

Tuscowilla Hills

CITIZENS ASSOCIATION NEWSLETTER

SPRING 2012

Property Management People

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Community Manager

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Renee.ah@pmpbiz.com

Finance & Collections

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PMP Office Hours

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

www.pmpbiz.com

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BOARD & CITIZEN MEETINGS

The next Board of Directors meeting will be held on Monday July 2, 2012 and the Citizens meeting will be held on Tuesday, July 10, 2012. All meetings are held at the Jefferson County School Board Office on Mordington Ave, Charles Town at 7:00 p.m. At this meeting Policy Resolution P012-002 regarding Portable Basketball Courts will be ratified.

Your 2012 Board of Directors:

Gary Kable ★
President

Phil Larcomb ★ Vice
President

Bob Tansill ★
Treasurer

Vacant ★ Secretary

Jack Stevens ★
Member at Large

DUAL COMMUNITY YARD SALE EVENT

Clean out your closets and get ready for this event. Tuscowilla and Locust Hill will be hosting community wide yard sale events on May 4-6. Friday hours are 9am to 3pm and Saturday and Sunday 9am to 1pm

ANNUAL TUSCOWILLA/LOCUST HILL GARDEN CLUB PLANT AND BAKE SALE

The Annual Tuscowilla Hills & Locust Hill plant and bake sale will be held on Saturday, May 5, 2012 from 9 am to 2 pm at the soccer field in conjunction with the community yard sales. Please show your support and stop by to select some plants for your garden or purchase your dessert for Sunday dinner.

OFFICIAL NOTICE REGARDING PORTABLE BASKETBALL COURTS

In 2003 the Tuscowilla Board adopted a policy regarding the use of portable basketball courts in the community and published it in the fall 2003 Newsletter. It has come to our attention that the language in the document did not match the language that was published in the newsletter and therefore did not capture the whole intention for the creation of the document. Policy Resolution P012-002 Portable Basketball Courts replaces the 2003 Portable Basketball Courts policy in its entirety. This policy is included as the last page of this mailing and is being sent to you at this time for your review and to allow for proper notice and comment. A Citizens meeting will be held on July 10, 2012, at which time this policy will become effective and enforceable unless modified in a material manner at or prior to that meeting.

If you own a portable basketball court or are planning on purchasing a portable basketball court, please read the policy, discuss the rules with your children and their guests and adjust the current placement of your basketball court to comply with the policy prior to July 10, 2012.

If you have a concern or suggestion for this policy please send an email to renee.ah@pmpbiz.com or plan to attend the meeting on July 10, 2012

MAJOR TREE TRIMMING IN UTILITY AREAS THROUGHOUT COMMUNITY

Potomac Edison has contracted with Asplundh to trim up and remove tree and bushes in the utility easements throughout the community. A significant amount of work has been completed already and they are not quite finished. This was a much needed service to the community. If you've noticed an electrical utility area that is overgrown that has not been addressed, please contact Renee Hall at renee.ah@pmpbiz.com or 1-800-336-8009 x-1023

MORE RECREATIONAL IMPROVEMENTS

Take a walk to the park and let us know what you think about the renovations with the playground equipment, park benches and basketball court. The Board of Directors approved as recommended in the Capital Reserve Study, renovations to the playground equipment to include replacement of the ladders, swings, repair and sealing of the wood structure and park benches, sanding and painting of the bases of the rocking animals and the addition of two more features on the play set. The basketball court has been repaired and resurfaced with new striping. The basketball posts have been straightened, sanded and repainted and the backboards replaced. If your preference is soccer, take a walk over to the soccer field and enjoy the new kickback nets instead of chasing the balls down the hill or into the street (that is of course, unless you miss the net). The soccer goals have also been sanded and repainted.



Please note that these facilities are for the use of Tuscowilla owners and residents and their invited and attended guests *only*. The Board has and will continue to strictly limit the use of the facilities by outside organizations such as soccer leagues or T-Ball practices due to insufficient parking and failure of parents to respect the rules of use.



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.



Tuscowilla owners and residents, please explain to your children that the cost to maintain and replace the facilities in the community belong to each and every family. Encourage them to take care of and enjoy the facilities by following the rules and in a respectful manner that is also mindful and respectful of neighboring homeowners.

Road Repairs & Paving

The Board and PMP are in the process of addressing two courts in need of repair as well as Tusawilla Dr from the Handy Stop. Douglas Dr circle will be repaired and overlaid and an 8 ft center section the full length of Berkeley Court will be repaired and overlaid. Minimally, the dips and deteriorating areas of Tusawilla Dr between 51 and Newington Ct will be repaired, however the Board and PMP are working on the long term solution for that stretch of roadway that was simply not engineered or properly prepped for the traffic it sustains. If the longer view project is pursued, homeowners will be notified of the plan.

