



***Terrestria***  
***Times***  
**JANUARY 2025**



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*

**ANNUAL CHRISTMAS PARTY**

Thank you to the residents, who attended the annual Christmas Party on December 12<sup>th</sup>. A fun time was had by all!!

Special thank you to Santa Claus, who was amazing as always. Thank you to Villa Deli for the delicious food and Destiny DJ's for providing the wonderful music.



**FRIENDLY REMINDER**

All exterior Christmas decorations including color lightbulbs in exterior light fixtures must be removed by February 15<sup>th</sup>. Thank you to the residents, who festively decorated their homes for the Season.



## **FALL GUTTER CLEANING AND LEAF COLLECTIONS**

The Fall gutter cleaning and three leaf collections were completed in December.

Please do not rake leaves to the curb at this time. When cleaning up your property the leaves must be placed in paper bags and placed curbside for the regular brush pick up.

Individual gutter cleanings need to be called into the office for our contractor to perform the service for homeowners, who need additional gutter cleanings.

## **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.

## **SNOW REMOVAL SERVICE**

Please keep in mind that the association does have 36 hours after the storm to provide snow removal services per the Bylaws, if deemed by the Board of Directors, but we try to provide the service as soon as the storm ends. Also, as a reminder that the association provides the service to the common sidewalks and a shovel width pathway from your front entrance to your driveway or street. It is the homeowner's responsibility to shovel your driveway and parking spaces.

Please note that the association as a courtesy normally provides the first salt application but it is the homeowner's responsibility to salt their pathways, driveways, and sidewalks. If the snow accumulation is less than 4", the Board of Directors has the right to make the decision to not provide the snow removal service, therefore, homeowners must shovel and salt their sidewalks within the time period directed by Gloucester Township's snow removal ordinance.

## **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

# JANUARY 2025

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