

Tuscalawilla Hills

CITIZENS ASSOCIATION NEWSLETTER

WINTER 2010

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

ANNUAL MEETING & ELECTION RESULTS

The Annual Meeting of the Tuscalawilla Citizens Association was held on January 12, 2010 at the South Jefferson Elementary School Cafeteria after quorum was established and verified.

President, Gary Kable chaired the meeting and provided an overview of the many improvements made to the community in 2009. Recognizing the tremendous efforts and hard work of our Community Property Manager, Renee' Hall, who worked hand in hand with the Board to accomplish these many projects for the betterment of our fine community,

Accomplishments of 2009

- Proposals were obtained for security services for the park due to vandalism and illicit activity however, when the community was asked whether this was a service they desired with or without a cost, only a few homeowners responded at all and most were against if it was going to cost more money.
- The problems at the park did not abate and the Association purchased 4 towing signs and 3 no trespassing signs for the park. The Board approved that any vehicles present at the park from dusk until dawn would be towed at the owner's expense without notice. The signs state this fact. This, along with the no trespassing signs has produced positive results with no further complaints received.
- Gene Potts continued to clear the storm water management area behind the townhomes along Mountaineer throughout the spring and a large discarded manhole was discovered among the trees. The Board was able to get the Jefferson County Fairgrounds and a local towing company to take it away without cost to the HOA.
- The Board approved the installation of additional mulch in the tot lot at the park as it was quite thin and presented a liability.
- Storm water drainage in front of the apartments along Tuscalawilla Dr, down from the Handi Stop was resolved through a contract with All Terrain Excavating. They did a great job and the water no longer pools at the transition between Tuscalawilla Dr and the entrance to the apartments
- Fencing along Rt 51 was replaced with vinyl this spring and summer. The wood was quite deteriorated and although the

Your 2010 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,
April 5, 2010 at the
Jefferson County School
Board Office on
Mordington Ave, Charles
Town at 7:00 p.m. Citizens
are invited and welcome to
attend**

capital improvement was not budgeted until 2010; the work could not wait and was accomplished for far less than would have been budgeted for this area in 2010.

- Because of that fact, fencing along Summit Point Rd was repaired using the remaining good wood from Rt 51 and still more of it was used at the park to re-design the border fencing. Because of all this and the City came in and cleaned out the
- sewer treatment pond, clearing out the overgrowth, the area at the park looks very nice and more inviting for families.
- The Summit Point Mail Station was completely renovated with new mail boxes, a rear delivery system, new sidewalks, lighting, fascia, paint and landscaping. Because of the money saved due to the City of Ranson donating the post office boxes, the Board was able to do some much needed re-design work at the Central Station, including a larger roof to provide additional cover from the elements, new sidewalks, and some of the boxes were replaced. The remainder of the boxes will be replaced in the budget year indicated in the Reserved Study, but this will be at a much reduced price since all the rest of the work was complete this year for just under the total budget for the Summit Point Station.
- The speed bumps that were purchased by the Association several years ago disappeared for a long time and no one seemed to be able to locate them. Our community manager tracked them down only to learn that the contractor, who was holding them, sold them because no one contacted him to install them after a former manager left PMP. The cost of the speed bumps was reimbursed to the Association by PMP.
- Yard waste dumpsters were provided two times this year and with great success. We encourage homeowners to take advantage of this valuable service and to keep the community looking nice.
- Last but not least, the 2nd Phase of the 3Phase Road repair project took place and was complete in October and November. Due to a decrease in oil prices and a great bid negotiated by PMP with US Paving, almost 6,000 square yards of asphalt were repaired, replaced or resurfaced for less than the budgeted amount for 4,292 sy as proposed by the study.

**CITIZENS MEETING
Tuscowilla Hills
Citizens Association**

**Tuesday, April 13, 2010
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
 - Parks and Recreation - Bob Tansill
 - Garden Club - Doris Walsh
 - Grounds and Roads
 - Covenants - Gary Kable
6. Ratification of RV Rules & Regulations
7. Spring Cleanup Day
8. Open Forum Residents
9. Adjournment

The elections were held and the slate of candidates recommended by the nominations committee was elected to the Board of Directors to serve another one year term.

