

Tuscowilla Hills

CITIZENS ASSOCIATION NEWSLETTER

SUMMER 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

Your 2010 Board of Directors:

Gary Kable ★ President

Phil Larcomb ★ Vice President

Bob Tansill ★ Treasurer

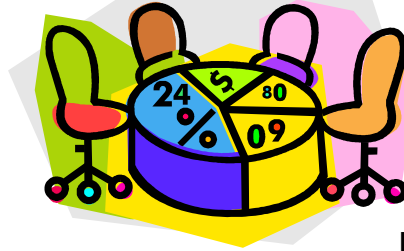
Vacant ★ Secretary

Steve Thompson ★ Member at
Large

HYDRANTS IN TUSCOWILLA HILLS

The Charles Town Utility Board conceded and concurs that the hydrants within Tuscowilla Hills are in fact, their property and responsibility. Hurray for Justice!

IMPORTANT MEETING DATES



The next Board of Directors Meeting will be held on Tuesday, September 7, 2010 at the Jefferson County School Board Office on Mordington Ave,

Charles Town at 7:00 p.m. to discuss and approve the recommended budget for 2011.

Citizens are invited and welcome to attend.

Next Citizens Meeting is October 12, 2010, at which time the 2011 Budget will be ratified.

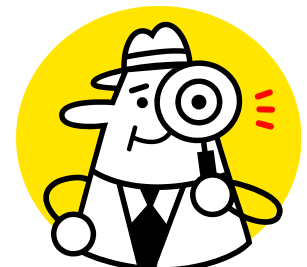


MARK YOUR CALENDARS AND CLEAN OUT YOUR CLOSETS

Tuscowilla Hills and Locust Hill have designated **September 24, 25, 26** for our FALL YARD SALE. Times are **Friday 9-3, Saturday and Sunday 8-1**. The sale will be advertised in the Buyers Guide and the Journal.

Please take advantage of this opportunity to clean out the sheds, garages, closets and under the decks. So mark the date, put up your sign and set up your tables!!! Be sure to put signs at your street corners and remove at the end of the sale. This is sure to be a blowout event.

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. Please be sure yours are 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. Thank you, thank you, and thank you, for your anticipated cooperation.

A Community Property Inspection will be held the week of August 9, 2010. Please take this opportunity to make sure the following violations do not exist at your home.

- Grass too tall
- Weeds not pulled
- Trash Cans in view from the road or neighbors property.
- Disabled, unregistered, uninspected vehicles,
- Peeling paint around trim, garage, windows and doors
- Loose/Sagging Gutters
 - Missing/Loose Shingles
- Pools under 48" without fencing (as required by the county)



NEW!!! Direct Account Access

At this time, Property Management People is pleased to announce online access to your account. Now you can 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. Make payments, download community documents, Interface directly with Property Management People. This site will also provide you with the ability to automatically receive news about the community and your account.

PLEASE LOOK FOR THE SEPARATE INSERT IN THIS MAILING FOR THE LINK TO THIS INCREDIBLY USEFUL SITE AS WELL AS YOUR PERSONAL ACCOUNT NUMBER AND SECURITY PASSWORD.

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



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:

Tuscahill Hills Citizens Association, Inc.

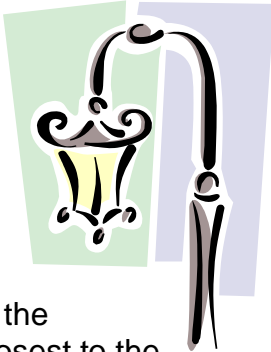
PO Box 62678

Phoenix AZ 85082-2678

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.



PARKING AT THE PARK

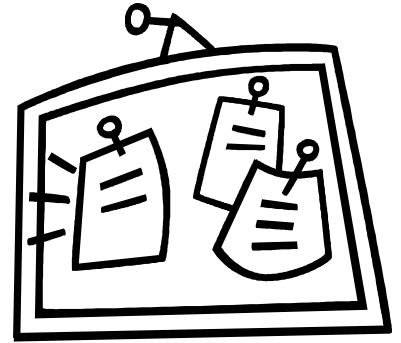
Just a reminder... there is no parking at the park after dusk and before dawn. Parking is not allowed on the “homeowner side” of the street or in the grass.

PARK & SOCCER FIELD USE

If you, a team that you coach or an outside organization want to be able reserve the field or park for a private party, or for team practice, you must submit a Facility Use Application to PMP and receive signed approval PRIOR to exclusive use of these areas.

BULLETIN BOARDS

Tuscowilla provides two bulletin boards for resident use. They are located at the Central Postal Station on Tuscowilla 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



SCHOOL BEGINS AUGUST 23, 2010

PLEASE WATCH OUT FOR CHILDREN TRAVELING TO AND FROM THE BUS STOPS IN THE COMMUNITY.

DESPERATE TIMES CALL FOR DESPERATE MEASURES (VANDALISM AND THEFT)

Theft and vandalism are on the rise. Please keep your car doors and house doors and sheds locked when you are home as well as when you are away.

Unfortunately, this economy breeds desperation and thieves are bolder than ever. They will walk in your garage or home in broad daylight and take what they want. When confronted, they appear unconcerned, and fear of being caught does not appear to be a deterrent.



Visit the Community Website at:
www.tuscowillahills.org