

Tuscalwilla Hills

CITIZENS ASSOCIATION NEWSLETTER

FALL 2011

Property Management People

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170

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Community Manager

Renee Hall x 1023
Renee.ah@pmpbiz.com

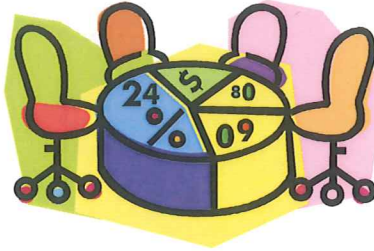
Finance & Collections

Alex Williams x1010
Alex.williams@pmpbiz.com

PMP Office Hours

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

www.pmpbiz.com



IMPORTANT MEETING DATE CHANGE

The Citizens Meeting date has been changed from Tuesday October 11th to Thursday October 27, 2011 and will be held at the Jefferson County School Board Office on Mordington Ave, Charles Town at 7:00 p.m. At this meeting the recommended budget for 2012 will be ratified.

CHARLES TOWN UTILITY PROJECT



The Charles Town Utility Board is beginning a project called the Tuscalwilla WWTP 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 open house is set for September 29 from 5pm to 8pm at the Locust Hill Golf Club (behind the snack bar) – maps and representatives of the project will be available for questions.

The Project will include the construction of:

- A new preliminary treatment and pumping facility (Headwork's Building)
- A biological treatment complex (BNR Building and Basins)
- A new aerobic digester (above ground circular tank)
- Associate site improvements
- Backfilling of two of the three existing sewage lagoons

The project was designed by Black & Veatch (Design Engineer) and is being constructed by M.A. Bongiovanni, Inc. (Contractor). The project will begin in September of 2011 and will take approximately 30 months to complete.

(Continued on page 2)

Your 2011 Board of Directors:

**Gary Kable ★
President**

**Phil Larcomb ★ Vice
President**

**Bob Tansill ★
Treasurer**

**Christie Stevens ★
Secretary**

**Steve Thompson ★
Member at Large**

Charles Town Utility Project (continued from page 1)

The schedule for the project is as follows:

September 2011 – Construct access road, set up trailers and begin site work
November 2011 – Begin excavation for major structures
December 2011 – Begin Construction of Major Structures
September 2013 – Complete Major construction
December 2013 – Begin filling of Sewage Lagoons
March 2014 – Completion of Major Construction
June 2014 – Final Completion

The Board of Directors and PMP have been working with the utility department for the past several months on the particulars of the project.

The utility has the right to improve the system, but we have made sure that legal protections are in place for Tuscowilla Hills Common Areas and residents who may be affected by this project.

Please do attend the open house to gain a better understanding. The utility dept will also have a webpage dedicated to this project for updates to the public.

Jefferson County Sheriff Enhances Service to the Public



During a press conference held at the Jefferson County Sheriff's Office on Tuesday July 12, 2011 Sheriff Bobbie Shirley announced three enhancements that will improve communication and access to his office.

Increased Access to Staff:

"We realize that about 50% of the people who live in the County work elsewhere and we announce today that we are extending our office hours to meet their needs" said Sheriff Shirley. The office will be open Monday thru Thursday from 8am to 7pm allowing our staff to better serve the public.

Meetings with the Public:

"I want to hear more from the public, to understand their concerns, answer their questions, and let them know what we can do to help" said Sheriff Shirley. Beginning on July 28, 2011 at 7pm and continuing on the fourth Thursday each month the Sheriff will host a meeting at the Kernersville office, where Citizens can openly discuss topics, and collaborate with people who can discuss and take action on different Topics. "One meeting we may have the Prosecuting Attorney with us, or a County Commissioner." Stated Sheriff Shirley. The purpose of these meetings is to demonstrate to the Public that the Sheriff's Department is listening, and will invite the resources to tackle the issues.



MAJOR TREE DAMAGE TO COMMUNITY

If you were not affected by the storm of July 11, 2011 consider yourself fortunate.

Unfortunately, hundreds of residents were affected by this storm in both the Tuscowilla Hills and the neighboring Locust Hill community. Not only was power knocked out but even worse, dozens of trees and hundreds of limbs were knocked down, split, blown over snapped in two causing tens of thousands of dollars in damage to common areas, homes and utility lines.

Tuscowilla suffered \$18,000 in tree removal damage OVER AND ABOVE what was budgeted for 2011.

MEMORIAL

Memorial Services for one of our former secretaries to the Association, Jane Jesinsky and her husband, Ed Jesinsky will be held on Saturday October 1, 2011 at 2:15 pm at Eackles-Spencer & Fulton Funeral Home.