Your 2010 Board of Directors

**Gary Kable – President
Phil Larcomb – Vice President
Bob Tansill – Treasurer
Steve Thompson – Member at Large**

This Board has done a great job serving the best interests of your community and has worked very well with your community manager, Renee Hall to accomplish many improvements within your community. If you haven't attended a meeting in a while, they welcome your attendance and input. The position of secretary is still vacant so Janice Kable has graciously volunteered to take minutes for the Board and Citizens meetings.

Additionally, Revenue Ruling 70-604 passed unanimously enabling the Board to designate any prior year surplus funds to offset future year increases in assessments. This will ultimately help reduce the tax liability of the Association when filing Federal Tax Returns. This resolution must be passed by the citizens each year at the annual meeting.

NEW POLICY RESOLUTION RECREATIONAL VEHICLES

At the request of many homeowners in the community, Board of Directors in conjunction with Renee' Hall of Property Management People, worked with legal counsel throughout this process not only to obtain a legal opinion regarding the conflicting language of the covenants and any provisions that the developer may have made when the Tuscowilla Utilities were sold to the City of Charles Town; and there were no provisions made by the developer. This problem has been left to the community and Board of Directors to resolve. Legal Counsel's recommendation to the Board was to either develop rules and regulations to allow homeowners to store these types of vehicles and equipment on their property or to eradicate them completely.

In an effort to accommodate all homeowners within the community and in the spirit of cooperation, the Board of Directors appointed an AdHoc Committee representative of RV owners and Non-RV owners in the community to come up with a workable set of rules for RV owners to follow in order to be able to store these types of vehicles on their property. These rules and regulations were developed in accordance with the governing documents and WV Law.

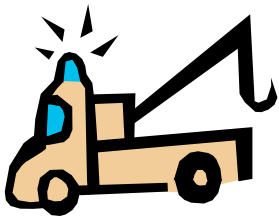
It is important to note that although the covenants of the community are primarily enforced by management at the direction of the Board; ANY homeowner may force the covenants to be enforced through civil action.

We would like to thank the RV AdHoc Committee for their diligence and care in the development of the rules and regulations recommendations regarding the storage of recreational vehicles and trailers in the community to the Board of Directors. And after careful review and consideration, the Board made minor revisions to the Policy Resolution P10-002 and it was approved by the Board at the January 2010 Board meeting.

As required by the WV UCIOA (Chapter 36B), the policy is now being provided to the homeowners of Tuscowilla Citizens Association as part of the required 30 day review period. a meeting will be held on April 13, 2010, homeowners are invited to provide constructive suggestions and comments at this time and to attend the meeting for consideration of possible revisions.

Should no changes be made to the policy, the Rules & Regulations will become effective April 13, 2010 and enforced thereafter.

Please take this time to review the enclosed Rules & Regulations for Recreational Vehicles and feel free to attend the Citizens Meeting on April 13, 2010.



REMINDER!!! PARKING AT THE PARK

If you see vehicles 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.

YARD SALES

Please remember to remove your yard sale signs within 24 hours after your yard sale ends.

HYDRANTS IN TUSCAWILLA HILLS

In June of 2009 Property Management People received a letter from the Charles Town Water Department now Charles Town Utilities, stating they would be flowing the hydrants in Tusawilla Hills and establishing flow rates, and evaluating the operational condition of the hydrants. The notice further stated that once these tests were complete it would become the responsibility of Tusawilla Hills Citizens Association to repair any non-operational hydrants and to maintain them from that point forward that includes regular flowing, testing.

As some of you are aware, Tusawilla Utilities was to the City of Charles Town many years ago and as part of that purchase agreement with the City, the City became the owner of all "fixtures" in the community that are a part of that water system. The hydrants and all service lines to them as well as main lines throughout the community are a portion of those "fixtures".

Our Community Manager, Renee' Hall brought this to the attention of Jane Arnett and the Board, who is in charge of the Charles Town Water Department now Charles Town Utilities without response. And because of PMPs' investigative work we have joined forces

with Locust Hill to secure legal counsel to resolve this matter.

Legal counsel was instructed by both communities to invite Jane Arnett and the Board to a meeting with legal counsel to resolve the apparent "misunderstanding" by February 26, 2010, to no avail.

Legal counsel has since been instructed to file a formal complaint with the Public Service Commission on the matter.

Please note that the Utility Departments flow testing, etc. revealed one hydrant in Tusawilla Hills that was inoperable, we have taken steps to repair this hydrant under protest, to protect the residents of our community, and we will expect reimbursement by the Utility for that repair. It is also important to note that not all hydrants in the community are tagged with a "green" tag that would mean they meet full functionality guidelines. Some are tagged with other colors such that mean something else (supposedly, that the flow to the hydrant is still acceptable but has a lower flow rate.) No formal report has been supplied by the Utility despite our requests.

