



**Tuscany Estates Association, Inc.**  
88 Tuscany Estates Drive, Finleyville, PA 15332

## **FACT SHEET**

### **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 the HOA.

**Website:** <http://www.tuscanyestates.org/>

Homeowners are encouraged to view website regularly for updates.

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

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

### **Homeowner Association (HOA) Meetings:**

Quarterly

### **Community Location:**

Union Township, Washington County, Pennsylvania

**Union Township address, info. & website:** <https://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 Assessment amounts are listed under "Assessment Fees & Instructions" on our website.*

*Single Family Homes     \$ 32.00*  
*Patio & Town Homes     \$132.00*

**Making Payments:**

**1. Automatic Online Payment Via eCheck or Credit Card**

(one time & recurring options)

**How does it work [Assessment Payment Method:](#)**

**CMP** is announcing that you have **three different ways to pay association dues** – Automatic Online Payment via eCheck or Credit/Debit Card, Bank Bill-Pay, or personal check/coupon via US Mail. Please see below to learn more about the multiple payment options available as a result of our banking relationship with

**Alliance Association Bank.** You set up a one-time or recurring payment using eCheck, Credit or Debit card

**What do I need to do? Simply follow the directions below:**

Go to [www.cmpmgt.com](http://www.cmpmgt.com)

- \* Select "Online Payments" from the right-hand side
- \* Find your association and select either eCheck or Credit Card
- \* To set up recurring payments, follow the link at the top of that page
- \* If you wish to pay by using a credit card:

**Please note that the bank will charge a service fee when paying with a credit or debit card.**

Please enter the following codes **exactly** as listed:

- \* Management Company ID: 0623
- \* Association ID: 925
- \* Unit Account Number: \_\_\_\_\_

*(Please see label on envelope mailed to you. Above your name, Association ID is the first 3 numbers before dash and the Unit Account Number the numbers after dash)*

**2. Your Bank's Online Bill-Pay**

**How does it work?** Set up your Association as a payee with your bank's online banking Bill-Pay.

**What do I need to do?** Please complete your Bill-Pay setup **exactly** as follows:

- \* Payee: Tuscany Estates Homeowners Association
- \* Address 1: c/o CMP Processing Center
- \* Address 2: PO Box 95936
- \* City: Las Vegas State: NV Zip: 89193-5936
- \* Account Number: \_\_\_\_\_

*(Please see label on envelope mailed to you. Above your name is the Unit Account Number.)*

**3. Personal Check/Coupon via US Mail**

**How does it work?** You write a check, enclose the coupon and mail it in every time your payment is due.

**What do I need to do?** Write a check payable to your Association and mail it along with **your payment coupon** to the address listed on the coupon.

**Important: Please be sure your address is listed on the check, if not, please write it in the memo line on your check.**

DATE \_\_\_\_\_ NAME / UNIT  
NO. \_\_\_\_\_

If you have any questions, please call CMP at 412- 279-9280 ext. 160  
OR email us at [ajohnson@cmpmgt.com](mailto:ajohnson@cmpmgt.com)

## **CMP Portal**

Community Management Professionals, LLC, the management company for Tuscany Estates Association, is happy to provide you with your login credentials for our association web portal. The web portal is an extension of your management company's new software, which will allow for better access to your account details such as violations, architectural requests, and financial history.

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Effective immediately, you can log in to [portal.cmpmgt.com](http://portal.cmpmgt.com).

If you have not received your information via email, please contact Carl Wilkinson at [cwilkinson@cmpmgt.com](mailto:cwilkinson@cmpmgt.com)