

Middleton Estates Community Fall Newsletter

***Trick-or-Treat at Middleton Estates is October 31 from 6:00-8:00 PM**

Please be mindful of the children crossing streets. Slow down while driving through the neighborhood. Turn on your porch light if you are participating in giving candy to the children. Participation by residents has drastically decreased over time. It's sad to see so few being involved with this annual tradition. If you can't be home, put a bowl of candy on your front porch with a note to the children/parents to "only take one, please". With so few houses for the children to visit, they are forced to go outside the neighborhood to Trick-or-Treat.

***Reminder~Daylight Savings ends November 3**

*Once again, the Board is receiving complaints about residents/guests, allowing pets to walk/run off leash and/or not picking up after their pets. Multiple complaints and photos have been received about one or more dog owners taking their pet to the park to run free and defecate. Both are violations of North Middleton Township Ordinances and Middleton Estates HOA Covenants & Restrictions. Please review:

Article II, Section II (m) Animals, livestock or poultry, except household pets, shall not be raised, bred or kept in (or outside) any townhouse. Household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose and *shall always be on a leash* or have some other appropriate means of control and *must be accompanied by the unit owner when out of doors* or when in a common area. In such cases, the pet custodian shall be equipped with a suitable container and pooper scooper to remove all droppings or litter deposited on the common or limited common facilities or in the yard in case of lots that have yard areas that are separately deeded to unit owners.

***Parents:** Please instruct your children to play on the sidewalks or at the park. Children have been seen riding scooters and skateboards in the street. More than one incident has been reported of a resident having to slam on their brakes to avoid hitting a child.

We all know the community lacks a place for children to safely ride bikes, scooters, skates and/or skateboards. The choices are few (sidewalk or park). There is no answer to this problem. The park cannot be paved over to accommodate these activities and the field beside the park is in the flood plain. Previous Boards, as well as the current Board, have spent countless hours investigating a solution with none being found. Ideally, the field beside the park would be a great location to create a paved playground. However, that idea has never been financially successful as the damage caused by the frequent flooding in that area would mean repeated repairs/repaving. Even with the 2024/2025 increase, our annual dues barely cover the expenses of running the community. A huge increase would have to be factored in to take on such a project.

***Speaking of the budget:** Our trash contract with WM will expire September 2025. The increase in trash hauling could triple. We are unable to negotiate a new contract until after March 2025. WM will not commit to a contract before that time. They are currently losing money on our current contract. The Board is hoping to have something concrete before the 2025/2026 fiscal year begins April 1, 2025.

***Fall Event for the Children:** Thank you, Jennifer Michaud and your committee for hosting the Fall Event on October 21, 2024. The food was delicious, and the kids had a great time doing crafts and playing games. The adults commented on how much they enjoyed the evening also. The Board would like to see more of these functions held in the neighborhood. If you have an idea for a neighborhood activity, pass it along via email:

middletonestatesboard@gmail.com

***Trash Cans:** Middleton Estates HOA Covenants & Restrictions, Article II, Section 2(i): Trash, garbage or other waste, pending removal, shall be stored in the garage or rear of each townhouse and shall be placed at the curb for removal in accordance with trash pickup.

NOTE: Trash/recycle receptables should not be left at the curb after it/they have been emptied. Please bag trash before placing in the dumpster. The trash company will take one large item/week. Items having any fabric/stuffing must be completely wrapped in plastic. Large appliances will not be picked up by the trash company.

The origin of this C&R was intended for the purpose of maintaining curb appeal in the neighborhood. The Board is being questioned as to why this C&R is not being enforced. Beginning with this newsletter, dated 10/28/2024, this C&R is being enforced. Violations will result in a fine.

If your pickup is missed or you need a new dumpster or recycling tote (WM no longer provides the green rectangular totes) please call WM at (800)796-9696. Let the operator know you are calling about a residence in Middleton Estates Community (individual names are not recorded at WM for our neighborhood). Give her/him the HOA account number: 54678752370.