



# Terrestria Times NOVEMBER 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*

## **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.

**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.



Please return the enclosed RSVP form to the office by November 30<sup>th</sup>.

## **LEAF COLLECTION**

We will have 3 leaf collections services beginning this year. Marksmen will begin **the first leaf collection the week of November 4<sup>th</sup>**. To make this program a success, please comply with the following rules:

Keep all leaves unbagged at curbside. If you must use bags, please use paper bags only.

Have all leaves out the weekend prior to the start date.

Rake all leaves from your backyard to the front of your house. Do not rake leaves into the street, if it will block traffic.

Do not mix trash and broken branches with leaves. This clogs the machines and your leaves will not be picked up.

Do not park any vehicles in front of the leaves during the collection week. The leaves will not be picked up.

**A second leaf collection will begin the week of November 25<sup>th</sup>.**

The first and second leaf collection is for the townhomes only. The single-family homes will be included in the December leaf collection (***third leaf collection***) **that will start the week of December 16<sup>th</sup>**.

In addition, look out for Gloucester Township's signs on the road for Public Works leaf collection dates for Terrestria.

## **FALL GUTTER CLEANING**

**The fall gutter cleaning is scheduled to begin the week of December 9<sup>th</sup>**. A reminder that we do not have the contractor remove or re-install gutter guards during the cleaning process due to the liability to the Association, if the guards are damaged.

## **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.

## **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.

## **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

# NOVEMBER 2024

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<i>SUNDAY</i>	<i>MONDAY</i>			<i>RECYCLING DAY</i>	1	2
3 	4 <i>FIRST LEAF COLLECTION BEGINS</i>	5 <i>ELECTION DAY</i> 	6	7	8	9
10	11 	12 <i>TERRESTRIA ELECTION DAY AT CLUBHOUSE 10 AM - 6 PM</i>	13	14 <i>RECYCLING DAY</i> 	15	16
17	18 <i>SECOND LEAF COLLECTION BEGINS</i>	19	20	21	22	23
24	25	26	27	28 	29 <i>RECYCLING DAY</i> 	30 Christmas Party RSVP forms deadline