Board Member & Webmaster Resignation

It is with mixed emotions that we say farewell to one of our long time Board members, Steve Thompson. Steve has resigned from the Board to pursue other valuable interests. We thank Steve for his many years of service to the community as both a Board Member and Webmaster for our Community. Over the years Steve has served nearly a decade through various years as a dedicated member of the Board seeking nothing more than the best interest of the community. He has spent

countless hours keeping our community website up to date and posting valuable information for the benefit of the community. If you see Steve in the community, be sure to thank him for his valuable service to our community.

For this reason, the Board is accepting candidate applications for one position on the Board as well as a new webmaster to maintain our website. If you are interested in either position, please submit your profile to renee.ah@pmpbiz.com



ANNUAL COMMUNITY PROPERTY INSPECTIONS

It's that time of year again and the Annual Community Inspections will begin the week of May 21, 2012. Please take the checklist below and take a walk around your property. If any of the items listed below need attention, please take the next four weeks to get things in order so that you will not receive a violation letter.

If you do receive a letter and there is a maintenance item that you have scheduled for repair but will not be complete within the time frame designated or you have completed the maintenance item, please send an email to renee.ah@pmpbiz.com to avoid receiving the next letter in the violation process.

- Peeling paint and/or rotten wood on or around any part of the house or outbuildings to include:
Window trim, garage trim, doors, soffit, rake boards, attic vents, siding, outbuildings, ledger boards, dormers, decks, fences
- Loose/Sagging Gutters
- Faded/Missing Shutters
- Missing/Loose Shingles
- Dirty or Moldy siding
- Fence needs repair (leaning, missing sections, paint, stain)
- Grass too tall
- String trimming around house & improvements
- Piles of yard waste
- Unused building materials
- Weeds around house or in mulch beds or driveways
- Trash cans or trash bags and recycling containers in view from the road or neighbors property.
- Disabled, unregistered, uninspected vehicles that are not stored in the garage or under a clean and maintained cover

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 Tusawilla 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.

PLAYING IN THE STREET

There are about 20 acres of grassy common areas for children to play that also include the playground and the soccer field. The streets in Tusawilla are for properly licensed automobiles and cyclists who observe the laws for use and safety. Streets are not a playground for children.

Please direct your children to play in one of the abundant common areas or in your front or back yard. When use of the street is necessary, please ensure they are doing so in a safe and courteous manner.

COLLECTIONS UPDATE

In the last several months collection efforts have intensified and payment of delinquent debt to the HOA is being realized. More than

\$16,500 in delinquent assessments, late fees, interest and legal fees were been collected from about 11 homeowners. Additionally, at least 13 lawsuits have been filed against owners and another 26 liens were filed and at least 6 owners have entered into repayment plans.

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 alex.williams@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 with your proposal.

CHARLES TOWN UTILITY PROJECT

In September 2011, the Charles Town Utility Board has contracted M.A. Bongiovanni, Inc. to construct the redesign of the Tusawilla Waste Water Treatment Plant upgrade which will replace the existing sewage treatment lagoons with a state-of-the-art wastewater treatment facility that will treat the wastewater to 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.

EIGHT (8) WEEKS LOOK AHEAD April through May 2012

- Influent headwork structure construction activities continue.
- Biological Nutrient Removal (BNR) tank and building structures construction activities continue.
- Ultraviolet (UV) disinfection system building construction activities continue.

For more information on this project check out the website at www.ctubwv.com and click on projects.

Huge Community Recycling Event

Mark your calendars & rally your neighbors to work together to prepare for this very important GOING GREEN community service event. You can help others while helping yourself in 4 very big ways.

1. YARD WASTE RECYCLING

The spring recycling project is scheduled for **ONE DAY ONLY on SATURDAY, MAY 12, 2012 FROM 9:00 AM TO 3:00 PM** at the park on Tuscawilla Drive. Please utilize this wonderful service to the community by pruning those trees, trimming the bushes and raking the 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.)

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 Renee' Hall at 301-694-6900 x1023 no later than Friday May 11, 2012 at 5:00 p.m.

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 May 12, 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 May 12th. THANK YOU!

3. SCRAP METAL RECYCLING

NEW SERVICE ADDED FOR 2012 EVENT- 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

pipng, stainless steel, brass, aluminum, catalytic converters, CAT Wire, BX/MC Cable, and more. They will donate \$7.50 per ton back to Tuscauilla 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, blackberrys, 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. A \$5.00 fee is charged for each TV or Computer monitor. All other items accepted FREE!

Don't miss out on this Go Green Event!

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 respect this privilege.

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.

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 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 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:



Tuscauilla 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 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, which they will email your Login and Password information so you may access your account online.

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, Suite 170
Frederick, Maryland 21702 Fax: 301-694-9514 or E-mail to: renee.ah@pmpbiz.com