



## **FACT SHEET**

**Website** (www.tuscanyestates.org)

Homeowners are encouraged to view website regularly for updates.

**Homeowners Association:** Tuscany Estates Association, Inc. (TEA) is a nonprofit corporation organized to operate and manage the Planned Community of Tuscany Estates. TEA represents shared interests of the homeowners and residents of the community.

**Members:** Each Unit owner is a member of the TEA and entitled to participate in Association business. One vote per unit. As long as member is in good standing with HOA.

**Homeowner Associations Meetings:** Quarterly as per website calendar

**Community Location:** Union Township, Washington County, Pennsylvania

### **Homeowners Association Board of Directors:**

President – Lisa Manion  
Vice President - Pete Guido  
Treasurer – Elise Navarro  
Secretary – Tim Holeczy  
Board Members: JoEllen Meek

### **Homeowner Association Management Address:**

Tuscany Estates Association, Inc.  
c/o Community Management Professionals, LLC  
200 Commerce Drive Suite 206  
Moon Township, PA 15108

### **Union Township address, info. & website:** [www.uniontwp.com](http://www.uniontwp.com)

3904 Finleyville Elrama Rd  
Finleyville, PA 15332  
Phone number: 724-348-7188  
Nonemergency police: 724-348-4229

Township meetings are the 2nd & 4<sup>th</sup> Wednesday each month @ 6:30pm

**Finleyville Fire Dept:** 724-348-4220

**Ambulance/Emergency:** 911

Jefferson Hills Ambulance Service (<http://www.jhems.com/membership-subscription.htm>)

**Waste Management:** [www.wm.com](http://www.wm.com)

625 Cherrington Parkway  
Moon Township, PA 15108  
Phone number: 1-800-866-4460

Garbage pick-up is Wednesday morning. Garbage is to be put out the night before or morning of garbage pick-up.  
Recycling is the 2<sup>nd</sup> Monday of each month. You can purchase recycling bins at Union Township Municipal Building.

**Home Builder-Seller:** Maronda Homes Inc. [www.marondahomes.com](http://www.marondahomes.com)

**Types of Residences:** Combination of free-standing, single family homes and common-wall attached homes, also known as townhomes, patio homes, or carriage homes.

**Developer :** Quaker Engineering Company

**Community Rules:** Community rules and regulations are part of the documents which you received from your sales agent and are listed on our community website.

**Architectural Guidelines:** Guidelines are used when repairing, altering or adding to existing units and/or properties and are also listed on our website.

**Assessments:** All owners pay a share of the common expenses of the community which are known as assessments. The TEA Board of Directors sets the annual operating budget and determines pro-rata assessments for each type of home in the community.

**Payment Schedule:** See Resident "Assessment Fees & Instructions" on our Website.

Assessments are due beginning with the first full month after purchase of your residence and paid by the 1<sup>st</sup> day monthly.

*Current Assessments amounts are listed under "Assessment Fees & Instructions" on our website.*

2020	Single Family Homes	\$ 32.00
	Patio & Town Homes	\$170.00

**Making Payments:** Payments should be made out to:  
Tuscany Estates Association, Inc. and mailed to:

Tuscany Estates Association, Inc.  
c/o Community Management Professionals, LLC  
P.O. Box 98039  
Las Vegas, NV. 89193-8039