



TUSCAWILLA CITIZENS ASSOCIATION NEWSLETTER

www.Tuscawillahills.Org



From everyone at Property Management People and your Board of Directors, we'd like to thank you for being a part of our community and look forward to serving you.

WINTER 2013

BOARD MEETINGS

President

Gary Kable

Vice President

Phil Larcomb

Treasurer

Bob Tansill

Secretary

Debby Terry

Members at Large

Jud Romine

PMP Office

92 Thomas Johnson Drive, Suite 170, Frederick, MD 21702

Office Hours

9:00am—5:00pm

For After Hours

Emergencies:

301-694-6900 (Ext. 6)

Community Manager

Zack Walker

zack.walker@pmpbiz.com

(301) 694-6900 x1023

Assessments

Renee Watkins

Renee.watkins@pmpbiz.com

(301) 694-6900 x1010

BOARD MEETINGS

Mark your calendars! The Board of Directors meeting schedule has been developed for 2013. Please set aside the following dates to meet with the Board to discuss the pertinent issues regarding your Community. Homeowner involvement is essential to the Board's ability to conduct Association business. We look forward to seeing

more homeowners present in the upcoming year!

Please keep in mind the Board of Directors is always looking for new faces and volunteers to help with the decision-making in the Community. If you are willing to step up and help the Community, please contact your Community Manager, Zack, for more information!

2013 Board of Directors Meeting Schedule:

April 1st

July 1st

September 10th

October 1st

Citizens Meeting Schedule:

April 9th

July 9th

October 8th

All meetings are held at 7:00pm at Jefferson County School Board Offices located at 110 Mordington

Collection of Assessments

The current board would like to remind all homeowners that they have been having success in collecting past due road funds with help from the local judicial system. They would also like to thank everyone who has stayed current in their assessments for the 2013 year.

Homeowners who are delinquent in their assessments are encouraged to mail or email a request for a payment plan in order to become current on assessments to zack.walker@pmpbiz.com or to contact the collection agency or legal counsel that have been trying to reach them by phone or service of process. The Board will work with homeowners to bring their account current. Please contact us today for assistance.

WEBSITE INFORMATION

Be sure to check out the website monthly for updates and news that is important to Tuscawilla Hills. The website address is **www.tuscawillahills.Org**

2013

CALENDAR EVENT

- **April 1 Board Meeting 7 PM**
- **April 9, Citizens Meeting 7 PM**
- **May 18 Spring Clean Up & Recycling 9-3 PM**
- **July 1 Board Meeting 7 PM**
- **July 9 Citizens Meeting 7 PM**
- **September 10 Board Meeting 7 PM**
- **September 26-28 Community Yard Sale Friday 9-3 and Sat/Sun 9-1**
- **October 8 Citizens Meeting 7 PM**
- **October 31 Trick or Treat**
- **Nov 16 Fall Clean Up & Recycling 9-3 PM**

SAFETY IN THE COMMUNITY

While we like to think of Tusawilla Citizens Association as a safe community, no community is exempt. If you see suspicious activity please call 9-1-1. Remember in the winter months it gets darker sooner, so please remember to keep porch lights on! And as always, cars and residences should always be locked, and any valuables should be removed from your vehicles.

JEFFERSON COUNTY EMERGENCY ALERT SYSTEM

Jefferson County Homeland Security and Emergency Management now offers emergency alert notifications by text, e-mail, Twitter, and Facebook through a product called Nixle. In order to sign up for these alerts go to <http://local.nixle.com/register> or text your zip code to 888777 and then text JCHSEM to the same number. There is no charge to sign up for Nixle services.

HOME IMPROVEMENT

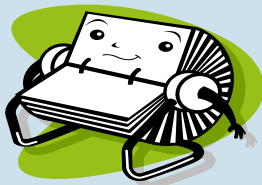
Tusawilla Hills Board would like to remind everyone that they do not invite, nor does it recommend tradesmen, contractors or repairmen to homeowners for repairs to their individual properties. If a vendor tells you that the Tusawilla Board recommended them, **BEWARE!!!**

5 Steps For Finding The Right Contractor

1. Obtain referrals
2. Interview candidates
3. Avoid red flags
4. Narrow the field
5. Finalize the deal



Be sure and not pay the contractor up front until you are completely satisfied with the final work product!



CONTACTS

Allegheny Power
(800) 686-0011

Apple Valley Waste
(304) 724-1834

**Jefferson County
Animal Control**
(304) 728-3289

**Jefferson County
Health Department**
(304)728-8416

**Charles Town
Water & Sewer**
(304) 283—6305

Charles Town City Hall
(304)725-2311

Snow Removal

The drop in temperatures is a cold reminder that Winter is here! The Association has contracted TNT Hauling to handle the snow removal. TNT will be removing snow from the streets and cul-de-sacs ONLY. Additionally,

they will also be removing the snow from the postal stations. The contract states that work is to begin after **two inches** of snow has accumulated. Please contact Zack at PMP if there are any questions, or you experience any problems with the

work performed by TNT.



Water and Sewer Issues



If you experience a sewer and water issue to your residence that appears to be related to the city water and sewer system please contact the sewer emergency line at (304)283-6305. The utilities board ask that you call them immediately if an issue arises

so they can investigate the matter and take care of it as quickly as possible.

Want to Receive HOA information by email?

To receive updated information and/or notices please send your name and email address to: zack.walker@pmpbiz.com