

# TUSCAWILLA HILLS HOMEOWNERS ASSOCIATION

## 2019 WINTER NEWSLETTER

**President**

Bob Tansill

**Vice President**

Phil Larcomb

**Treasurer**

Tina Pegues

**Secretary**

Gary Scott

**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**

Angela Suddueth

angela.suddueth@pmpbiz.com

(681) 252-0217 X 1903

**Assessments**

Corporate Finance Dept.

(301) 694-6900 x1004

The Board is happy to announce that there will be NO road assessment increase for 2020. Road assessments will remain the same at \$36.00 per month. The 2020 Board Approved Budget is included with this newsletter.

**SNOW and ICE** are a fact of life in West Virginia during the winter months. When temperatures drop and snow starts falling, PMP is faced with questions and complaints about snow and ice removal.

Please remember that homeowners are responsible for removing snow and ice from paved walkways and sidewalks around their property. Snow removal in common areas will begin once 2 or 3 inches of snow has fallen and ice melt will be spread once ¼ inch of ice has accumulated. When snow begins to fall, if at all possible, we ask that you do not park your vehicles on the street so that the snow plows have a more direct path to clear the streets.

Despite the association's efforts to keep the property reasonably free of snow and ice, the association does not guarantee or promise protection against these hazards. Homeowners therefore must proceed cautiously during winter months.

### WHAT'S HAPPENING IN YOUR COMMUNITY

Some of the projects the Board has been working on:

- Postal Station deed transfer from the City of Charles to the HOA has been completed.
- The Homeowners Association through legal action are making progress on delinquent road funds.
- Spring clean up scheduled for May 16, 2020. Details to come.

### Calendar of Events in the surrounding area

**RANSON CHRISTMAS TREE LIGHTING;** Saturday, November 30th starts at 5:00PM

**CHARLES TOWN CHRISTMAS PARADE & TREE LIGHTING;** December 7th, Come out and join us for the holiday parade and tree lighting, visitors are welcome! There will be an array of floats, marching units and local organizations.

**MAIN STREET MARTINSBURG EVENTS:**

November 25th through Wednesday, December 4 – Doors to Christmas

November 29th – Christmas Tree Lighting – 6 pm – Tree lighting at 7 pm on Town Square

November 30th – 2019 Snowflake Market -11 am to 4 pm on Town square

December 3rd – Christmas Parade at 7 pm

December 31st – MSM Apple Drop-Tuesday – 4:30 pm-6:00 pm on Town square (Rain or Shine)





## 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

For many of us, 'trash night' denotes a chore, something that we just don't feel like doing. One of The problems that many homeowners face is that waste is only picked up once a week, leaving trash to the elements, including animals, plenty of time to cause a mess of problems that do anything but pile up...usually, they scatter...everywhere. 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.



## 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 ([angela.suddueth@pmpbiz.com](mailto:angela.suddueth@pmpbiz.com))

*	Name	*	Property Address	*	Email Address	*	Phone Number
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**NOT** all of us have time to walk/run in the best conditions. Sometimes it's a little cold, sometimes it's slippery or wet, and sometimes it's just dark. Though the conditions may not be perfect, you don't need to miss out on a great workout. The important part is to make sure you're being safe. You want to take the appropriate precautions and wear bright reflective gear so you're seen by passing vehicles. Remember Tusawilla Hills has a walking/jogging track that is a great place to get your workout done and it would keep you off of the street.

## Parking on the Road

*It's that time of year...*for snow to start falling in the Eastern Panhandle. 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. We appreciate our homeowners understanding and cooperation.

## Fire Hydrants & Snow



If you have a fire hydrant on your property, it is your responsibility to make sure that it is shoveled out from snow. This is a county ordinance and an important fire safety regulation. If you are unable to do it for some reason, please ask a neighbor or make arrangements so that it will be completed.