

# Tuscowilla Hills

CITIZENS ASSOCIATION NEWSLETTER

FALL 2012

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

**Interim Community Manager**  
Ed Thomas x1007  
[Ed.Thomas@pmpbiz.com](mailto:Ed.Thomas@pmpbiz.com)

**Finance & Collections**  
Renee Watkins x1011  
[Renee.watkins@pmpbiz.com](mailto:Renee.watkins@pmpbiz.com)

**PMP Office Hours**  
M-F 9:00 a.m. to 5:00 p.m.

[www.pmpbiz.com](http://www.pmpbiz.com)

## INSIDE THIS EDITION

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## BOARD & CITIZEN MEETINGS

The next Board of Directors meeting will be held on Monday January 7, 2013 and the Annual Citizens meeting will be held on Tuesday, January 8, 2013. The Board meets quarterly on the first Monday of the month (first Tuesday if Monday is a holiday). The Citizens Meetings are held Quarterly on the second Tuesday of the month. All meetings are held at the Jefferson County School Board Office on Mordington Ave, Charles Town at 7:00 p.m. If you are interested in running for a seat on the Board, please complete the nomination form included herewith and return it no later than November 23, 2011

## 2013 Approved Budget & Assessment

The 2013 Budget that was mailed to all owners on September 7, 2012, was ratified at the Citizens Meeting held Tuesday, October 9, 2012 and the Annual Assessment for 2013 is \$438.00. The 2013 Budget is also located on your website at [www.tuscowillahills.org](http://www.tuscowillahills.org). Coupon Booklets will be mailed out in December unless you are set up on Direct Debit. If you are not on Direct Debit and want to save your community some money by not having a coupon booklet issued & mailed to you, call PMP to set up your 2013 monthly payment today.

### **Your 2012 Board of Directors:**

**Gary Kable ★  
President**

**Phil Larcomb ★ Vice  
President**

**Bob Tansill ★  
Treasurer &  
Secretary**

**Jud Romine ★  
Secretary**

**Jack Stevens ★  
Member at Large**



## TRICK OR TREATING

Trick or Treating in Tuscowilla Hills will be observed on Wednesday, October 31, 2013 from 6:00 pm to 8:00 pm. Children should be off the streets no later than 8:30 pm. Be safe and have a frightening good time.

## ELECTION SIGNAGE



The Board will allow residents to place election signs in their own yards for up to 30 days prior to an election that MUST be taken down within 3 days after the scheduled election. Abuse of this privilege will result in additional restrictions or possible revocation of these privileges so please be respectful of the limitations.

## CHARLES TOWN UTILITY PROJECT

In September 2011, the Charles Town Utility Board contracted M.A. Bongiovanni, Inc. to construct the redesign of the Tuscowilla Waste Water Treatment Plant upgrade that will replace the existing sewage treatment lagoons with a state-of-the-art wastewater treatment facility that will treat the wastewater at levels necessary to meet the new Chesapeake Bay regulations. The project is expected to take approximately 30 months to complete and is moving along on schedule.

For the Eight (8) Week Look Ahead, check out the website at [www.ctubwv.com](http://www.ctubwv.com) and click on projects.



### 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.

## STREET PARKING

The width of the streets in Tuscowilla do not provide for on street parking. Except for Westhall Dr., Bradford Ct., and the end of Tall Oak Dr. that were constructed to provide for on street parking, no homeowners, tenants or guests should be utilizing common area streets for parking except for infrequent and irregular overflow circumstances such as gatherings, holidays and other special events.

Parking on the streets is not only a safety hazard for emergency service vehicles but will also interfere with proper snow removal services this winter, so please utilize your garage &/or driveway for parking.

## RECENT VANDALISM AND BREAK INS

We received recent reports of vandalism and a vehicle break in Tuscowilla. Please be sure to lock your vehicles when they are parked on your property no matter the time of day and also to keep your doors locked at all times to your home & garage. Consider installing security lighting to light up dark areas around your home. There has also been vandalism in both Tuscowilla and Locust Hill. Do report any suspicious activity to the Sheriff's Dept by calling 911.

