

**Middleton Estates Community Association**  
**Carlisle, PA 17013**  
**Monthly Board Meeting**

**Date:** March 11, 2025

**Time:** 6:00 pm

**Location:** Stuart Community Center

**Board Members in Attendance:** Jan Verow, Paul Beck-Munchel, Christina Gerlach, Jennifer Michaud, Jim Porter

**Board Members Absent:** Pat Mainhart

Jan called the meeting to order at 6:00 p.m.

**Open Floor** – One homeowner arrived for the Open Floor portion of the meeting at 6:20. They wanted to discuss the recent tree work that was done and felt that the Association should have not have paid for it and that it should have been done at the expense of the individual homeowners on whose property the trees were located. It was explained that the trees were removed or trimmed because they were a safety hazard and that it was in the best interest of the community, and consistent with the Covenants and Restrictions, to have the Association pay to remove them. It was also explained that this was the first step in what will be an ongoing tree maintenance program.

The homeowner also reported that they wanted to terminate their ACH payments but were told by their bank that the bank would assess a fee of \$30 for them to do so.

Open Floor closed at 7:25.

**Approval of Minutes** - Minutes of the February 13, 2025, meeting were distributed and reviewed. Christina made a motion to accept, Jan seconded and the minutes were accepted by unanimous vote.

**COMMITTEE REPORTS**

**Budget & Finance** – An updated delinquent accounts list was distributed and reviewed.

**Publicity and Communications** – Jennifer was going to look into potential dates, most likely in May, for a community yard sale. The date will be communicated to residents once it has been set.

**Architectural and Maintenance** – An updated discussion was held regarding compliance with trash and recycling bin rules. We have noticed increased compliance after recent warning letters were sent. Fines will be assessed shortly for those remaining violations.

One homeowner requested approval to repair or replace the concrete slab in front of their home and this was approved. They also wanted to add a small concrete buffer adjacent to their air conditioning unit. This was also approved.

### **NEW BUSINESS**

In the interest of time the election of officers and committee assignments was deferred until the April meeting.

**NEXT MEETING DATE:** The next Board meeting is scheduled for Tuesday, April 8, at Stuart Community Center

The meeting adjourned at 8:40 p.m.

Submitted by Jim Porter

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