



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 they are 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 – Jim Ross
Vice President - Tara Cerutti
Treasurer – Elise Navarro
Secretary – Aileen Murdaca
Board Members - Barb Stover

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 & 4th Wednesday each month @ 6:30pm

Finleyville Fire Dept: 724-348-4220

Ambulance/Emergency: 911

SouthEast Regional EMS – Elizabeth, PA -412-384-0111-(<https://serems.com/>)

Waste Management: 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 2nd Monday of each month. You can purchase recycling bins at the Union Township Municipal Building.

Home Builder-Seller: Maronda Homes Inc. 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). Assessments are due beginning with the first full month after purchase of your residence and paid by the 1st day monthly. *Current Assessment amounts are listed under "Assessment Fees & Instructions" on our website.*

Single Family Homes \$ 24.00

Patio & Town Homes \$141.00

CMA Portal:

Community Management Advisors, Inc., the management company for Tuscan 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.cmamgt.com.

If you have not received your information via email, please contact Derrick Rovira at derrick@cmamgt.com.