



# TUSCAWILLA HILLS CITIZENS ASSOCIATION WINTER 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.*

## WINTER 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! The Board of Directors meeting schedule has been developed for 2015. 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!

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*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:**

**March 10th**

**May 12th**

**July 14th**

**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)*

## Beware - Home Contractor Scams!

Recently two Tuscowilla homeowners were scammed by local contractors. Both situations happened to deal with roof repairs and minor exterior repairs. Both were paid an advance but never started/finished the work. We have some suggestions to help you avoid being scammed for projects you might have.

First, getting bids from two or more contractors for the same project is an important starting point. You should then obtain at least two referrals from customers that have had similar work done by the contractor you are considering. It's also important to check with the WV Division of Labor (304) 558-7890 regarding the contractor's license validity and to inquire about customer complaints. Obtain a written, signed contract that details the work to be done and the costs being charged.

Finally, payments should be made by personal check.

There are also a couple of Website based contractor service evaluation companies that you can consult for information:

Angie's List ([www.angieslist.com](http://www.angieslist.com)) Home Advisor ([www.homeadvisor.com](http://www.homeadvisor.com)) (used to be ServiceMagic.com)

Home Advisor is free and Angie's List has a \$29 annual fee. Here is the link to an article that covers these types of service providers:

[http://www.pcworld.com/article/237331/angies\\_list\\_is\\_the\\_service\\_site\\_worth\\_its\\_membership\\_fee.html](http://www.pcworld.com/article/237331/angies_list_is_the_service_site_worth_its_membership_fee.html)

## SNOW REMOVAL

The drop in temperatures is a cold reminder that Winter is here! The Association has contracted Greenscapes Landscaping to handle the snow removal. Greenscapes will be removing snow from the streets and cul-de-sacs ONLY. Additionally, they will also be removing the snow from the postal stations. The contract states that work is to begin after **two inches** of snow has accumulated. Please contact Zack at PMP if there are any questions, or you experience any problems with the work that is performed.

## SAFETY IN THE COMMUNITY

While we like to think of Tusawilla Hills as a safe community, no community is exempt. If you see suspicious activity please call 9-1-1. Remember in the winter months it gets darker sooner, so please remember to keep porch lights on! And as always, cars and residences should always be locked, and any valuables should be removed from your vehicles.

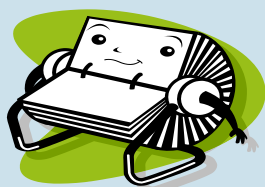
## FALL CLEAN UP DAY WAS A HUGE SUCCESS

On November 15th the Board of Directors hosted a fall clean up/recycle day with a large turn out by the residents of the community. Local vendors were on site to collect unwanted items from residents. The spring and fall dates for the next clean up events are set for Saturday, May 16th and Saturday November 21st from 9am—3pm. Thank you again to the Board and all of the volunteers who assisted with the spring clean up/recycle day.

## 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 for the 2014 year.

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



### 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

### FRIENDLY REMINDERS

Residents please wear something reflective when running or walking on the sides of the roads in the dark mornings or evenings. We have had some close calls with vehicles.

### 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.



## Lost and Found



Pocket knife was found on the side of one of the dumpsters at the Fall Yard CleanUp that occurred in November. The knife has a familiar insignia on the side. Identify it and its yours again. Contact Zack at the PMP office.



### CRIMES OF OPPORTUNITY

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.