



# Terrestria

# Times

MAY 2024



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*

### **2024 ASSOCIATION MONTHLY FEES**

**TOWNHOMES \$174**  
**SINGLE-FAMILY HOMES \$31**

Please note the new monthly fees effective April 1, 2024. Please make any necessary changes with your bank, if you use automatic online payments.

If you would like a coupon book, please contact Elizabeth at the office.



### **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.

### **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!



### **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.

### **2024 POOL SEASON**

The pool season will start Memorial Day weekend- May25, 26, and 27---hours 12 (noon) to 7 pm for weekends only until June 22<sup>nd</sup>. It will open full time June 22<sup>nd</sup> through September 2<sup>nd</sup>.

The pool hours will be 12 (noon) – 7 pm every day including weekends and holidays. Pool tags can be purchased at the Pool Monitor station at the pool entrance during the summer season. It is \$15 per resident tag. \$5 per guest day tag. You can purchase a 10 visit guest card for \$40 at the office. ***Pool tags are now available for purchase at the office. Please return the enclosed form with payment to the office. Purchased pool tags will be at the Pool Monitor station for pick up on your first visit to the pool.***

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.

### **LANDSCAPING SERVICES**

Our lawn service date will remain 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 first fertilization treatment signs so you can place 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.

### **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

# MAY 2024

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i>		1	2 <i>RECYCLING DAY</i> 	3	4
5	6	7	8	9	10	11
12 <i>MOTHER'S DAY</i> 	13	14	15	16 <i>RECYCLING DAY</i> 	17	18
19	20	21	22	23	24	25 POOL OPEN 12 NOON – 7 PM
26 POOL OPEN 12 NOON – 7 PM	27 <i>MEMORIAL DAY</i> POOL OPEN 12 NOON – 7 PM 	28	29	30	31	