



TUSCAWILLA HILLS CITIZENS ASSOCIATION SPRING NEWSLETTER



2019

President
Bob Tansill

Vice President
Phil Larcomb

Treasurer
Tina Pegues

Secretary
Gary Scott

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
Angela Suddueth
angela.suddueth@pmpbiz.com
(681) 252-0217 x 1903

Assessments
(800) 336-8009 x1094

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

MARK YOUR CALENDARS

The Board of Directors meeting schedule has been developed for 2019. Please set aside the following dates to meet with the Board to discuss pertinent information 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 volunteers to help with the decision-making in the Community. If you are willing to step up and help the Community, please contact the Assistant Community Manager, Angie, for more information!

2019 Board of Directors Meeting Schedule:

3/6/19 Board meeting
5/1/19 Board Meeting
7/3/19 Board Meeting
9/4/19 Board Meeting
11/6/19 Board Meeting

*All meetings are held at 5:00pm
at PMP's office located at
340 Edmond Road Suite. E,
Kearneysville, WV near the DMV.*

*All residents are encouraged and
welcome to attend.*

Community News

- The Homeowners Association is pleased to announce that Maintenance throughout the community continues.
- Tree trimming, etc. continues in the common areas.

REMINDER:

Only yard sale signs are permitted at the front two entrances to Tuscawilla Hills and for a maximum of three (3) days. Signs must be removed within 24 hours after the event.

NO OTHER TYPE OF SIGNS ARE PERMITTED IN THE COMMON AREAS OF TUSCAWILLA HILLS.

Due to numerous requests you will find enclosed with this newsletter a contact information sheet. Provide PMP with your contact information so you can be notified of special announcements and alerts. You can send this information to PMP'S administrative assistant, Dee Griffith, at dee.griffith@pmpbiz.com. PMP will not share your information and it will be used strictly by the association for notification purposes only.



If you are having mail delivery or pick up issues, please contact the Ranson Post Office:
Rick Martin - Postmaster
205 Ambrose Drive
Ranson, WV 25438
304-725-9121
800-275-8777



Scheduled for
Saturday, May 18th
9:00am to 3:00pm

More details to come!!



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.



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.

2019 Annual Meeting Summary

The 2019 Tusawilla Hills annual meeting was held on January 14, 2019 at PMP's office in Kearneysville, WV. We would like to thank all board members for all of their hard work in making Tusawilla Hills a better place to live. Your 2019 Board Members are as follows:

- * Bob Tansill – President
- * Phil Larcomb – Vice President
- * Tina Pegues – Treasurer
- * Gary Scott – Secretary
- * Jamie Ranalli – Member at Large



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.

***NO SOLICITING ***

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

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

ANNUAL COMPLIANCE REVIEW

As you may know, all homes in the community are reviewed to ensure compliance with Tusawilla Hills Covenants and Architectural Guidelines. The purpose of these reviews is to maintain, if not improve, home values. That goal is achieved by reviewing the front, sides and back of each property.

Remediating compliance issues typically is weather dependent, and they often take more time than most owners anticipate. When compliance issues remain for any length of time, homeowners are typically left scrambling to make repairs during closings. Compliance issues can even present difficulties in gaining buyer or bank approval, thereby causing unnecessary delays. That is why compliance reviews are regularly undertaken to insure uniform enforcement and timely correction by all owners.

In addition to ensuring that all homes are adequately maintained, the Covenants require homeowners to seek prior written approval before undertaking any exterior additions or changes, including color changes. Homeowners who do not obtain prior written approval risk the assessment of enforcement charges, legal fees and other related enforcement costs as authorized by the Covenants.

Below is a list of common compliance issues in the courtesy letters:

**Siding
Shutters**

**Trash Cans
Yard Maintenance**

Homeowners are encouraged to review the Covenants and Architectural Guidelines, and to correct any outstanding issues promptly to avoid receiving a letter from the Association. If you receive a courtesy letter, it will list any issues that need attention and a timeframe to have the issues corrected.

