

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

Date: March 17, 2026

Time: 6:00 pm

Location: Carlisle Family YMCA

Board Members in Attendance: Brittany Kemp, Jennifer Michaud, Paul Beck-Munchel, Pat Mainhart, Jim Porter and Christina Gerlach

Board Members Absent:

Jim called the meeting to order at 6:06 p.m.

Open Floor – Waived as no homeowners attended.

Approval of Minutes – Monthly Minutes of February 10, 2026, and Annual Meeting Minutes of March 2, 2026, were distributed and reviewed. Jim made a motion to accept, Pat seconded, and the minutes from both meetings were approved by unanimous vote.

BOARD COMPOSITION/ELECTION OF OFFICERS

We approved officers for the year ahead and they are as follows:

President - Jim Porter

Vice President - Jennifer Michaud

Treasurer - Pat Mainhart

Secretary - Christina Gerlach

ANNUAL MEETING FEEDBACK

The annual meeting was attended by several homeowners and went well. We discussed complaints that were received at the annual meeting regarding dogs off leash and dog droppings that are not being picked up as required.

We are considering enforcing stronger rules.

COMMITTEE REPORTS

Architectural – There was a fire on 3/15/26 at a home on Partridge Circle which was caused by a cigarette and heavy winds. The current tenant is collaborating with the landlord to get repairs made to the home as soon as possible. Thankfully, there were no injuries.

A resident of Partridge Circle has requested approval to make minor improvements to the outside front area of their home. We agreed to these changes as they are not permanent, are not a hinderance to our lawn crew and can be removed should the home be sold in the future.

Budget/Finances – Pat has sent email messages to the ACH residents who are behind on their dues and have not updated to the new ACH form. As of this date, she has not gotten any responses on these delinquent accounts. We are moving forward to send certified letters to these folks in an effort to collect past due fees.

We discussed moving additional money from our checking and savings accounts to our reserve account and to a certificate of deposit in order to earn higher rates of interest.

Legal Update – Hubert Gilroy of Martson Law Offices, has issued letters to the two most delinquent homeowners giving 30 days to make payment on their delinquent HOA fees. If no response, we will pursue legal action against both homeowners.

NEW BUSINESS

Our spring newsletter will be distributed shortly.

The spring yard sale is scheduled for May 2, 2026, from 7:00am to 2:00pm.

An HOA APP will be launched soon to communicate with and keep residents up to date regarding changes and happenings within our community.

Discussion of park rules and posting of those rules will soon be placed on our community bulletin board as we move into spring.

The meeting adjourned at 7:40 p.m.

Submitted by: Christina Gerlach

HOA e-address: middletonestatesboard@gmail.com

Mailing address: Box 248, Carlisle, PA 17013

Website: middletonestateshoa.com