (roof covering only)	Repair, Replacement	None
Skylights & Flashing	None	Repair, Replacement
Gutters & Down Spouts	Cleaning, Repair, Replacement	None
Siding, Chimney Flues, Fireplaces	None	Cleaning, Repair, Replacement
Exterior, Soffits, Facia, Trim, Shutters Garage Door, Entrance Door	Repainting	Cleaning, Repair, Replacement
Windows, Glass, Patio Doors, Splash Blocks	None	Cleaning, Repair, Replacement
Locks, Hinges, Door Hardware, Garage Door Mechanicals	None	Maintenance, Repair Replacement
Patios & Decks	None	Maintenance, Snow Clearing, Repair, Replacement
Fences, Sheds, Gazebos	None	Maintenance, Repair, Painting, Repainting
Driveway	None	Cleaning, Snow Clearing, Ice melting, Resealing, Resurfacing
Sidewalk from Street or Driveway to entrance	Snow Clearing	Cleaning, Repair, Replacement, Ice Melting
Sidewalks along public streets	Snow Clearing	None
Front Lawn	Maintenance	Watering, Replacement
Shrubs (front of home)	Trimming	Watering, Fertilizing, Replacement
Interior Components, Foundation, Structural Components, Plumbing, Electrical, Heating, Air Conditioner (even if located outside home, including Support pads)	None	Maintenance, Repair, Replacement
Exterior entrance light(s)	None	Maintenance, Repair, Replacement
Back yard: Grass, Trees, Shrubs	None	Watering, Maintenance, Replacement
Mailboxes & Posts	None	Repair, Replacement
Common Areas	Maintenance, Snow Clearing, Repair	None

# APRIL 2023

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
SUNDAY	MONDAY					1 APRIL FOOLS' DAY 
2	3	4	5 PASSOVER BEGINS AT SUNDOWN	6 RECYCLING DAY 	7	8
9 EASTER Happy Easter 	10	11	12	13	14	15
16	17	18	19	20 RECYCLING DAY 	21	22
23 30	24	25	26	27	28	29