



TUSCAWILLA HILLS CITIZENS ASSOCIATION SPRING NEWSLETTER



From everyone at Property Management People and your Board of Directors, we'd like to thank you for being a part of our community and look forward to serving you.

SPRING 2016

BOARD MEETINGS

President
Christina Derr

Vice President
Bob Tansill

Treasurer
Paul Harrison

Secretary
Jamie Ranalli

Member at Large
Phil Larcomb

PMP Office
340 Edmond Road,
Suite E
Kearneysville, WV 25430

Office Hours
9:00am—5:00pm

**For After Hours
Emergencies:**
301-694-6900 (Ext. 6)

Community Manager
Richard Sussmann
Richard.sussmann@pmpbiz.com
(681) 252-0217 x9002

Assessments
(800) 336-8009 x1094

MARK YOUR CALENDARS

The Board of Directors meeting schedule has been developed for 2016. Please set aside the following dates to meet with the Board to discuss the pertinent issues regarding your Community. Homeowner involvement is essential to the Board's ability to conduct Association business. We look forward to seeing

more homeowners present in the upcoming year!

Please keep in mind the Board of Directors is always looking for new faces and volunteers to help with the decision-making in the Community. If you are willing to step up and help the Community, please contact your Community Manager, Richard, for more information!

2016 Board of Directors Meeting Schedule:

3/8/16 Board Meeting
5/10/16 Board Meeting
7/12/16 Board Meeting
9/13/16 Board Meeting
10/11/16 Budget Meeting
11/8/16 Board Meeting

All meetings are held at 7:00pm at PMP's office located at 340 Edmond Road Suite. E, Kearneysville, WV near the DMV.

2016 Annual Meeting Summary

The 2016 Tuscawilla Hills annual meeting was held on January 12, 2016 at PMP's office in Kearneysville, WV. We would like to thank all past board members for all of their hard work in making Tuscawilla Hills a better place to live. Two new members were elected. We welcome Jamie Ranalli and Phil Larcomb. Your 2016 Board Members are as follows:

- * Christina Derr – President
- * Bob Tansill – Vice President
- * Paul Harrison – Treasurer
- * Jamie Ranalli – Secretary
- * Phil Larcomb – Member at Large



SPRING CLEAN UP & RECYCLE DAY



The Tuscawilla Hills Spring Clean Up day has been set for May 21, 2016 from 9am-3pm. Please keep in mind that plastic bags of yard waste cannot be placed in the waste bins. **Owners will have to show proof of residency. The reason this new requirement has been implemented, is because non-residents have been taking advantage of this event at the Association's expense. To ensure fairness to all paying members of our Association, residents must present their drivers license, utility bill, etc. Volunteers are welcome to help.** Please contact Richard or a Board member for more details.

FIRE SAFETY IN THE COMMUNITY

Please be advised that open fires are not permitted on any lot within the Tuscahill Hills community per the covenants and conditions that are currently in place. If an open fire is witnessed, please contact the Jefferson County non emergency number at **(304)725-8484** to report it immediately.

KEEP COMMON AREAS CLEAR OF DEBRIS

Please be advised that common areas are not disposal areas for yard debris and waste within our community. Please do your part and refrain from using these community maintained areas for this type of use. Free community clean up days are held each spring and fall and the Jefferson County Landfill is a short distance from the community for the disposal of yard waste of this sort.

ANNUAL INSPECTIONS

The annual inspection of the community will be performed next month, and reminder letters will be sent to properties which require maintenance and/or appear to have unapproved or unacceptable exterior changes. We would appreciate everyone's understanding of why such inspections are necessary in a homeowner's association, and we ask for your prompt compliance with any issues that are brought to your attention.

How long does it take for these household items to decompose in a landfill? You may be surprised.....

- Banana Peel: **3-4 weeks**
- Paper Bag: **1 month**
- Cardboard: **2 months**
- Wool Sock: **1 year**
- Tinned Steel Can: **50 years**
- Aluminum Can: **200-500 years**
- (If recycled, it can be reused within 6 weeks!)
- Disposable Diapers: **550 years**
- Plastic Bags: **20-1000 years**
- Plastic Jug: **1 million years**
- Glass: **1-2 million years**
- Styrofoam: **1+ million years**



CONTACTS

Allegheny Power
(800) 686-0011

Apple Valley Waste
(304) 724-1834

Jefferson County
Animal Control
(304) 728-3289

Jefferson County
Health Department
(304)728-8416

Charles Town
Water & Sewer
(304) 283—6305

Charles Town City Hall
(304)725-2311

What's New?



Within the next two weeks major road repairs will be undertaken by the Association. Additional details will be provided when received from the contractor, U.S. Paving.



FRIENDLY REMINDERS



For obvious safety reasons, dirt bikes, mopeds and skate boards are not permitted on the streets of our community.

Please recycle. It is very important and easy to do. It not only saves energy, and conserves raw materials, but reduces our landfills and protects our environment. Attached to this newsletter is a guideline for recycling from Apple Valley Waste.



Please remember to pick up after your pets. Not doing so is not only a violation of the Covenants of the HOA, but it is against the law, and for good reason. Not only does it not look or smell nice, but dog feces left on the ground, especially near streets and sidewalks, gets washed into storm drains and drainage ditches which flow to your local waterway...**without being treated!** Bacteria, parasites, and viruses found in pet waste can be harmful to water quality and human health. Cleaning up pet waste is good for your health, your dog's health and the environment! Please do your part and keep Tuscahill Hills a beautiful and healthy place to live.



Please be considerate of your neighbors and do not let your pets outside without supervision. Left unattended, barking dogs disturb the peace and wake up your neighbors.





APPLE VALLEY WASTE
Guidelines for Recycling

Getting Started:

- Place acceptable recyclables inside the red recycling cart provided by Apple Valley Waste.
- Place your cart at the curb in front of your house the evening *before* your collection day.
- Make sure that all items are free from food debris. Food contaminated products will not be accepted.
- Remove all lids, metal and plastic. Lids can be recycled but must be removed from all container types.
- If your cart is contaminated with unacceptable items it will not be serviced.
- If you have any questions or concerns please call Apple Valley Waste at 877-267-1280

Plastics



- **Accepted Materials:**
 - Plastic containers with numbers: 1,2,3,4,5,6 and 7
 - Wide mouth containers (yogurt, peanut butter, butter tubs)
 - 6-pack and 12-pack plastic rings
 - Plastic Beverage Container
- **Unacceptable Items:**
 - Plastic bags (grocery & trash), Styrofoam, oil containers, plastic buckets, food-contaminated plastics and oversized plastics.

Metals



- **Accepted Materials:**
 - Food and Beverage containers made of aluminum, steel and tin
 - Aluminum, tin and steel containers and foils
 - Completely empty aerosol cans
- **Unacceptable Items:**
 - Chemical paint thinner solvent cans, non-aerosol pesticide cans
 - Empty gasoline or chemical cans

Glass



- **Accepted Materials:**
 - Clear, green and brown bottles and jars
- **Unacceptable Items:**
 - Window glass, ceramics, ovenware, crystal, mirrors and Pyrex

Paper, Newspapers, and Cardboard



- **Accepted Materials:**
 - Mixed paper
 - *Magazines, books, catalogs*
 - Cardboard, paperboard, cereal boxes
 - Junk mail, Phone books, Office paper
- **Unacceptable Items:**
 - Any type of paper or cardboard with a waxed surface
 - Gift wrap
 - Any type of coated juice or milk cartons with a waxed surface

