

Tuscowilla Hills

CITIZENS ASSOCIATION NEWSLETTER

SUMMER 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

Your 2009 Board of Directors:

Gary Kable ★ President

Phil Larcomb ★ Vice President

Bob Tansill ★ Treasurer

Carol Hartzell ★ Secretary

Steve Thompson ★ Member at
Large



CITIZENS MEETING

Tuscowilla Hills Citizens Association

Tuesday, July 14, 2009 7:00 P.M.

JEFFERSON COUNTY BOARD OF EDUCATION OFFICE

110 Mordington Ave.

Charles Town, WV

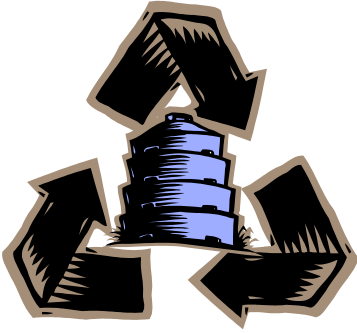
1. Reading of last Citizen Meeting Minutes
2. Treasurers Report
3. Management Co. Report
4. Delinquent Road fund Report
5. Committee Reports
 - a. Parks and Recreation - Bob Tansill
 - b. Garden Club - Doris Walsh
 - c. Grounds and Roads
 - d. Covenants - Gary Kable
 - i. Recreational Vehicles - Adhoc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

GOOD NEWS!!!

The deteriorating mailboxes at the Summit Point Postal Station will be replaced in August. More details will follow in the weeks to come but here are the highlights!

- Your mailing address will remain the same
- Your mailbox number will change
- The Summit Point Postal Station will have to be redesigned to accommodate the new boxes (**this is a budgeted expense**)
- During the reconstruction you will pick up your mail at the Ranson Post Office - (**you will be notified in advance of the dates you will need to pick up your mail at the post office**)
- New keys will be provided by the Post Office (**at no cost to you**)
- The Postal Service is **donating** the mail boxes to Tuscowilla
- There are two postal stations in the community. You may be reassigned to the other postal station at the discretion of the Post Master General for purposes of more efficiently delivering mail. (**This is not optional**)
- **HOMEOWNERS WILL RECEIVE ADVANCE NOTICE REGARDING ANY PHASE OF THIS PROJECT THAT AFFECT MAIL DELIVERY - Nothing is required of you at this time!**

NEW SIGNS & RULES



Yard Waste Recycling

The spring yard waste recycling project held on May 2nd went very well. Many homeowners took advantage of this service provided by the community and seven (7) dumpsters were filled.

The Board has come up with yet another cost-saving tool for this very valuable service and will have a 6" chipper at the Fall Clean-Up Day. This chipper will reduce the total number of containers required, thus saving the community hundreds of dollars.

There will be a few minor changes to the procedure. One is that **plastic bags** will not be allowed. Homeowners will need to stock up on paper bags for their leaves. 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.

You may have noticed the "NO SOLICITING" signs at either entrance of the community.

At the request of homeowners, the Board approved the placement of these signs at both entrances.

While the purpose of the signs is to keep out traveling sales people, etc. the Board is not opposed to certain organizations, such as Girl Scouts, Boy Scouts or local fund raising efforts.

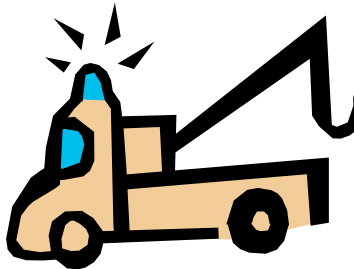


If you are a part of an organization that would like to be considered for a fund raising project, please contact PMP for more information and approval by the Board of Directors.

NEW PARK RULES – TOWING ENFORCED

There are still ongoing problems at the park with teenagers being present after dark, vehicles parking on the grass and inappropriate conduct, even during the daytime.

The Board and PMP have listened to the concerns of residents and have installed TOW ZONE signage at the park. Parking is allowed at the park, in the gravel areas during daylight hours ONLY and will be towed after dusk. Also NO TRESPASSING signs have been installed facing Locust Hill. This is a private park for Tuscawilla residents and their guests ONLY and is CLOSED at dusk.



Carroll's Towing has been notified and given permission by the Board to tow any vehicle parked at the park after dusk or before dawn, 7 days per week, without notice.

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.

