



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

Thursday, December 12th
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 December 6th.



TERRESTRIA BOARD OF DIRECTORS ELECTION

Jason Cocco (Board President) and John Blanchard (Board Member) were re-elected to the 2- year terms. **Anthony Micale (Board Treasurer) and Alex Walker (Board Member)** were re-elected to the 1-year terms.

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

Thank you to the Board of Directors for your dedication to our community and volunteering your time to serve our Association. It is very much appreciated by everyone.

LEAF COLLECTION

We will have 3 leaf collections services beginning this year. Marksmen completed the first two leaf collections. The third and final **leaf collection will start the week of December 16th**. The single-family homes with the townhomes are included in this leaf collection. 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.

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 9th. 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 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

COMPONENT	ASSOCIATION MAINTENANCE	OWNER MAINTENANCE
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

DECEMBER 2024

		TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 <i>SUNDAY</i>	2 <i>MONDAY</i>	3	4	5 <i>RECYCLING DAY</i>	6	7 <i>PEARL HARBOR DAY</i> 
8	9	10	11	12 Annual Christmas Party 6 pm – 9 pm Clubhouse <i>RECYCLING DAY</i>	13	14
15	16	17	18	19	20	21 <i>FIRST DAY OF WINTER</i> 
22	23	24 <i>CHRISTMAS EVE</i>  FROM OUR HOME TO YOURS	25 <i>CHRISTMAS/ HANUKKAH BEGINS AT SUNDOWN</i> 	26 <i>RECYCLING DAY</i> 	27	28
29	30	31 <i>NEW YEAR'S EVE</i>				