Jane volunteered as a member of the Garden Club and also served as Secretary for the Board for several years. The Board and PMP send our deepest condolences to their family. Go in peace friends... you will be missed!



COSTLY MISPERCEPTIONS

Unfortunately many homeowners may not be aware of just how much personal liberties cost the association each year. For instance:

Illegal Dumping - about \$6,000 of the cost to clean up the storm damage was a direct result of homeowners dumping their own yard waste and unwanted appliances, fixtures, garbage and leftover home improvement materials in the common areas. That's right, the extra steps and clean up that had to be done in order to reach some of the affected trees cost an extra \$6,000 before the job could begin.

This is a costly misperception by homeowners that because they pay dues they are therefore entitled to dump their personal waste into common areas because their dues pay the landscaper. This is wrong and costs far more in the end to each resident than it would to dispose of properly.

Illegal Driving & Property Damage - Did you know that because of a few homeowners and residents who thought it would be clever to just "go around" the speed humps and purposefully knock down stop signs, it cost you an additional \$3,000 over and above the cost of the installation of the humps not to mention the hundreds, if not thousands of dollars in property damage and inconvenience to neighbors property that resulted from driving through their yards and another almost \$1,000 in stop sign replacement?

Unpaid Assessments & Collections - Homeowners who do not pay their dues account for more than \$25,000 per year in lost revenue to the Community and cost those of you who do pay by way of increased dues, less benefits and higher collection costs. Collection costs in 2012 will cost the Association \$10,000 for those homeowners that make no effort to pay their assessments.

But make no mistake; the day of reckoning is upon those who do not pay their dues. Liens are in the process of being filed at this time and suits for judgments are being filed as well. Forty two homes are will be liened in the next 30 days and another 20 homeowners are going to be sued for not paying their assessments to the Association. After obtaining the judgments that may also include legal fees, the collection attorney will be filing writs of execution to seize assets to pay those assessments and legal fees, if awarded. If you are delinquent in your dues at this time, it is in your best interest to come forward at this time to bring your account current or set up a payment plan. Please contact Property Management People today to learn more about how to become a contributing member of your community today and avoid costly legal fees.

Common area settling and sinking - A postcard was mailed to all residents in the spring about the heavy settling in common areas that occurred due to the dumping and backfill of trees that were cut down by the developer during the land development and construction phases of the community some 20-30 years ago. The long since buried trees have finally decomposed over the decades and the heavy rains further aided in the collapse of those buried rotten trees this past spring. That project is nearing completion as the contractor will now be using seeded matting to get the grass growing back in those filled and compacted areas. We are very pleased with the work that TNT Hauling did in these areas. Using trees as backfill during excavation is just one more example of irresponsible actions by others that places the future burden and costs on innocent people. This unforeseeable and unbudgeted expense cost your community \$8,000 in 2011.

RESULTS – The end result of these negligent acts cost the Association \$18,000 in unbudgeted expenses in 2011 NOT COUNTING UNPAID ASSESSMENTS and another \$12,000 in emergency spending (for actual tree removal) because these matters required action of the Board that could not be ignored nor could the responsible individuals be identified to hold them accountable for their actions. Because of this 4 four months of Capital Reserve Deposits for 2011 totaling \$28,000 will not occur.

WE NEED YOUR HELP – First and foremost we need every owner and resident to take responsibility for your community and do the right thing. And for those who still choose not to do the right thing, we need the rest of you to report them if you see them dumping, driving around speed humps, causing property damage, etc. by sending us an email with the name and/or address of the violator so that we can hold them accountable through legal means.



TOT LOT REHAB

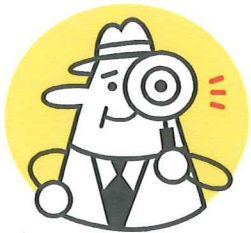
If you've gone for a walk lately or have children who use the tot lot, you have no doubt noticed the improvements at the tot lot. Safety for the children in the community is of utmost importance and the wood chips and fabric liner were very old and deteriorated therefore CBP Contracting was contracted to remove and replace the liner and wood chips in the tot lot.

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.



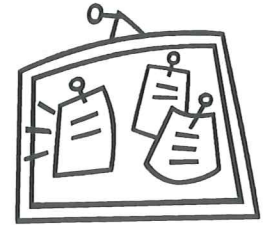
THIS LINK IS ALSO BE AVAILABLE FROM YOUR COMMUNITY WEBSITE



COMMUNITY PROPERTY INSPECTIONS

The Annual Community Property Inspection took place over several days in mid August. Many homeowners have already called or sent an email to let me know that they have corrected the violation. Due to the significant rainfall that occurred just after the inspection and for a couple of weeks off & on, the re-inspection was postponed to the 2nd week in October to allow homeowners a little more time to complete these very important and necessary projects. 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



BULLETIN BOARDS

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

COMMUNITY ALERT

For those who are not aware, there have been several reports of homes being burglarized for copper and air conditioning materials that apparently garner a fair price to desperate people. Please take care to use or install adequate lighting around your home and keep an eye out for suspicious activity around your neighbors' homes. If you do see something suspicious contact the Jefferson County Sheriff's Department immediately and do not attempt to confront the individuals.



