

# Middleton Estates Community Association

Carlisle, PA 17013

## Monthly Board Meeting

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**DATE:** August 14, 2018

**LOCATION:** Stuart Community Center

**TIME:** 7:00 pm

**BOARD MEMBERS IN ATTENDANCE:** Tracy Sharp, Judy Hershey, Janna Books, Katie Landis, Stephanie Bragg, Denise Adams, Kathy Kauffman

**BOARD MEMBERS ABSENT:** None

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### AGENDA:

- Call to Order: Tracy called the meeting to order at: 7:08 PM
- Open Floor: There was 1 member(s) in attendance.
  - Marty Line
    - Marty supplied the board with a brochure she would like the Association to adopt which outlines by-laws. (Copies will be made for everyone and we shall review and discuss at the next board meeting); She feels the newsletter needs to be revised so that people are more informed; We have no neighborhood directory - she would like to see us provide one again; She requested YTD financials which Katie will provide to her via e-mail; She feels the minutes need to be updated on the website in a more timely manner; She feels that when someone is noted in the minutes we should either use a house number OR a name (not both); She would like to know when the yellow lines on sidewalks will be painted; She would like a new trash can - Katie will request this for her.
- Open Floor Closed: 7:17 PM
- Approval of minutes from the 7/10/18 meeting:
  - Denise made a motion to approve. Katie Second - all in favor
- Architecture Issues:
  - None
- Maintenance Issues:
  - General discussion regarding lawn service issues
- Financial Report:
  - Reviewed financials
- Loose Ends:

- 7/23/18: Tracy rec'd an e-mail complaint from Gerry Gillingham regarding dogs off leashes. It was determined that the 2 dogs in question were wearing shock collars, which is permitted (By-laws state "on leash or other means of control"). These dogs were also in a private rear yard and not being walked through the neighborhood.
- 7/30/18: Gerry Gillingham reported keys found by the mailboxes. A flyer was posted but as of 8/14 no one has claimed these keys.
- 7/30/18: Tracy, Jana & Denise went to visit Mary Schreiber in person to address some of her concerns in response to her numerous voice mails. Mary is complaining about the loose siding on 56/58 Partridge as well as 56/58 Partridge. Neither of these units affect her unit nor are owned by Mary. All 4 homeowners involved have been made aware of the loose siding and it is up to them when to replace it. She stated that she will call the building inspector to report it. Middleton Estates is a Fee Simple community and all units are privately owned. There is no inspector that has authority to inspect a private property. Her second complaint was that her lawn wasn't trimmed. Upon visual inspection the lawn was trimmed. What she was referring to was some missed spots along the road and in her front yard due to uneven yard. Denise took pictures and will report to Jesse - however due to the recent rain we felt that there really wasn't much we could do about this. We will continue to work with the landscaper on issues.
- 7/31/18: Certified letter sent to 131 Heron Way (Phillips) for AC Unit in window. As of 8/13 the AC unit has been removed.
- 7/31/18: Tracy rec'd an e-mail complaint from owner of 39 Partridge (Terry Myers) about the sidewalks not being blown off completely. It was determined that the landscapers cut the grass early in the morning (due to forecast) while grass was still wet and some grass stuck to sidewalk. Sidewalks are typically blown but with the wet grass some sticks.
- 7/31/18: Certified letters were sent to 111B and 115B regarding various issues. As of 8/13 things seemed to have calmed down and the sign in violation has been removed.
- 8/1/18: Tracy received a phone call from Bea Fisher. She was irate regarding several issues. She complained that the grass was just mowed the day before and it looks like it needs mowed again already. This is due to all the rain we have had. Landscapers mowed it long so as not to make a mess. (Typical practice). The following week the lawn will be cut shorter to catch up. She also complained about residents at 111B and 115B. This appears to be a "neighbor" issue but letters have already been sent to residents in question.
- 8/3/18: Received a complaint from Arlene Galla stating that her bushes were not trimmed evenly. Tracy advised Arlene that we will have landscapers revisit the bushes when they are back to trim again. Landscapers went back to trim the bushes on 8/6 and Arlene appeared to have trimmed the bushes by hand.
- 8/6/18: Rec'd a phone call from Bea Fisher regarding a bush not being trimmed on her property. Janna will investigate.
- 8/6/18: Tracy rec'd a phone call from Liz Dodson regarding a car alarm going off and did we have a contact number for her. No response from door knocking. Police were called. As of 8/13/18 car alarm is still going off continuously. Letter to be posted on door.
- 8/7/18: Rec'd an e-mail from Marty Line. She stated that the landscapers did a good job with trimming the bushes but she feels the grass needs cut shorter as it appears freshly mowed.

Tracy explained to her that the grass was not cut yet - that it would be done the next day due to the weather. She also pointed out some issues in the maintenance box area which will be taken care of when landscapers mulch.

- 8/8/18: Rec'd an email from Marty Line complimenting the landscapers work this day.
- 8/8/18: Janna rec'd a call from Mary Schreiber. She was complaining that the landscapers missed part of her yard. Upon investigation from Jana and speaking with landscaper - the landscapers had not cut the area yet that Mary was complaining about. She then called Jana later and threatened to call the police on her. Mary also called landscaper directly and told him that she did not want Ben on her property and threatened to call the police on him as well. Jesse receives calls from her directly on a weekly basis and would like these calls to stop. They are harassing and threatening. Landscapers have been instructed to walk away from Mary and not engage her if she comes out while they are mowing.
- 8/10/18: Rec'd email from Jessica Sheets asking to have her bushes trimmed away from her house further due to rodent issues. Jesse was informed and this will be taken care of.
- 8/11/18: Rec'd email from Arlene Galla concerning trimming of bushes in utility fence behind her unit. Arlene was advised that this area has not been done yet, but will be taken care of. We are trying to get mulch down as quick as we can.

- Meeting Adjourned: 8:30 PM

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**NEXT MONTHLY BOARD MEETING: September 11, 2018**

**MEETING MINUTES SUBMITTED BY: Tracy Sharp**