## SNOW SHOVELERS NEEDED

If you are interested in shoveling snow for the elderly or those in need this winter, please register your name, phone number & rates with Gary Kable 304-725-5108 or Bob Tansill 304-725-9593 so that they can have a list posted on the website and bulletin boards for homeowners to access when the need arises.

**Barking Dogs** - We all know that dogs bark for many reasons, people walking by, other dogs, unusual noises, etc. The underlying reasons that dogs bark are generally: protection, fear & anxiety/loneliness. If not corrected and controlled the result is chronic or habitual barking and very unhappy neighbors. If you are a pet owner, be a good neighbor and take the "witness" perspective of your dog's behavior or take time to ask your neighbors if your dog is presenting a nuisance and by all means, correct the problem.

Jefferson County has an ordinance regarding barking, howling, yelping dogs and it can be enforced against you.

The covenants for Tuscowilla limit owners and residents to ONE pet, either a cat OR a dog.

The Board would like to avoid the costly expense to enforce this covenant against owners who abuse the covenant or do not maintain proper control over their animals. If you put your dog out in the morning when you leave for work and do not bring your dog back in until you return you may not even know that your dog is a habitual barker. Be a responsible pet owner. If your dog barks more than a few times when outside, bring them inside, use a corrective device or other training method to help your pet feel better and to be good neighbors.

# Fall Community Recycling Event

Mark your calendars & rally your neighbors to work together to prepare for this very important GOING GREEN community service event. The spring recycling project is scheduled for **ONE DAY ONLY on SATURDAY, November 17, 2012 FROM 9:00 AM TO 3:00 PM** at the park on Tuscawilla Drive. You can help others while helping yourself in 5 very big ways.

## 1. YARD WASTE RECYCLING

Please utilize this wonderful service to the community by pruning those trees, trimming the bushes and raking your leaves.

Residents are asked to bag their yard waste in RECYCLABLE BAGS ONLY – PLASTIC BAGS can be emptied by you and must go back home with you. 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 May.)

## 2. DONATE TO GOODWILL

We have arranged for Goodwill to have a trailer onsite for this special, one day, event to accept your unwanted, no longer needed gently used personal items. You can make a difference for someone else by cleaning out your closets, basements & sheds, and bringing those items to the park between 9am and 3pm on Saturday November 17, 2012.

Goodwill's most needed items include clothing of any kind or size, shoes, small furniture, domestics (sheets, towels), antiques, collectibles, jewelry, dishes, books, CD's, records, tapes, small electrical items in working condition (lamps, clocks, radios, etc.), accessories (handbags, scarves, belts), and computers and computer peripherals. Give to Goodwill what you would give to a friend. It's hard to say "no thank you" to any donation, but please know that if an item is not in clean, dry, saleable condition, the costs of handling or disposal will pull funds that would otherwise support Goodwill's training programs and services.

Unfortunately, Goodwill cannot accept the following: large appliances, building materials, unsafe or unsanitary furniture, mattresses, box springs (for health reasons), large console television and stereos, large exercise equipment, paint or chemicals of any kind, automobile parts, kerosene and gas heaters/appliances, items recalled by the Consumer Product Safety Commission (baby cribs and car seats, for example).

The sale of donated items in Goodwill's retail stores fund training programs that help the disabled and disadvantaged individuals in the communities we serve and change their lives through the power of work. Horizon Goodwill Industries serves 17 counties in WV, VA, MD, & PA. Your donations are tax deductible and receipts will be given to donors on November 17th. THANK YOU!

## 3. SCRAP METAL RECYCLING

Remac Metals will be on site to collect your scrap metal that may consist of junk cars & parts, to used insulated wiring, stripped copper wires, old metal ducts or siding, copper piping, stainless steel, brass, aluminum, catalytic converters, CAT Wire, BX/MC Cable, and more. They will donate \$7.50 per ton back to Tuscawilla that will help offset the cost of the overall event.

## 4. ELECTRONICS RECYCLING

Jefferson County Electronics Recycling will be on site to accept the following type of electronics for recycling Televisions, cell phones, circuit boards, communication systems, computer equipment, MP3 Players, UPS, X-

Boxes, FAX machines, floppy drives, game boys, hard drives & Memory, audio/visual equipment, blackberry's, cable TV boxes, calculators, cameras, CD ROM Drives, laptops, monitors, computer scrap – metal or plastic, copiers, PDA's, play stations, plotters, power supplies, printers, telephones.