TRICK OR TREATING

Trick or Treating in Tuscowilla Hills will be observed on Monday, October 31, 2011 from 6:00 pm to 8:00 pm. Children should be off the streets no later than 8:30 pm. Be safe and have a frightening good time.

Huge Community Recycling Event

Mark your calendars & rally your neighbors to work together to prepare for this very important community service event. You can help others while helping yourself in 3 very big ways.

1. YARD WASTE RECYCLING

The fall recycling project is scheduled for **ONE DAY ONLY on SATURDAY, NOVEMBER 19, 2011 FROM 9:00 AM TO 3:00 PM** at the park on Tuscowilla 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 November.)

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 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 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.

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 November 19, 2011.

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 our 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 November 19. THANK YOU!

3. ELECTRONICS RECYCLING

(SEE PAGE 7)

SIGNAGE

The Board does not have a policy on when and how yard sales can occur. That means that you can hold a yard sale whenever you need or want to.



Additionally, the Board is willing to allow residents to place election signs in their own yards for up to 30 days prior to an election.

However, directional signs must be taken down within 24 hours of the conclusion of your yard sale. And election signs must be removed within 3 days after the scheduled election.

Abuse of this privilege will result in additional restrictions or possible revocation of these privileges and full enforcement of the covenant regarding signage so please respect these privileges.



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.

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:

Tusawilla Hills Citizens Association, Inc.
PO Box 62678
Phoenix AZ 85082-2678

Visit the Community Website at:
www.tusawillahills.org



JEFFERSON COUNTY GIS / ADDRESSING OFFICE



Todd Fagan, GISP • Director
116 East Washington Street • Suite 201
Charles Town, WV 25414
Telephone: (304) 724-6759 • FAX: (304) 724-8992
gis@jeffersoncountywv.org

August 9, 2011

TO WHOM IT MAY CONCERN:

Jefferson County is attempting to get the word out to all citizens about Address Compliance. In addition to schools and libraries, we hoped to reach out to congregations in Jefferson County. Please consider sharing this information with your members or posting this on your community bulletin board.

The safety of those in your home or business is our number one priority! The Jefferson County GIS/Addressing Office is working in conjunction with local Emergency Service Agencies to make sure that all buildings are properly labeled with the correct E9-1-1 physical address.

Minutes matter!

In order to avoid delays in emergency service, your structure must be labeled correctly. Remember, those who are responding to your emergency may not know your area. Having the correct address on your structure will help the responder find it faster, which could be instrumental in saving lives or protecting property.

For residences, you must place the physical address number on your house in 3" high numbers. If the front door is more than fifty (50) feet from the road, you must place an address number at the end of the driveway also. The same applies to businesses; however the numbers must be 6" high.

If you or any member of your church should you have any questions, please contact the Jefferson County GIS/Addressing Office at (304) 724-6759 or via email at gis@jeffersoncountywv.org. You may also visit the Jefferson County GIS/Addressing webpage at: <http://www.jeffersoncountywv.org/gis-addressing.html?page=government/departments/gis-addressing.html>

Sincerely,

A handwritten signature in cursive that reads 'Wendy Shaffer'.

Wendy Shaffer, Program Coordinator
Jefferson County GIS/Addressing Office

The Jefferson County Electronics Recycling Trailer

Coming to Tuscaloosa Hills Community
Near the Playground
Saturday November 19th
From 9am-3pm

Items Accepted for E-Cycling:

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
Bar Coding Equipment
Blackberrys
Cable TV Boxes
Calculators
Cameras
CD ROM Drives
Laptops
Mainframes/Servers
Monitors
Microfiche Readers
Microscopes
Modems
TiVo DVRs
Computer Scrap (metal)
Computer Scrap (plastic)

Copiers
PDAs
Peripherals
Play Stations
Plotters
Power Supplies
Printers
Tape Drives
Telephone/Systems
Telescopes
Test Equipment

\$5.00 Fee for each
TV/Computer Monitor.
All other items
accepted FREE!



E-Cycling is also available at the transfer station
during regular business hours Mon.-Sat. 8-4pm
Located at 322 Jefferson Orchard Rd, Kearneysville

www.jcswa.com