



Terrestria Times

AUGUST 2024



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

PAYMENT PLANS AND ARRANGEMENTS

If you are experiencing financial difficulties, please contact the office at 856-228-5811 or email to Terrestriapm@comcast.net to make a payment arrangement for your monthly association fees BEFORE your account is sent to our collection attorney. Once an account is sent to collection it becomes more costly to the homeowner due to the additional legal fees added to your account, in addition, to the liens assessed against your home.

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.

RE M I N D E R

ARB INSPECTIONS

ARB inspections are on-going. Please correct any violations immediately to avoid further fines assessed to your account.

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.

RULES AND REGULATIONS REMINDERS

3.13 **Pets.** Common domestic Pets in a reasonable number must be housed within the dwelling and not maintained for commercial purposes. Pets shall not be left unattended outside the dwelling at any time and dogs must be on a leash when outside the dwelling.

3.13.1 Owners of animals are required to gather and dispose of all feces deposited by their pets on their property and common area. Owners will be fined if they do not clean up after their pets.

3.14.4 Private property bordering the common areas should be respected. Allowing children and pets to stray onto these properties without the permission of the owners constitutes a trespass.

3.14.6 Persons using the pathways after 9 pm must refrain from loud and boisterous activity.

3.17 **Trespassing** can be a major problem for a townhouse community. Everyone should have an equal chance for privacy and the opportunity to maintain a healthy lawn in both the front and back yards. Ultimately, parents are held responsible for the actions of their children. It is our hope that the people of this community will work together to avoid any future problems in this area.

3.6 **Easement** is defined as the right to use another's property for a specific purpose. Purpose of easements as referred to Terrestria is specifically for gaining access to both front and rear of dwellings within a specific block of homes. Ball playing, horseshoes, walking dogs and shortcuts over other homeowner's property is a violation.

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

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

| <u>COMPONENT</u> | <u>ASSOCIATION MAINTENANCE</u> | <u>OWNER MAINTENANCE</u> |
|---|---------------------------------------|--|
| 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 |

AUGUST 2024

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