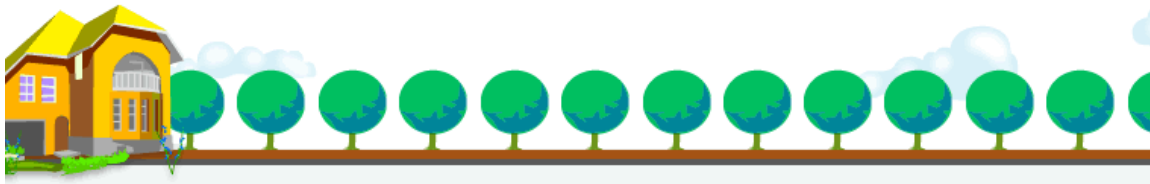


Tuscany Estates

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



CURRENT NEWS – JUNE 2009

The first meeting of the Tuscany Estates Home Owners' Association was held on Thursday, June 4, 2009 at the Union Township Building.

Earl Danielson and Bruce Klassen attended as representatives of the Quaker Engineering, and provided a brief overview of the HOA authorities and responsibilities. Pennsylvania law dictates that the developer maintains control (majority vote) of the HOA until the development is 60% built. Currently TEA is in the 5th Phase of development with 52 town home lots completed (20 units yet to be constructed), 32 patio home lots completed (14 units yet to be constructed), and 38 single family homes completed (17 homes yet to be constructed). Phase 5 (an additional 19 patio homes and the community parcel) will be completed during the summer/fall of 2009. When fully developed, Tuscany Estates will consist of a total number of homes between 520 and 611 depending on the final mix of attached versus detached homes (final number determined by the market).

The meeting was then opened up to the residents who voiced their concerns and suggestions. Many of the concerns, although not the direct responsibility of the HOA, are being addressed with the builder and the township. Residents were encouraged to put their particular problems and/or suggestions in writing and send via email to admin@tuscanyestates.org. Everyone is also encouraged to attend the Union Township meetings which are held on the 2nd Monday of every month at 7:00PM in the Township building.

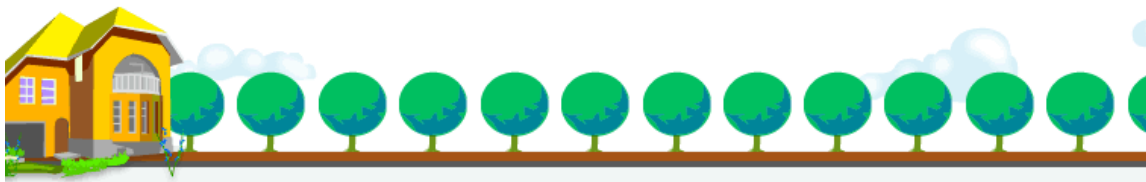
It was agreed that HOA meetings should be held more frequently and a better mechanism for dissemination of information should be developed. The next meeting will be held on July 20th at 7:00PM in the Township building, more details will be forthcoming.

PROJECT UPDATES

- The swimming pool will be completed by the end of the summer when the remainder of Viareggio Way paving and utilities are completed.
- Street Lamps are scheduled to be installed along Tuscany Estates Drive and at the intersections of Viareggio Way, Cinque Terra Place, and Grossetto Way.
- Union Township has approved the installation of a street light at the intersection of Patterson Road and Tuscany Estates Dr.

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ANNOUNCEMENTS

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

WELCOME TO THE NEIGHBORHOOD

Thomas J. Woods IV	109 Tuscany Estates Dr.
Christina L. Corrado	111 Tuscany Estates Dr.
Richard J. Wojociechowski	131 Cinque Terra Pl.
Beverly A. Kramer	133 Cinque Terra Pl.
Brandon R. Rigatti & Meghan Konsugar	135 Cinque Terra Pl.
Jon B. & Elizabeth I. Booth	137 Cinque Terra Pl.
Wendy Saxe	115 Viareggio Way
Theodore R. & Sandra A. Rieger	119 Viareggio Way
Ralph L. & Marsha L. Wingrove	117 Viareggio Way

DATES TO REMEMBER

July HOA Meeting – July 20th at 7:00PM (Union Twp. Building)

Union Township Municipal Meeting – July 13th at 7:00PM (Union Twp. Building)