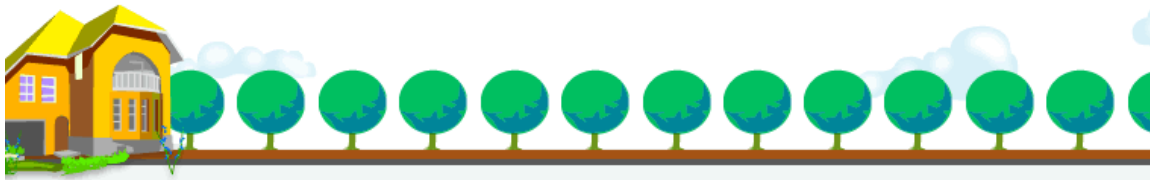


Tuscany Estates

A planned residential community in Union Township, Washington County, Pennsylvania



CURRENT NEWS – JULY 2009

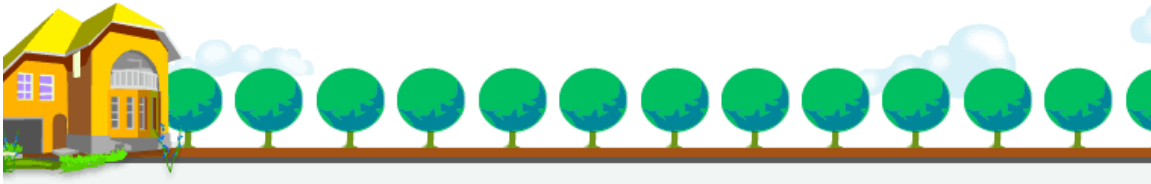
The second meeting of the Tuscany Estates Home Owners' Association was held on Monday, July 20, 2009 at the Union Township Building. The meeting was attended by ~ 30 residents and their families.

Earl Danielson and Bruce Klassen attended as representatives of the Quaker Engineering and provided the following information.

- The upper left corner of the Tuscany Estates plan (adjacent to the Boyka Plan) is one of four properties under consideration for the construction of a new middle school. (Only very preliminary discussions have been held. In-depth discussions, school board consensus and intensive planning including a traffic study would have to be complete before a decision could be reached.) Due to budgetary constraints on the part of the school district, any further discussion and an ultimate decision have been postponed until June 2010, at the earliest. We will keep you posted. The existing Finley Middle School (Rt. 88) will be upgraded this summer and will serve as the district's only middle school for the next several years.
- Tuscany Estates Drive will eventually connect through Boyka Dr. to Route 88. If the middle school is not located on site, this connection is not anticipated for at least 3-4 years.
- The pool is still on target to be completed by late summer. The sanitary plan has been submitted and approval is expected in the next week or two. Additional work order approvals to complete paving and utilities on the undeveloped side of Viareggio Way should be released in the coming weeks.
- Top soil and lawn seed is available on-site and can be delivered, if requested. If you are interested in receiving some, contact the HOA office.
- Just a reminder – dogs are not permitted to run loose and should be restrained when off personal property. You are also reminded to pick up feces. Violations should be reported to the HOA office.
- Issues regarding building modifications were briefly discussed. As a reminder, if you wish to make a significant modification to your homes please obtain HOA approval (form on web site) and secure a municipal permit when required. Unauthorized and un-permitted work can result in personal liability issues for the property owner.

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WE NEED YOUR INPUT

We are currently soliciting input on several items. Please send your suggestions to admin@tuscanystates.org.

- Ideas for guest parking spaces on Cinque Terra and Viareggio. How many spaces do we need and where should they be located.
- How often HOA meetings should be held, monthly, bi-monthly, etc.
- Many residents have trailers for boats, bikes, etc. Should we consider constructing a separate trailer lot?
- Ideas for the utilization of the area (2 acres) behind the townhouses on Cinque Terra. (*i.e.*, picnic area, soccer field, park, other).
- Ideas for the landscaping/beautification of common areas.
- Many residents have expressed an interest in getting involved with the HOA. What committees should be formed (*i.e.*, Beautification, Welcome, Improvement Approval).

WELCOME TO THE NEIGHBORHOOD

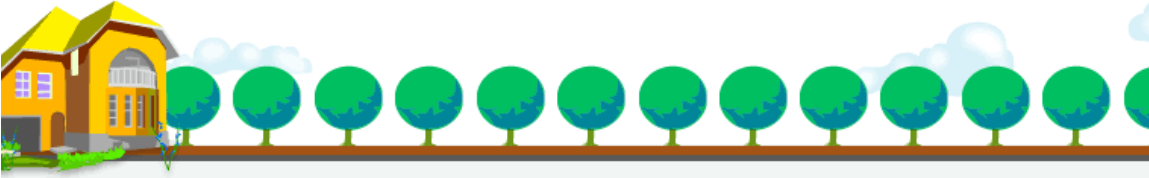
- Christina & Joe Corrado (Tuscany Estates Dr.)
- Thomas Woods (Tuscany Estates Dr.)
- Angelo Lettiere (Tuscany Estates Dr.)
- Alvin & Joann Opachick (Viareggio Way)
- Donald Pietroboni & Elizabeth Bailey (Viareggio Way)
- Mary Mueller (Viareggio Way)

DATES TO REMEMBER

Next HOA Meeting – August 24, 2009 pending Township availability, we will update this announcement sometime after August 4th.

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Union Township Municipal Meeting – August 24th at 7:00PM (TENTATIVE)

ANNOUNCEMENTS

Thanks to Emily Hurd for assistance with the newsletter.

Please send your suggestions and or announcements to admin@tuscanyestates.org.