

Tuscaloosa Hills

CITIZENS ASSOCIATION NEWSLETTER

FALL 2010

Property Management People

92 Thomas Johnson Dr. Ste 170
Frederick, MD 21702
(800) 336-8009
Fax (301) 694-9514

Community Manager

Renee Hall x 1023
Renee.ah@pmpbiz.com

Finance & Collections

Alex Williams x1010
Alex.williams@pmpbiz.com

PMP Office Hours

M-F 9:00 a.m. to 5:00 p.m.

www.pmpbiz.com

IMPORTANT MEETING DATES

The next Board of Directors Meeting will be held on Monday, January 3, 2011, at the Jefferson County School Board Office on Mordington Ave, Charles Town at 7:00 p.m. Citizens are invited and welcome to attend.

The Next Citizens Meeting will be the ANNUAL MEETING. It will be held on Tuesday, January 11, 2011 at 7:00 p.m. Official notices will be mailed in December.

2011 Slate of Candidates

The nominations committee, consisting of Lewis McElfresh – Chairman, Jamie Johnson and Christi Stevens, presented the Board with the slate of candidates for the election of your 2011 Board of Directors at the October 19, 2010 Citizens Meeting.



The 2011 candidates are:

Gary Kable – President
Bob Tansill – Treasure
Phil Larcomb – Vice President
Christi Stevens – Secretary
Steve Thompson – Member at Large

Your 2010 Board of Directors:

Gary Kable ★ President
Phil Larcomb ★ Vice President
Bob Tansill ★ Treasurer
Vacant ★ Secretary
Steve Thompson ★ Member at
Large

Nominations will also be taken from the floor the night of the meeting. If you are interested in serving on the Board please submit your nomination form to Property Management People by December 10, 2010 at 5:00 pm.



2010 PHASE III ROAD REPAIRS

The final phase of the three year road repair project will get underway this week. The roads that will receive repairs are:

<u>Location:</u>	<u>Square Yards Asphalt</u>
Deerfield Dr	1071
Albar Ct	53
Fenway Dr	2258
Central Mailbox Parking	10
Westhall Dr	52
Newington	330
Lindsey Dr	119
Douglas Dr	411
Mary Lee Dr	10
Berkeley Dr	17
Total Square Yards	4331

This will end the three year road repair project that was designed to prepare the roads in Tusawilla for a complete overlay beginning in the year 2014. For the next four years, capital reserve funds will be accumulated in anticipation of the first phase of a three phase overlay of Tusawilla Roads. Presently, each phase of that project is projected to cost approximately \$325,000 per phase (dependent upon asphalt prices). Minor repairs will, of course, continue to be made as necessary between now and the year the project begins.

SPEED HUMPS SCHEDULED FOR INSTALL WITH ASPHALT REPAIR PROJECT

For those who lived in Tusawilla in the year 2004, you may recall the call of the Community and the Board's approval of speed bumps for the community. The speed Bumps that were originally purchased at that time unfortunately were not the types that are "approved" by the transportation department (too high). And they were plastic and "removable". The roads were also in poor condition at that time, so the concerns about spending the money to install, and then having to take them out for paving, as well as problems they may create for the snow plows, were well founded.

Since that time, we have re-sold the original speed bumps and have done our homework and footwork to not only prepare the roads for a "permanently installed speed HUMP" but also make sure that the type being installed would comply with the bus transportation department's requirements and not interfere with snow plows.

Unfortunately, speeding in the community continues, and has in fact increased. More and more complaints continue to be received and the Board has determined that the speed humps must be installed.

The good news is that because we are installing them at the same time as the road repair project, we will actually save money and come in under budget on the road repair project even after the speed humps have been installed.

At every Speed Hump location the asphalt will be milled down one inch in depth and each speed hump will be installed the full width of the road, 4" high (only 3" above the asphalt) and each will be 30" wide and painted yellow. Warning signs will be posted approximately 40' feet before the speed hump in both directions.

Initial speed hump locations will be:

- 2 on Lindsey Dr one before Carrell & one before New Castle
- 1 on Tusawilla after Barbary (but before New Castle)
- 1 on Tusawilla before Lexington
- 1 on Tusawilla after Central Postal Station but before the turn at the bottom of the hill (across from apartments)
- 1 on Tusawilla after the turn (heading out toward 51) just past Newington
- 1 on Tusawilla before Handi Stop where the (bird sanctuary sign is)
- 2 on Tall Oak one coming up the hill and one between Berkeley Dr & Bradford Ct
- 2 on Packet one just after Sunlite and one just before Webhannet (coming from Tusawilla)

If speed does not calm after the initial install, more speed humps will be installed.

Please remind the drivers in your family and your guests not to speed and that within the next three weeks, speed humps will be in place.

Yard Waste Recycling

The fall yard waste recycling project is scheduled for **ONE DAY ONLY** on **SATURDAY, NOVEMBER 20, 2010 FROM 9:00 AM TO 3:00 PM** at the park on Tusawilla Drive.



