



***Terrestria***

***Times***

**OCTOBER 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*

**FALL RESIDENT MEETING**

**THURSDAY, OCTOBER 24, 2024**  
**7 PM - 8:30 PM**  
**AT CLUBHOUSE**

*Please join us to be updated on projects and association news so you can discuss your concerns or ideas.*



**PAYMENT PLANS AND ARRANGEMENTS**

If you are experiencing financial difficulties, please contact the office at 856-228-5811 or email [Terrestriapm@comcast.net](mailto: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.

## **ANNUAL CHRISTMAS PARTY**

Thursday, December 12<sup>th</sup>  
6 PM – 9 PM  
At the Clubhouse



Please join us for our annual Christmas Party held at the Clubhouse. Residents can enjoy the delicious buffet with a glass of wine/beer in a festive atmosphere while listening to music provided by Destiny DJ and relaxing with friends and family or come out to make new friends with your neighbors!

This event is for all ages with and without children.

Of course, our Guest of Honor: Santa Claus will be in attendance and with a special gift for each child.

We hope to see you at this fun holiday event as we wind down another in year in our association.

The RSVP form will be enclosed in the November newsletter and on our website.

### **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.

### **TERRESTRIA BOARD OF DIRECTORS ELECTION**

Tuesday, November 12, 2024  
Clubhouse  
10 am – 6 pm

***Jason Cocco (Board President), Alex Walker (Board Member), John Blanchard (Board Member), and Anthony Micale (Board Treasurer)*** are on the ballot for re-election.

***George Bosco (Board Vice President) and Theresa Myers (Board Secretary)*** were re-elected to the 2 year terms in 2023.

Please stop in at the office to cast your ballot for the Board of Directors. Thank you to the Board for volunteering your time to serve our community.

### **HALL RENTAL**


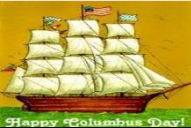


Reserve your special date now!! Only \$150 for residents to rent our clubhouse for that special occasion!!  
\_\_Birthdays, Christenings, Graduations, Family Reunions, Holiday Dinners, Bridal Showers, Baby Showers, Meetings,  
and many more occasions\_\_

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

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		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i>	1	2 <i>ROSH HASHANAH BEGINS AT SUNDOWN</i>	3 <i>RECYCLING DAY</i> 	4	5
6	7	8	9	10	11 <i>YOM KIPPUR BEGINS AT SUNDOWN</i>	12
13	14 <i>COLUMBUS DAY</i> 	15	16	17 <i>RECYCLING DAY</i> 	18	19
20	21	22	23	24 <i>RESIDENT MEETING AT CLUBHOUSE 7 PM – 8:30 PM</i>	25	26
27	28	29	30	31 <i>RECYCLING DAY</i>  <i>HALLOWEEN</i>		