



# 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 – Tara Smolick-Cerutti  
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 of HOA Fee:** See Resident "Assessment Fees & Instructions" on our Website ([www.tuscanyestates.org](http://www.tuscanyestates.org)). 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     \$ 24.00*

*Patio & Town Homes     \$138.00*

### **CMA 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.

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 [carl@cmamgt.com](mailto:carl@cmamgt.com).