## Middleton Estate Fall Newsletter Sept 2022

In an effort to increase the HOA reserve fund account, the Board voted at the August Board meeting, to implement a \$150.00 Resale Certificate Fee. This is a seller fee, paid to the HOA at settlement, for the Resale Certificate. PA Planned Community Act, requires HOA's/Condo Communities to provide the certificate for transfer of title/deed.

Most HOA communities are now using third party providers for Resale Certificates. These providers charge an average of \$300 +/-for this service. The standard formula for calculating the Resale Certificate Fee, is 3 times the monthly HOA fee.

## Fall Safety

- Fire Pit ReminderkeepFire Pits away from houses when in use. After use, move the Fire PIt to the patio (when safe to handle).
- School is back in session. Please, drive slowly and watch for children walking to and from the bus.
   Also, STOP for the SCHOOL BUS.

HOA Delinquent Assessment Collection Process

The Board is working, with the assistance of an attorney (not paid by HOA) to establish a policy for the collection of delinquent dues. More to come in the very near future.

## **HOA DUES 2023-2024**

The costs to provide lawn care, snow removal and trash collection continue to increase year over year. Our annual income does not cover these additional costs. Therefore, dues will have to be increased beginning April 1, 2023. Our 2023-2024 fiscal year will run April 1, 2023 to March 31, 2024.

According to the First Amendment to Bylaws of Middleton Estates Community Association, INC, dated August 28, 1997.... an addition to Article III, Section 10 of the Bylaws states:

Section 10. Increases in Annual Asssessments

- (a) The maximum annual assessment for any calendar year may be increased by not more than five (5%) percent of the maximum annual assessment adopted for the previous calendar year, unless approved by the members as provided in Subsection (b) of this section 10
- (b) The maximum annual assessment for any calendar year may be increased by more than five (5%) percent of the maximum annual assessment adopted for the previous calendar year, upon the affirming vote of two-thirds (2/3rds) of the members of the Association, voting in person or proxy, at a meeting of the members of the Association duly called for the purpose of approving such increase of the annual assessment.

More information will be provided in the Winter Newsletter. Questions/concerns?

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## Park and Creek Access Closed

Recently it was discovered that there are sinkholes in both the grass and macadam at the park. We also noticed the landscape timbers are rotted. Both of these impact the safety of those who use the area. The board has elected to close the area out of safety. The board is looking into ways to solve the issues, but until they are fixed the park and creek access will be closed.

We apologize for the inconvenience, but felt it was the right thing to do, to keep our residents and their visitors safe.

Daylight savings time ends Sunday,
November 6. Fall back 1 hour.

