



TUSCAWILLA HILLS CITIZENS ASSOCIATION SPRING NEWSLETTER



SPRING 2017

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

BOARD MEETINGS

President

Bob Tansill

Vice President

Phil Larcomb

Treasurer

Paul Harrison

Secretary

Gary Shumaker

Member at Large

Jamie Ranalli

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

Keith Stains

keith.stains@pmpbiz.com
(681) 252-0217 x9003

Assessments

(800) 336-8009 x1094

MARK YOUR CALENDARS

The Board of Directors meeting schedule has been developed for 2017. 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, Keith, for more information!

2017 Board of Directors Meeting Schedule:

5/9/17 Board Meeting
7/11/17 Board Meeting
9/12/17 Board Meeting
10/10/17 Budget Meeting
11/14/17 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.

All residents are encouraged and welcome to attend.

2017 Annual Meeting Summary

The 2017 Tuscahill Hills annual meeting was held on January 10, 2017 at PMP's office in Kearneysville, WV. We would like to thank all past board members for all of their hard work in making Tuscahill Hills a better place to live. Two new members were elected. We welcome Jamie Ranalli and Phil Larcomb. Your 2017 Board Members are as follows:

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

SPRING CLEAN UP/RECYCLE DAY and PLANT & FLOWER SALE



The Tuscahill Hills Spring Clean Up day has been set for May 20, 2017 from 9am-3pm. Yard waste/electronics and metal recycling, 9am-3pm; Goodwill Industries, noon-3pm; Paper recycling, 9am-11am.

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 requirement has been implemented, is because non-residents have taken advantage of this event in the past 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 Keith or a Board member for more details.



The Garden Club will also be hosting a plant & flower sale from **8am to 2pm** at the soccer field.



SAFETY IN OUR NEIGHBORHOOD



Unlocked vehicles give thieves a quick and easy way to steal your valuables. Always lock your vehicle and take your valuables with you. Even if your vehicle is locked and your valuables are visible, thieves can break a window to quickly steal purses, laptops, I-pads, etc. Don't give them the opportunity. Deter thieves by keeping an outside light on, and remember to keep your garage door closed and always lock your front door, even if you are home.



We want to express our appreciation to resident Mr. Reggie Kimble who every day, rain or shine, picks up litter as he exercises by walking along through the development. He and well as others who do this community service are to be commended. Thank you very much for your pride in our community.



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) 725-2311

Charles Town City Hall
(304)725-2311

* NO SOLICITING *

IF YOU NOTICE A SOLICITOR IN THE NEIGHBORHOOD, PLEASE NOTIFY PMP WITH A NAME AND PHONE NUMBER.



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.

Please do not blow grass onto the street when mowing and if some does get on the street to please, sweep it back onto your property.

Your efforts in helping to keep Tusawilla Hills an appealing and attractive community in which to live are greatly appreciated.

ANNUAL COMPLIANCE REVIEW

The annual compliance review of the community will be performed mid to late Spring, and reminder letters will be sent to properties that may need some attention. 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.



Community News

The Homeowners Association is pleased to announce that next to the playground will be an eighth of a mile oval asphalt jogging/walking trail with 10 different exercise/fitness stations for residents use. The first of its kind in any local residential development.

Benches and a picnic table are being installed at the new playground for the convenience of residents.

The Charles Town Water Co. owns and has been renting the home to the left of the Tusawilla Drive postal station. They have agreed to give the property deed to the postal station to the homeowners association so that if and when the home is sold we will not have to take down and rebuild (at much cost) a new postal station at another location in Tusawilla Hills.

Tree trimming, etc. continues in the common areas.

On Thursday afternoon April 8th, the city council of Charles Town requested the county commission to approve annexation of properties near and around Tusawilla Hills After discussion, the commission denied their request. Officers of your HOA were present and prepared to present concerns if necessary. The officers will continue to monitor this issue.



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.

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 Tusawilla Hills a beautiful and healthy place to live.

