

# Tuscowilla Hills



CITIZENS ASSOCIATION NEWSLETTER

WINTER 2009

## 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

## PMP Office Hours

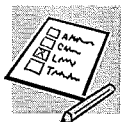
M-F 9:00 a.m. to 5:00 p.m.

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

## CITIZENS MEETING Tuscowilla Hills Citizens Association Tuesday, April 14, 2009 South Jefferson Elementary School Summit Point Rd., Summit Point

1. Reading of last Citizen Meeting Minutes
2. Treasurers Report
3. Management Co. Report
4. Delinquent Road fund Report
5. Committee Reports
  - a. Parks and Recreation - Bob Tansill
  - b. Garden Club - Doris Walsh
  - c. Grounds and Roads
  - d. Covenants - Gary Kable
    - i. Recreational Vehicles - Law Letter
6. Open Forum Residents
7. Adjournment

## Next Regular Board Meeting...



...Is scheduled for  
Monday, April 6,  
2009 at the  
Jefferson County  
School Board Office at 110  
Mordington Ave, Charles  
Town, WV.

## ATTENTION: Homeowners!



After review by the HOA attorney and receipt of legal opinion, the Board of Directors are requesting volunteers to form an Ad Hoc Committee to make recommendations to the Board of Directors for the storage of Recreational Vehicles on homeowner property.

As defined by the covenants "No boat, boat trailer, house trailer, trailer, camper, recreational vehicle or any similar items shall be stored in the open on any lot."

The Board is requesting volunteers from both owners and non-owners of these types of vehicles or equipment to form this committee.

Please come to the Citizens Meeting on April 14, 2009 or write to Property Management People for more information to volunteer to help in your community at 301-694-6900 x-1023 or email [renee.ah@pmpbiz.com](mailto:renee.ah@pmpbiz.com).

## **Your 2009 Board of Directors:**

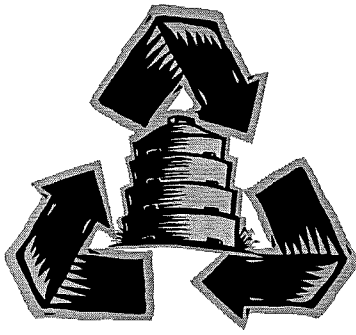
Gary Kable ★ President

Phil Larcomb ★ Vice President

Bob Tansill ★ Treasurer

Gail Ruby ★ Secretary

Carol Hartzell ★ Member at Large



## Yard Waste Recycling

The large yard waste, recycling dumpsters will again be available for **ONE DAY ONLY on Saturday, May 2, 2009 from 9:00 am to 3:00 pm.** The dumpsters will be located at the Park on Tusawilla Dr. and are available to Tusawilla Hills residents Only! Please mark your calendars for this important service!!!

Acceptable yard waste are things like broken limbs, bush trimmings, grass clippings, weeds, unpainted wood, including all those stacked piles that are all over the neighborhood that no one seems to use from year to year, old mulch and of course LEAVES!!!

**Please keep in mind that these containers cannot contain anything but yard waste. That means...**

### NO

- paint or oil
- furniture
- plastic
- trash
- appliances
- household cleaners
- batteries
- tires, etc.

If you have other items that you need to get rid of, Apple Valley Waste will pick up two items per week so long as it can be picked up by one person and is not a hazardous waste product, such as paint, oil or things that can explode under pressure. They will even pick up larger items if you call in advance. Call Apple Valley Waste today at 304-304-267-1280 to get the details.

*Come to the next meeting if you would like to know more!*

## Park & Soccer Field Use Requirements

Over the years Tusawilla has generously opened up the soccer field and the park to support youth activities. Due to the volume of complaints received from 2008 activities (primarily at the park) and to better monitor proper use and meet insurance requirements, the Board of Directors voted at their January 5, 2009 Board Meeting to implement requirements for specific use of these facilities by residents or non-residents effective January 5, 2009.

Specific use is defined as “the desire or need for exclusive use of a portion or all of the park or field for a specific purpose, date and length of time”. This of course would never preclude a resident from “talking a walk in the park” and preference will be given to Tusawilla residents and resident coaches or resident members of a youth league.

They are however, available on a first come, first served basis. Non-residents and sports related events will require a certificate of liability insurance in an amount not less than \$1,000,000 per occurrence and ALL those who wish to reserve the facilities for a specific purpose must complete a Facilities Use Application that must be approved by the Board, prior to the event. Please allow 15 working days for approval once the application has been submitted to the Board of Directors.

The application is available for download from the community website at [www.tusawillahills.org](http://www.tusawillahills.org) or email or call Renee’ Hall at PMP. Presently, there are only two approved applications for use of the soccer field and none approved for the park.

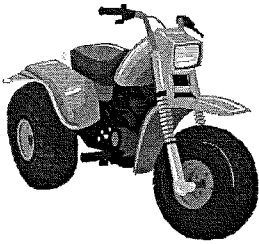
As always, RESIDENTS, if you suspect foul play at the park or field, please call the Sheriff’s Department right away.



## REMINDER

### NON REGISTERED MOTORIZED VEHICLES (SCOOTERS, MOPEDS, SKATEBOARDS, ATV'S)

Anything that is not a registered and properly inspected vehicle is strictly prohibited from being driven on the streets or common areas or stored in view upon your property within Tuscahill Hills. This includes automobiles. Your cooperation is appreciated.



## ANIMAL WASTE PICK UP

As always, it is courteous, responsible and a matter of health safety, to pick up after your pet when out on a walk. But have you checked the back yard lately? Animal waste should be removed from your yard on a regular basis as a matter of health and as a courtesy to your neighbors. Everyone is busy, but please...be a good neighbor!

.....  
**Visit the Community Website at:**  
**[www.tuscawillahills.org](http://www.tuscawillahills.org)**

## PLANT SALE...BAKE SALE YARD SALE

The Garden Club will be holding their Annual Plant and Bake Sale at the soccer field very soon. Proceeds from this event are used to beautify Tuscahill and Locust Hills and help the club with their ongoing projects and events.

The Annual Community Yard Sale will be held in conjunction with this event. The Annual Community Yard Sale makes for a great opportunity for everyone to make a little extra cash and clean out closets, garages and storage sheds. I've heard the rule is "If it isn't seasonal and you haven't used it in a year – Get Rid of It"

Watch for more information on the dates for this event.

## *Ballroom Dance Instruction*

*Wedding Choreography*

*with Lee Ann Wolff*

*240-529-4961*

*LeeAnn@Wedding-Dance.net*

*www.Wedding-Dance.net*

