

# TUSCAWILLA HILLS CITIZENS ASSOCIATION

## SUMMER NEWSLETTER



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

### SUMMER 2015

#### President

Christina Derr

#### Vice President

Gary Kable

#### Treasurer

Bob Tansill

#### Secretary

Paul Harrison

#### Members at Large

Bill Moler

#### **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**

Zack Walker

zack.walker@pmpbiz.com

(681) 252-0217 x9003

#### **Assessments**

Corporate Finance Dept.

(301) 694-6900 x1094

## BOARD MEETINGS

Mark your calendars!

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, Zack, for more information!*

### 2015 Board of Directors Meeting Schedule:

**September 8th**

**October 13th**

**November 10th**

*All meetings are held at  
7:00pm  
at PMP's office located at  
340 Edmond Road Suite. E,  
Kearneysville, WV  
(near the DMV)*

### WHAT'S NEW IN YOUR COMMUNITY?? UPKEEP & REPAIRS

Multiple dead trees have been removed in common areas by a local licensed vendor that the Board has approved. Ongoing inspections will continue in all of these areas to see what else will need to be removed for safety reasons.

The Board is working on approving a large paving and road repair project throughout the community in the coming months. As this project moves forward, PMP will notify the community in advance so everyone is aware of when this will be taking place.

Annual inspections have been completed in the community and PMP and the Board of Directors would like to thank all residents for the care and upkeep of their homes.

Multiple signs have been repaired and replaced within the community due to vandalism and reckless driving.

Additional white vinyl fencing will be installed along Route 51 to avoid vehicles from leaving the community and driving directly onto the roadway.

## Fall Clean Up

Scheduled for Saturday,  
November 21st.

More details to come.



Please do not dump your yard waste, debris or any unwanted items into the open common areas that are being maintained by the homeowners association. This added waste increases the cost to maintain these areas and in turn reduces funds that are available for other expenses and may also result in an increase in your yearly assessments.

Remember, environmental stewardship begins at the community level. So, please dispose of unwanted items in the proper manner.

## Collection of Assessments

The current board would like to remind all homeowners that they have been having success in collecting past due road funds with help from the local judicial system. They would also like to thank everyone who has stayed current in their assessments.

Homeowners who are delinquent are encouraged to mail or email a request for a payment plan in order to become current on their assessments. Send an email to [zack.walker@pmpbiz.com](mailto:zack.walker@pmpbiz.com) or contact the collection agency or legal counsel that has been trying to reach you by phone or service of process. The Board will work with homeowners to bring their account current. Please contact us today for assistance.

## STREET LIGHT OUT?

Please contact Potomac Edison by calling 1-888-544-4877 if a street light is out by your home and give them the number on the pole.



## Why We Should All Recycle?

So  
there will  
be a  
Tomorrow

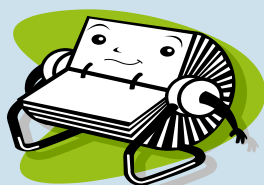
The recycling process has numerous benefits and here are just some of the reasons why we should all recycle on a day to day basis.

**To Save Energy**— Using recycled materials in the manufacturing of new products uses considerably less energy than when manufacturing products from raw materials.

**To Conserve Raw Materials**—Recycling is an important step in helping to conserve many of the raw materials found beneath our feet. Half the Earth's forests are gone, and up to 95% of the original forest area in the US has been cut down.

**To Reduce Landfill & Protect The Environment**—Recycling reduces the need for landfills. Toxic pollution from landfills including cyanide, dioxins, mercury, methane, hydrochloric acid, sulfuric acid and lead escapes into the air and leaches into groundwater. Landfill sites produce vast quantities of methane. This powerful greenhouse gas is released when biodegradable waste decomposes and can be linked to climate change.

**To Curb Global Warming**— Recycling one ton of glass results in energy savings of more than 300% and lowers carbon dioxide emissions by 3.46 tons.



## 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) 283-6305

Charles Town City Hall  
(304) 725-2311

**How long does it take  
for these household  
items to decompose in  
a landfill? You may  
be surprised.....**

Banana Peel: **3-4 weeks**  
Paper Bag: **1 month**  
Cardboard: **2 months**  
Wool Sock: **1 year**  
Tinned Steel Can: **50 years**  
Aluminum Can: **200-500 years (But if recycled, it can be reused within 6 weeks!)**  
Disposable Diapers: **550 years**  
Plastic Bags: **20-1000 years**  
Plastic Jug: **1 million years**  
Glass: **1-2 million years**  
Styrofoam: **1+ million years**