PAYMENT OPTIONS AVAILABLE

A coupon payment booklet was mailed in mid-December and a new banking relationship with Community Association Banc (CAB), a division of Mutual Omaha Bank was established. Please note that Tusawilla and PMP are no longer affiliated with Smartstreet and you cannot make payments at that website any longer.

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

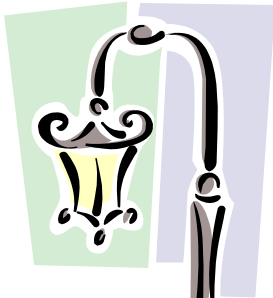
Phoenix AZ 85082-2678

STREET LIGHTS

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

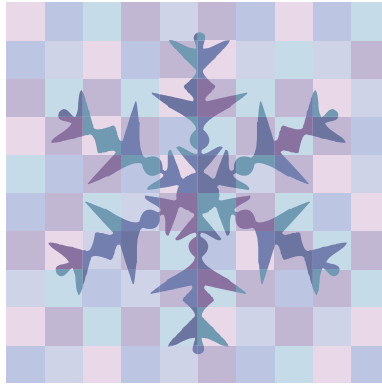
Before contacting PMP at 301-694-6900 x1023 — please locate and write down the pole number located on the light post. If there is no pole number, please provide the address of the property closest to the pole.

IMPORTANT – Allegheny Power does NOT trim shrubbery or trees around light poles that is the



homeowners' responsibility if the pole is in your yard. If you have a light post in your yard, please go outside tonight and take a look. If you have a tree or shrub that needs to be cut back to allow proper lighting, please take care of it at this time.

Adequate lighting in the community is essential in providing a safe community for everyone.



2010 SNOW REMOVAL COSTS

Here is an update on the cost impact from our snow storm(s) of the century. Thus far in 2010 we have spent just under \$24,000 in snow removal. For the fiscal year 2010 we were budgeted at \$15,000 so we are \$9,000 over budget for the fiscal year.

Fortunately, at the recommendation of PMP, we opened a Snow Contingency Reserve Fund three years ago and have been saving money from the prior year's snow removal surplus and have been depositing it into that reserve account in addition to a small monthly contribution. That account held slightly more than \$17,000 in Snow Contingency Funds for a situation like we just experienced. That account balance is now down to approximately \$7,000 and will cover any snow removal or road treatment that may occur in November and December 2010.

While travel during the storms was frustrating it is important to note that snow removal within Tuscowilla easily outpaced what we experienced along our county roads. The TNT team made consistent trips into the neighborhood to try to stay ahead of the storm and remove snow even when travel to Tuscowilla was quite treacherous. Our area was under a state of emergency and NO ONE except key personnel should have been driving on the roadways. In fact a business in Martinsburg was fined \$500.00 by local law enforcement for not closing their business during this storm, thereby causing employees to be out on those treacherous roadways.

It is not reasonable to compare our Association with Locust Hill and the work that occurred there. That community was loaded with 10 trucks throughout the event by a company that Tuscowilla residents complained about for two or three years running and whose contract was non-renewed for that reason.

This contractor is vying for Tuscowilla 2010/2011 snow removal contract and while it is the Board's decision to make come renewal time; it is important to know that other communities that snow removal contractor maintains were not given the same treatment as Locust Hill and were left in a deplorable state several days after the storm ended.

Beyond the numbers associated with the storm it was particularly heartwarming to see neighbor helping neighbor throughout the storm. I saw on many occasions groups of neighbors pitching in to shovel driveways, lend snow blowers, or even assist in plowing driveways and portions of the streets. I think we got through the challenges successfully as a community.



Visit the Community Website at:
www.tuscahillahills.org

The spring yard waste recycling project is scheduled for **ONE DAY ONLY on SATURDAY, MAY 22, 2010 FROM 9:00 AM TO 3:00 PM** at the park on Tuscahill 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.

Please take advantage of this exclusive opportunity

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 **NEEDED** to assist in taking the yard waste from homeowners and helping throughout the event. If you are interested in helping, please contact Gary Kable, Bob Tansill, Phil Larcomb, Steve Thompson or Renee' Hall at PMP

