

# Middleton Estate Winter Newsletter

## HAPPY NEW YEAR!

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.

### HOA Dues 2023-2024

HOA dues will increase by the maximum 5% the board is able to increase on its own. This will change the monthly dues from the current \$50 a month to **\$52.50 a month**.

The yearly paid in full discount will continue, however the 6 month and 3 month discounts will no longer be in place.

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 Assessments

(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.

### HOA DELINQUENT ASSESSMENT FEES:

The Board has been working with an attorney to establish a collection policy. Implementation of the process has begun. The second round of letters will be going out before Jan 31, notifying some residents of District Justice Filing and some of Property Lien Recording.

**Mail/Package Concerns:** If you receive mail and/or packages that do not belong to you, please make every effort to get the items to the intended recipients. Email the Board at [middletonestatesboard@gmail.com](mailto:middletonestatesboard@gmail.com) if you need assistance.

**Trash Concerns:** If your trash/recycling is not picked up, contact **Waste Management @ 866-258-2269**

Give WM the account number for Middleton Estates

#54678752370. We do not have a dedicated representative.

All complaints to WM are processed via the 866 number.

Remember: bulk items containing any fabric, must be wrapped in plastic

### White Chocolate Raspberry Cheesecake Pie

- 1 graham cracker crust (store-bought or homemade)
- 1 8 oz. block of cream cheese
- 8 oz. white chocolate (melted)
- 1 cup powdered sugar
- 1 8 oz. package Cool Whip, thawed (or 3 cups whipped cream)
- 12 oz. fresh raspberries

Spread 2 tablespoons of melted white chocolate on the bottom of the pie prepared pie crust (fully cooled if homemade). Chop 1/4 cup of fresh raspberries and sprinkle them over the bottom of the cooled pie crust. Set aside 2-3 tablespoons of melted white chocolate to drizzle over the top.

In a large bowl, beat the remaining melted white chocolate with the cream cheese until smooth. Add powdered sugar and beat until smooth. Add in the thawed Cool Whip and beat mixture until creamy and fluffy, scraping the sides as needed to ensure everything is fully incorporated.

Pour filling into crust, evening out the top with a knife or spatula. Place the fresh raspberries on top of the filling. Place the remaining white chocolate in a small Ziplock bag, snip off the corner of the bag, and drizzle the top of your pie with the melted chocolate.

Refrigerate for at least an hour before serving. Enjoy!

# Bulk Waste Pickup

## What's Considered a Bulk Item?

- Mattresses, Box Springs & Bed Frames
- Cabinets
- Sofas & Furniture Items
- Other items too large to fit into your trash tote

## How to prepare items for bulk pickup:

- Items covered in fabric (mattresses, box springs, sofas, etc.) must be securely covered in plastic
- Carpeting must be cut into manageable sections, rolled and secured with duct tape or rope and must be securely covered in plastic
- Items that hold water (dishwashers, water heaters, washing machines, etc.) must be drained
- Items that contain freon (refrigerators, freezers, etc.) must be removed by a certified individual
- Long items (poles, playground equipment, etc.) must be cut into 4 ft sections