ONGOING MAINTENANCE AND REPAIR

New vinyl fencing at the Rt 51 entrance has been installed and the old, deteriorating split rail fence has been removed. Any good wood from the removal of that fence will be used to replace rotten fencing at the Summit Point entrance and at the park.

You may have noticed that rotten fencing at the park has been removed along with the ivy, briar and overgrowth around the perimeter. The Board is considering options for replacement of that fence.

New woodchips were installed on the tot lot.

Old, rotten picnic tables and broken trash containers or grills were removed from the community by the apartments.

The old deteriorated wheel stops on Newington N & S will be removed and will not be replaced.

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 Tuscawilla Hills. This includes automobiles.

Your cooperation is appreciated.



at:

Visit the Community Website
www.tuscawillahills.org

ALSO

Driving upon the common areas and utility easements that adjoin your property is not allowed. If you MUST utilize this area for a specific, infrequent purpose, please contact PMP for permission.



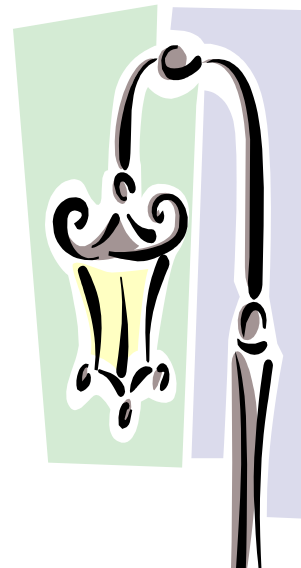
ANIMAL WASTE PICK UP

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!

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 866-255-3443 - 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.



2009 Road Repairs

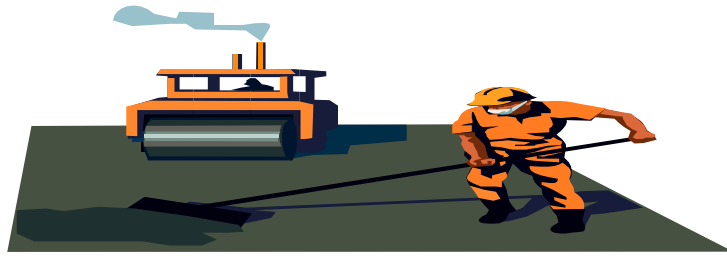
It's that time of year again and PMP is working with paving companies to evaluate the recommendations of the reserve study and the roads in need of repair for 2009.

The recommended areas/streets will be evaluated and compared to other areas in the community that may require attention sooner, rather than later in the month of July. More information will follow once the project start date has been scheduled.

COLLECTION AGENCY

The Association is now utilizing the services of a Collection Agency to collect delinquent dues. The Association has obtained judgments on all accounts with large balances and the collection agency will continue to pursue all avenues available under law to collect the delinquent dues. Homeowners who have delinquent balances were notified and charged a cost of collection fee of 25% of the delinquent balance.

Additionally, their delinquent balance is being reported to all three credit bureaus.



QUESTION PLEASE RESPOND

Due to complaints received about the park and thefts reported in the community, the Board has received a proposal for Security Patrol Services in the community. Please answer the following questions:

- Have you had a theft from your property in the last year?
- Have you witnessed suspicious activity at the park or in the community in the last year?
- Do you think it would be an appealing feature of the community to prospective buyers?
- Would you feel safer?
- Do you think this type of service would help keep the community safer?
- Do you think Tusawilla needs this service?

Please share your answers with us by writing in, calling in and leaving a message, sending an email or logging onto the website.

Tusawilla Hills Citizens Association

Financial Report for the month ending June 30, 2009

As of June 30, 2009, operating cash totaled \$44,790, unpaid assessments (receivables) totaled \$36,041, and 'other' cash (or cash equivalents) totaled \$168,803, for total assets of \$249,633.

Accounts Payable totaled \$805, prepaid assessments totaled \$39,206, and 'other' liabilities totaled \$0, for total liabilities of \$40,011.

For the month, the Association ended the month in a positive cash position of \$209,622.

For the month ending June 30, 2009, the Association incurred expenses and accrued costs totaling \$21,048, under budget by \$23,889.

For the fiscal year ending June 30, 2009, the Association incurred expenses and accrued costs totaling \$106,300, under budget by \$32,704.

As of June 30, 2009, replacement reserves totaled \$87,972.