



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 7th. 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.



PROOF OF DAMAGE TO THE EP HENRY BLOCK WALLS

Please be advised that the Board of Directors has approved to issue a \$250 credit to your account, if you provide valid video or photograph evidence that identifies a person or vehicle damaging the block walls in our community that can be used to file a police report and a claim against the offender's insurance company.

Every time one of the new block walls is damaged it is costly to the association as valuable money is used for the necessary repair. Money that should be used to improve the community on other capital improvement projects.

It would be especially helpful to watch the trash trucks when they are driving through the courts on trash collection day as we believe it may be those trucks hitting and damaging the block walls.

We thank you for your anticipated cooperation regarding this issue!



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.

REMINDER OF RULES AND REGULATIONS

3.2 Architectural Controls. No improvements, alterations, repairs, change of paint colors excavations, changes or other work which in any way alters the exterior of any Home or Common Area or the improvements located thereon from its natural or improved state shall be made or done without the prior written approval of the Architectural Review Board (ARB).

2.8 Use Restrictions. Homes shall be used for residential purposes only.

3.8 For Sale or Lease Signs advertising the sale or lease of dwellings may only be displayed in the front window.

3.8.1 Signs shall be permitted on lot or common areas for an **Open House ONLY**, beginning one hour before and must be removed promptly after completion of Open House.

3.8.2 Homeowners should advise Realtors of these rules.

3.9 Lease of Homes. All leases shall be in writing. A copy of any lease agreement between an Owner and a lessee **MUST** be on file at the Terrestria Office. Failure to provide a copy of the original and/or lease renewal will result in a fine being assessed.

3.9.2 Leases may not be for a period less than 365 days. The owner remains responsible for assessments, violations, and compliance with ARB regulations for the home.

3.11.2 No junk vehicle, commercial vehicle other than those designated as an approved vehicle, trailer, truck, camper, house trailer, boat or the equivalent shall be parked in the parking areas for longer than forty eight (48) hours without written permission of the Board.

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 2024

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