

# TUSCAWILLA HILLS

## HOMEOWNERS ASSOCIATION

### 2020 SUMMER NEWSLETTER



For many of us, 'trash night' denotes a chore, something that we just don't feel like doing. On windy, trash days, assume the worst, even if it's calm in the morning. Trash can be collected at any point during the day, and the weather may not be so kind by the time the trash truck shows up.

Trash bins should be weighed down. Your bins should be heavy enough not to blow around in the wind. Don't leave any cardboard boxes or plastic bottles in recycling bins without a lid. Try securing trash bins by using bungee cords to keep them down. Sometimes the wind can catch the lip of the lid and flip it, resulting in a mess. If you don't want animals rummaging through your garbage, keep it secure. Most animals will attempt to knock over trash cans and rummage through the contents when the lid pops open.

#### BOARD MEETINGS

Remaining 2020 Board of Directors Meeting  
will be July 15th,  
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)



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**. Please be courteous to neighbors and do not allow your pet to urinate in yards. There are NO trash bins to dispose of waste at the playground or the walking trail.

#### **Pet owners are responsible for properly disposing of waste.**

Owners who do not remove waste from public or private property not owned or leased by them are guilty of misdemeanor. All Animal Control Officers are authorized to issue citations for violations of this ordinance. **Jefferson County Animal** can be contacted at **304.725.8484**.

Please do your part and keep Tuscowilla Hills a beautiful and healthy place to live.

#### **Board of Directors**

##### President

Phil Larcomb

##### Vice President

Jamie Ranalli

##### Treasurer

Tina Pegues

##### Secretary

Gary Scott

##### Members at Large

Vacant



# 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

**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 Tusawilla 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.

**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 your community manger Angela Suddueth at; [angela.suddueth@pmpbiz.com](mailto:angela.suddueth@pmpbiz.com)

\* **Name**                      \* **Property Address**                      \* **Email Address**                      \* **Phone Number**

**At the Beach**

N	Z	F	Z	J	K	L	F	E	U	C	N	O	E	M
H	S	I	F	Y	L	L	E	J	D	R	D	N	A	S
S	R	E	D	A	D	K	U	Q	Z	P	D	J	L	K
L	G	Z	Y	P	Q	Q	F	Z	M	D	Q	K	L	V
Z	H	L	R	S	A	N	D	C	A	S	T	L	E	T
M	W	E	O	W	L	Q	U	E	F	A	D	G	R	B
C	X	V	N	I	H	P	L	O	D	W	G	P	B	B
S	G	O	T	M	S	F	G	C	D	H	X	K	M	A
U	J	H	A	S	I	R	O	C	E	A	N	Q	U	R
N	K	S	O	U	F	W	L	S	W	L	V	P	M	C
B	Y	Y	B	I	S	E	A	W	E	E	D	J	O	B
L	T	X	F	T	U	B	U	C	K	E	T	W	X	A
O	Q	C	R	E	I	P	B	V	Z	V	M	O	Z	L
C	K	J	U	S	E	A	G	U	L	L	X	R	X	L
K	T	G	S	E	J	K	V	S	L	L	E	H	S	A

BALL  
BOAT  
BUCKET  
CRAB  
DOLPHIN

FISH  
JELLYFISH  
OCEAN  
PIER  
SAND

SANDCASTLE  
SEAGULL  
SEAWEED  
SHELLS  
SHOVEL

SUNBLOCK  
SURF  
SWIMSUIT  
UMBRELLA  
WHALE

## **ANNUAL COMPLIANCE REVIEW**



Annual compliance reviews are scheduled to begin mid June and will continue through the end of June. 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 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.

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](mailto:angela.suddueth@pmpbiz.com) or phone: (681)252-0217 ext. 1903



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

