

TUSCAWILLA HILLS

HOMEOWNERS ASSOCIATION

2020 SPRING NEWSLETTER

Updating our Records and Keeping YOU Informed!

Please update your contact information so that you can receive important updates and alerts about snow removal, events and unscheduled closing information as well as other important information about your community. Whether you are moving in or moving out and plan to rent your unit, have an alternate mailing address OR just changed a phone number or email address, we need to know. Please complete the following information and fax or email it to PMP today.

We will **NOT** share your information with anyone. It will be used by PMP strictly to communicate important information to you about your association.

In an effort to communicate better with residents (owners and renters) please take a moment to email (angela.suddueth@pmpbiz.com)

* Name * Property Address * Email Address * Phone Number

Parking on the Road or Yard

We are asking homeowners to **NOT** park on the roadway or on lawns near the edge of the roadway. All homes within Tuscowilla Hills have driveways for off street parking. Vehicles parked on the streets reduce visibility and can create an unsafe condition. We have to take in consideration our children, emergency vehicles, fire hydrants, snow plowing, visibility for other drivers and the safety of all neighbors. Special occasions such as social functions are understandable, but still try to not park on the roadways or in yards. We appreciate our homeowners understanding and cooperation.

COVENANTS & CONDITIONS

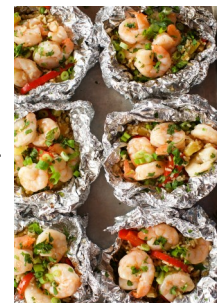
#14 Unregistered Vehicles and Motorcycles, ETC.

No unregistered automobiles, ATVs, gators, trucks, motorcycles, motorbikes or other vehicles, whether motorized or self propelled, shall be placed or parked anywhere within the subdivision, nor shall the same be driven or ridden upon any streets, or roadways, within the subdivision, nor upon any lot, open area or trail within the subdivision.

Teriyaki Shrimp and Pineapple Parcels

Foil parcels filled with juicy shrimp, pineapple tidbits and chunks of bell pepper.

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| *2 cups quick-cooking rice | *1 1/2 inch piece ginger, grated |
| *1 8-oz can pineapple tidbits, drained | *Kosher salt and freshly ground black pepper |
| *1 cup frozen peas | *2 cloves garlic, grated |
| *3/4 cup teriyaki sauce | *Toasted sesame oil, to drizzle |
| *1 1/2 lbs large shrimp peeled, | *1/4 Cup fresh cilantro, chopped |
| *2 red bell peppers, cut into strips | *1 Lime |
| *2 green onions, finely chopped deveined, rinsed & dried | |



1. Cook the rice according to the package instructions; allow to cool.
2. Preheat the oven to 450°F. Cut six 12-by-20-inch pieces of foil.
3. In a medium mixing bowl, combine the cooked rice, pineapple, peas, teriyaki sauce, peppers, garlic, ginger and a pinch of salt and pepper.
4. To assemble the parcels: Layer an even portion of the rice mixture in the middle of each of the foil sheets and top each with one-sixth of the shrimp. Drizzle 1/8 teaspoon sesame oil into each parcel, then seal them.
5. Put the parcels on a baking sheet and cook until the shrimp are pink and cooked through, about 15 minutes. Open the parcels and sprinkle over some green onions and cilantro, then top with a squeeze of lime juice.

SPRING CLEANUP
Scheduled for
Saturday, May 16th.
From 9:00am to
3:00pm
More details to come.

Board of Directors

President
 Bob Tansill

Vice President
 Phil Larcomb

Treasurer
 Tina Pegues

Secretary
 Gary Scott

Members at Large
 Jamie Ranalli

PMP

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
 Corporate Finance Dept.
 (301) 694-6900 x1004

CONTACTS

Allegheny Power
(800) 686-0011

Apple Valley
Waste
(304) 724-1834

Jefferson County
Animal Control
(304) 728-3289

Jefferson County
Health Dept.
(304) 728-8416

Charles Town
Water & Sewer
(304) 283-6305

Charles Town City
Hall
(304) 725-2311



BOARD MEETINGS

Remaining 2020 Board of Directors Meeting
will be March 11th, May 6th, July 1st,
September 2nd, and November 4th.

January 11, 2021 Annual Meeting @ 7:00PM
"Homeowners are always welcome to open board meetings"

All meetings are held at 5:00PM at PMP's office
340 Edmond Road, Suite E
Kearneysville, WV 25430
(Near the DMV)

ANNUAL COMPLIANCE REVIEW

Annual compliance reviews are scheduled to begin mid March and will continue through May. The Annual compliance reviews are conducted during this time of year in order to give everyone an opportunity to make necessary corrections and repairs during the best possible weather conditions. The reviews are done from the streets, sidewalks, and common areas, and may include photos. PMP employees will be wearing a name badge.

Please be aware, no one will be coming onto your property.

Below is a partial check-list for your reference.

- ⇒ All exterior siding is clean and free of stains.
- ⇒ All roof shingles are in place.
- ⇒ All exterior siding is in place.
- ⇒ All exterior trim, features, and cornice are in place and in good shape.
- ⇒ Garage door, if applicable, is in good shape.
- ⇒ All shutters are in place.
- ⇒ All shutters are the same color and not faded.
- ⇒ Mulch beds are weeded and free of dead plant material.
- ⇒ Yards are to be free of fallen branches and leaves.
- ⇒ Trees are trimmed and if applicable trimmed back off the street as to not obstruct view for vehicles.
- ⇒ Fence, if applicable, is in good shape.
- ⇒ Deck, if applicable, is in good shape.
- ⇒ Play sets / trampolines, if applicable, is in good shape.



Should you have any questions or concerns please contact PMP Community Manager, Angela Suddueth by email: angela.suddueth@pmpbiz.com or phone: (681)252-0217 ext. 1903

Your efforts in keeping Tusawilla Hills an attractive and appealing community are appreciated.