## 5. VOLUNTEER TO HELP

Volunteers are needed to assist in taking the yard waste from homeowners and we are asking for volunteers with pickups and trailers to assist the elderly or those in need in the community by picking up their yard waste and bringing it to the site. If you are interested in helping, please contact Gary Kable 304-725-5108, Bob Tansill 304-725-9593, Phil Larcomb 304-725-2267, Jack Stevens 304-820-5237 or Steve Thompson 304-728-6320. If you are elderly and are in need of assistance loading and transporting yard waste, please contact Bob Tansill no later than Friday November 15, 2012 at 5:00 p.m.

Don't miss out on this Go Green Event!

## PARKING AT THE PARK

Just a reminder... 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.

## COLLECTIONS

The Board at Tusawilla continues to take aggressive collection action to collect delinquent assessments in the community. And that hard work is paying off. We've collected approximately \$20,000 in past due assessments from prior years in 2012. Actions that have and or will be taken include, placing liens on property & reporting to credit bureaus, filing suits, filing writs of execution on judgments received, foreclosure of property.

## PAYMENT OPTIONS AVAILABLE

Payment options now include the following methods of payment:

- Coupon payment. Monthly payments along with coupon mailed to address shown on the coupon.
- Recurring ACH/direct debit through PMP. If you currently use this option, PMP will transfer your current information to the new bank. No further action is required from homeowners using this option and you will not receive a coupon booklet.
- One time E-check- Log on to [cabanc.com](http://cabanc.com) and click on the Homeowners tab, then click on "Homeowner Pay Assessment by E-check". Please have your coupon ready.
- One time credit card – Log on to [cabanc.com](http://cabanc.com) and click on the Homeowners tab, then click on "Homeowner Pay Assessment" by Credit Card. Please have your coupon ready. **Credit cards accepted are MasterCard, American Express and Discover.**
- Or you can simply make a onetime payment by check or through your online banking to the following address:



**Tusawilla Hills Citizens Association, Inc.**  
**PO Box 62678**  
**Phoenix AZ 85082-2678**

# Direct Account Access

Did you know that you can now interface directly with Property Management People online? You can now make payments, download community documents, view your payment history, see if late charges have been posted to your account, access tools for responding to a violation letter you may have received and more. This site will also provide you with the ability to automatically receive news about the community and your account.

Go to [www.tuscahillahills.org](http://www.tuscahillahills.org) and click on the PMP Direct Access on the side bar menu

If you don't have your login information that was mailed to you from PMP, click on the HELP tab, click on the "?" symbol.

A "Login Help" screen will appear.  
Complete each section that is shown in yellow, click Send.



Your help request will be sent to PMP's Web Master, who will email your Login and Password information so you may access your account online.

Detach & Return

## TUSCAWILLA CITIZENS CONTACT INFORMATION SHEET

Please update your contact information so that you can receive important updates and alerts about your community to include snow removal alerts. Whether you are moving in, moving out and plan to rent your unit, have an alternate mailing address OR just changed a phone number or email address, we need to know. Please complete the following information and fax or email it to our Community Property Manager today!

Owner's Name: \_\_\_\_\_ Tenants Name: \_\_\_\_\_

Property Address: \_\_\_\_\_ Property Address: \_\_\_\_\_

Home Phone #: \_\_\_\_\_ Home Phone #: \_\_\_\_\_

Work #: \_\_\_\_\_ Work #: \_\_\_\_\_

Email: \_\_\_\_\_ Email: \_\_\_\_\_

Are you interested in having future Newsletters sent via e-mail?

Yes \_\_\_\_\_ Email Address: \_\_\_\_\_

No \_\_\_\_\_ Please continue mailing my newsletters.

Please mail to: Property Management People, Inc. Attn: Renee Hall 92 Thomas Johnson Drive, Ste 170  
Frederick, Maryland 21702 Fax: 301-694-9514 or E-mail to: [renee.ah@pmpbiz.com](mailto:renee.ah@pmpbiz.com)