

Tuscowilla Hills

CITIZENS ASSOCIATION NEWSLETTER

FALL 2009

Property Management People

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Community Manager

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PMP Office Hours

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

www.pmpbiz.com

Your 2009 Board of Directors:

Gary Kable ★ President

Phil Larcomb ★ Vice President

Bob Tansill ★ Treasurer

Vacant ★ Secretary

Steve Thompson ★ Member at
Large

**The next Board Meeting
will be held on Monday,
October 5, 2009 at the
Jefferson County School
Board Office on
Mordington Ave, Charles
Town at 7:00 p.m. Citizens
are invited and welcome to
attend**

CITIZENS MEETING

Tuscowilla Hills Citizens Association

Tuesday, October 13, 2009 7:00 P.M.

JEFFERSON COUNTY BOARD OF EDUCATION OFFICE

110 Mordington Ave.

Charles Town, WV

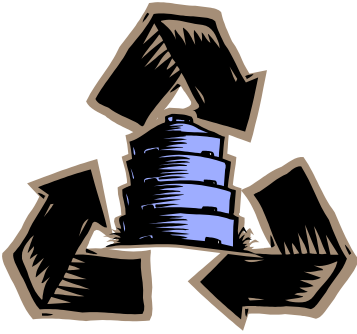
1. Reading of last Citizen Meeting Minutes
2. Treasurers Report
3. Management Co. Report
4. Delinquent Road fund Report
5. Committee Reports
 - a. Parks and Recreation - Bob Tansill
 - b. Garden Club - Doris Walsh
 - c. Grounds and Roads
 - d. Covenants - Gary Kable
 - i. Recreational Vehicles - Adhoc Committee Report
6. 2009 Road Repair Project
7. 2010 Budget Ratification
8. Open Forum Residents
9. Adjournment

PROJECT COMPLETE TWO FOR THE PRICE OF ONE

We are pleased to announce the Postal Station Renovation Project is complete at BOTH postal stations. PMP worked with the postmaster in Ranson to donate all replacement boxes and provide the locks at cost. Because of this, we were able to complete both postal stations in one year and UNDER BUDGET by \$2,627.44. The total budget for the project at Summit Point was set at \$27,494. The Central Station Renovation was slated for 2015 at an estimated cost of \$38,000. Both stations were complete for a total cost of \$24,866.56. This saved the Association over \$40,000 - Way to go PMP!!!

- Mail Delivery at the Central Postal Station will begin on Monday, September 14, 2009
- Residents may pick up their new post office box keys at the post office and will receive their new mail box number at that time
- Enjoy your new postal stations
- Thank you for your patience and cooperation!

2010 PROPOSED BUDGET



Yard Waste Recycling

The fall yard waste recycling project is scheduled for **ONE DAY ONLY** on **SATURDAY, NOVEMBER 21, 2009** FROM 9:00 AM TO 3:00 PM at the park on Tusawilla Drive.

Residents are asked to bag their yard waste in **RECYCLABLE BAGS ONLY** – **NO PLASTIC BAGS** will be accepted. These 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 November.

The Association will be utilizing a wood chipper to maximize the space available in the dumpsters and reduce the cost of the service.

Volunteers are always welcome to assist in taking the yard waste from homeowners. If you are interested in helping, please contact Gary Kable, Bob Tansill, Phil Larcomb or Steve Thompson.

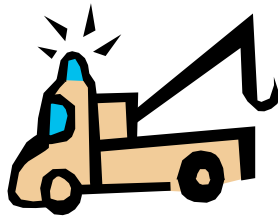
The Board of Directors met on Tuesday, September 8, 2009 to review operating costs incurred in 2009 and to evaluate the Associations needs for 2010.

While delinquencies are markedly higher for 2009, and some costs have risen, the Board of Directors recognize this difficult economic time that has affected everyone on some level. The Board and PMP worked through the numbers, reviewed special projects and considered all aspects surrounding the budget and community. It was decided the Board would recommend a Bare Bones Budget for 2010 and **WILL NOT** be increasing dues for 2010.

Please note there will not be any additional work performed in 2010 unless it is listed on the budget or considered an emergency by the Board.

Dues for 2010 will remain the same at \$31.00 per month or \$372.00 per year.

