



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

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

Richard Sussmann
Richard.sussmann

@pmpbiz.com

(681) 252-0217 x9002

Assessments

Corporate Finance Dept.
(301) 694-6900 x1094

BOARD MEETINGS

Mark your calendars! The Board of Directors meeting schedule has been developed for 2016. 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, Richard Sussmann, for more information!

2016 Meeting Schedule:

1/12/16 Annual Meeting
3/8/16 Board Meeting
5/10/16 Board Meeting
7/12/16 Board Meeting
9/13/16 Board Meeting
10/11/16 Budget Meeting
11/8/16 Board Meeting

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

Attention residents of Tuscawilla Hills: there will be two open positions on the Board of Directors at the Annual Membership Meeting on January 12, 2016. If you are interested in serving on the Board, or you know anyone that might be interested, please fill out the nominations form included with this newsletter. Return all completed nominations to PMP at 340 Edmond Road, Suite E, Kearneysville, WV 25430, fax to (304) 725-5986 or by email to richard.sussmann@pmpbiz.com, no later than by Monday, December 7, 2015.

**There will be no increase
for 2016 Assessments**

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 Richard at PMP if there are any questions, or you experience any problems with the work that is performed.

REMINDER

Please be reminded that homeowners are responsible for cleaning the sidewalks in front of or next to their homes.



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.

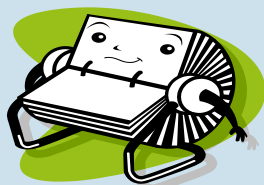
FALL CLEAN UP DAY WAS A HUGE SUCCESS

On November 21st 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 May 21st and November 19th. 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 2015 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 Richard.sussmann@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.



**ROAD REPAIRS ARE
SCHEDULED FOR LATE
SPRING OF 2016.**

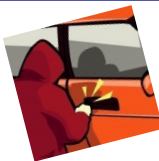
PARKING LINES REPAINTED

As you may have noticed, the parking spaces next to the postal station have been repainted. When checking your mail, please use the parking lines to ensure that everyone has enough parking and to prevent blocking the road.

Parents, we have received complaints and eye witness statements about children from our community climbing the entrance monument, postal stations, playing with BB guns around vehicles and placing logs in the road. Please instruct your children to be respectful of the Association's common areas and neighbors' property by not undertaking these kinds of activities.



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.