

# TUSCAWILLA HILLS CITIZENS ASSOCIATION

## SUMMER NEWSLETTER



### SUMMER 2018

#### President

Bob Tansill

#### Vice President

Phil Larcomb

#### Treasurer

Tina Pegues

#### Members 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 x9008

#### Asst. Community Manager

Angela Suddueth  
angela.suddueth@pmpbiz.com  
(681) 252-0217 x9003

#### Assessments

Corporate Finance Dept.  
(301) 694-6900 x1094

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

## 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 at the board meetings!

*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!*

### 2018 Board of Directors Meeting Schedule:

**July 18th**  
**September 5th**  
**October 17th**  
**November 7th**

*All meetings are held at 5:00pm  
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 has approved the following projects:

- Paving and road repair project on Douglas Drive 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.
- Repairs to the tot lot as well as expanding the play area out further to add new play equipment.
- The circle around Camden Court is going to be widened.



Tuscawilla Hills HOA is looking to fill a board member slot. If you are passionate about your community, and interested in wanting to make a difference, please attend the board meeting on July 18, 2018.



**If you notice any downed trees or branches in the common areas of the community, please contact PMP at (681)252-0217 immediately so that they can schedule to have the trees or branches removed.**

### ATTENTION

**The Tuscawilla Hills Playground will be closed until further notice while some work is being completed.**

## FIRE SAFETY

Please be advised that open fires are not permitted on any lot within the Tusawilla Hills community per the covenants and conditions that are currently in place. If an open fire is witnessed, please contact the Jefferson County non emergency number at (304) 725-8484 to report it immediately.

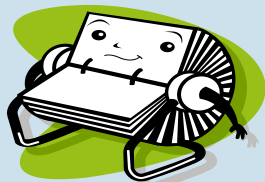
**NO OPEN  
FLAMES**

## PARKING

Just a friendly reminder that there is NO PARKING on the streets in the Tusawilla Hills Subdivision except in designated areas. Violators will be tagged and towed. Thank you for your cooperation in making our community great.



Please be respectful of your neighbors, loud or music party activity is not permitted after 10:00pm per the county ordinance. Authorities will be notified for noise violators.



## **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



Please do not dump your yard waste, debris or any unwanted items into the open common areas that are being maintained by the homeowner's 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.



To keep our community looking nice we do not allow any signs to be placed at either of the entrances into our community. The only signs allowed are yard/garage sale signs and can only be posted at the entrances for 3 days and must be removed within 48 hours after the event.

# Fall Clean Up

**Scheduled for Saturday,  
November 17th.  
More details to come.**



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

## DUMPSTER ISSUE

The Tusawilla Hills Apartments are not controlled by the HOA so we are asking that residents please do not use their dumpsters to put trash. Thank you in advance for your cooperation.

**No Soliciting**

Tusawilla Hills does not allow soliciting by any salespersons or contractors. Signs are posted at both entrances.

## CONTACT INFORMATION SHEET

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, 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.

Owner's name: _____	Tenants Name: _____
Property Address: _____	Property Address: _____
Home Phone #: _____	Home Phone #: _____
Work #: _____	Work #: _____
Email: _____	Email: _____

I am interested in the following Community Committee activities: \_\_\_\_\_,  
Architectural Review\_\_\_\_\_, Social Activities\_\_\_\_\_, Communications\_\_\_\_\_

Please mail to:  
Tuscawilla Hills  
c/o PMP  
340 Edmond Rd, Suite E  
Kearneysville, WV 25430  
FAX: 304-725-5986  
or  
Email to: [carol.gaylord@pmpbiz.com](mailto:carol.gaylord@pmpbiz.com)