Residents are asked to bag their yard waste in **RECYCLABLE BAGS ONLY** – **NO PLASTIC BAGS** will be accepted, although you may bring your leaves in plastic bags, dump them and take home your plastic bags. **RECYCLABLE BAGS** can be purchased at Home Depot or Wal-Mart at a reasonable cost. Please stock up now to be prepared to take advantage of this service this November.

Volunteers are needed to assist in taking the yard waste from homeowners. If you are interested in helping, please contact Gary Kable, Bob Tansill, Phil Larcomb or Steve Thompson.

RECREATIONAL VEHICLES TRAVEL TRAILERS UTILITY TRAILERS...

...4 WHEELERS, JET SKIS, CAR TRAILERS, CAMPERS, BOATS, ETC.

The RV Rules were ratified at the April 13, 2010 Citizens Meeting. The last inspection revealed that **MANY** utility trailers parked continue to be parked in driveways. Please be sure yours are **NOT** on the streets, **NOT** in your driveway unless your driveway extends down the side of your house and that is where they are parked! Otherwise, please put them under a deck, in your garage or discretely placed in your backyards.

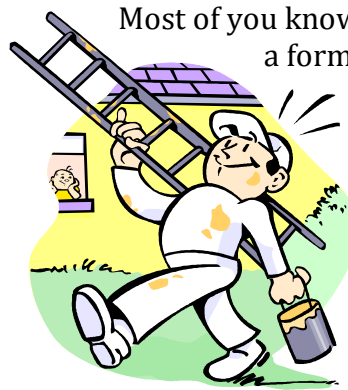
ANNUAL INSPECTION THANK YOU

Thank you to all homeowners who completed repairs or maintenance to their homes after receiving our Annual Inspection letter. Thank you for contacting PMP to let us know they were complete or that you needed additional time.

If you still have repairs to make and have not contacted our office, please complete them or call us and let us know your anticipated completion date.

Your cooperation is very much appreciated!

PROPERTY IMPROVEMENTS



Most of you know that Tusawilla does not have a formal architectural review process. However, there are a few restrictions in the covenants that must be adhered to and are being overlooked by some homeowners.

All improvements to your property must meet the setback requirements as outlined in the covenants and as required by the county

Building permits are required by the county for improvements to your property. Make sure you obtain yours.

ALL swimming pools, over 18" **MUST** be placed inside a 4 ft fence or the side wall must be 48" high with a removable ladder or "locking" ladder.

Sheds **MUST** be on a permanent foundation. If yours is not you need to remedy that now.

Do not store or build anything in the common areas, utility easements or right of ways. You will be required to move it.

Sheds, decks, fences and other improvements must be maintained. That means painting, staining, repairing, etc.

Direct Account Access

This summer we announced the new webpage at PMP where you can now make a payment, view your payment history, check your account balance; see if late charges have been posted to your account, access tools for responding to a violation letter you may have received. You can also download community documents and interface directly with Property Management People. Go to <https://myaccount.pmpbiz.com> This site will also provide you with the ability to automatically receive news about the community and your account.

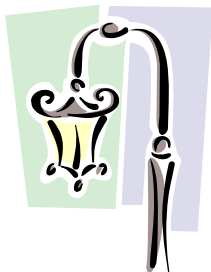
Please use your account number for the login and your assigned security password to login and use this valuable tool.

THIS LINK IS ALSO AVAILABLE FROM YOUR COMMUNITY WEBSITE AND VISA VERSA.

STREET LIGHTS

If you notice a street light out on your street or in the community, please call PMP.

Before contacting PMP at 301-694-6900 x1023 — please locate and write down the pole number located on the light post. If there is no pole number, please provide the address of the property closest to the pole.



ADDITIONAL SECURITY LIGHTING BEING CONSIDERED FOR THE PARK

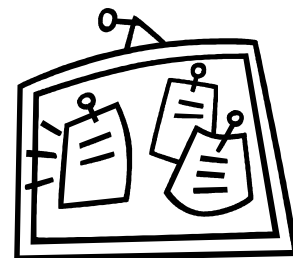
Unfortunately, signage and towing is not enough to keep trespassers away from the park after dusk.

Teenagers and young adults are still going to the park after dark and staying “inside” their vehicles to avoid being towed. Reports received from neighbors around the park indicate the activities are inappropriate and often appear to be illegal. Other options being considered are the “Mosquito” that you may have heard about on the news recently. All remedies are expensive and the Board is seriously considering all options, in addition to the budget, before making a decision.

PLEASE remind your teen drivers and their friends, there is no parking at the park after dusk and before dawn. Parking is not allowed on the “homeowner side” of the street or in the grass.

BULLETIN BOARDS

Tuscawilla provides two bulletin boards for resident use. They are located at the Central Postal Station on Tuscawilla Dr and at the Summit Point Entrance off of Lindsay Dr. Please note that materials placed on either of the bulletin Boards will be removed after 7 days



2011 APPROVED BUDGET

The 2011 Operations & Capital Improvement Budget was ratified at the October 19, 2010 Citizens Meeting.

The dues for 1011 will be \$384.00 or \$32.00 per month. Coupon booklets will be mailed out in December and you can always pay the entire year in January.

Visit the Community Website at:
www.tuscawillahills.org