The Proposed Budget for 2010 is provided for your review. The budget will be ratified at the Citizens Meeting scheduled for Tuesday, October 13, 2009. That meeting will be held at the Jefferson County School Board Office on Mordington Ave, Charles Town at 7:00 pm.



PARKING AT THE PARK

If you see a vehicle parked at the park after dusk or before dawn, please contact Carroll's Towing at 304-267-4006, and they will tow the vehicle.

If you see people at the park after dusk or inappropriate conduct during the day, please call the Sheriff's Department at 304-728-3205 to report Trespassing.

Parents, please go over the new and existing rules with your teenagers. Please explain the need for their cooperation to ensure the safety and protection of the community and its residents.

FENCE REPAIR NEARLY COMPLETE

The fence repair and replacement work required at the Summit Point entrance is complete.

The fencing at the park will be complete in the next 14 days. You may have noticed the heavy equipment at the park working in the pond and waste water treatment area owned by the city of Charles Town. They have cleared the overgrowth from the pond and it really opened up the area and looks great.

The fencing that borders Tuscowilla property will be going back up in a modified design to maintain the boundary and aesthetic appearance of the community.

PRIDE IN OWNERSHIP

We've all heard about all we want to hear about...the economy this, the economy that! It's bad. We've been through it before and we will get through it again. It is a reason for not doing many things, that's a fact.

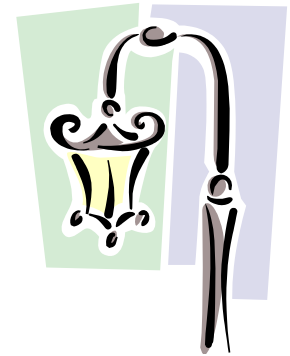
However, it is not an excuse for neglecting the appearance of your property.

Rake your yard, pull the weeds, mow the grass (or borrow the neighbor's mower), trim the trees and bushes, pick up the dog poop, throw away the junk (better yet have a yard sale or donate it), and put away personal belongings that are cluttering the outside of your property.

STREET LIGHTS

If you notice a street light out on your street or in the community, please call Allegheny Power or PMP.

Before contacting Allegheny Power at 866-523-4081 – or 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.



YARD SALES

Please remove your yard sale signs within 24 hours of holding a yard sale.

Visit the Community Website at:
www.tuscawillahills.org

RESPONSE TO QUESTION

In the last newsletter we asked homeowners to respond to questions regarding security, theft and vandalism in the community in an effort to determine whether there is a need for security services.

Unfortunately, we received only a handful of responses, and of those, the majority indicated they do not feel there is a need for security services and certainly not if it meant an increase in dues. At this time, the Board will remove this issue from the table. Please do be aware and observant of unusual activity in the neighborhood and do not hesitate to contact the Sheriff's Department if you see suspicious activity. Always report theft, even if there is little value or likelihood the items would be returned. This allows the Sheriff's Department to be aware of community needs and their involvement in patrolling the area.

Other communities in Jefferson County are joining a national organization on a local level – read on...

Nation of Neighbors

In a publication of the Journal - published June 1, 2009, Edward



Marshall writes: “A brand new online service that seeks to revolutionize the way community members and law enforcement interact to prevent crime and strengthen community awareness officially launches today in Jefferson County. The Jefferson County launch will be followed by a nationwide expansion of the service later this month.

“Founded by Harpers Ferry’s Art Hanson, a professional web developer and Web services manager, Nation of Neighbors has been in development for the past two years and seeks to facilitate real-time, collaborative online tools to create a neighborhood watch service.”

“Basically what we are trying to do is sort of enhance and build on the traditional model of neighborhood watch, and to really sort of bring that into the 21st century by offering real time collaboration and interaction between members, law enforcement and the community,” Hanson said.

“Membership with Nation of Neighbors is free but it is contingent upon getting a referral either from an existing member or from the site administrators initially,” Hanson said. For more information about Nation of Neighbors go to www.nationofneighbors.com The Board is looking for a volunteer

to head this project and get Tuscawilla signed up and started. If you are interested in helping, please contact Renee Hall at PMP at renee.ah@pmpbiz.com

CALL FOR NOMINATIONS

If you are interested in serving on the Board of Directors, now is the time to speak up.

The Nominating Committee is seeking candidates to serve on the 2010 Board of Directors.

Please contact Doris Walsh if you are interested in serving on the Board at 304-725-8930. The slate of candidates will be presented at the October 13, 2009 Citizens Meeting

