



**Middleton Estates
Homeowners Association
DECEMBER 2016**

BOARD OF DIRECTORS UPDATE

Our community sidewalk repair project, which started in August of 2014, is continuing. Most recently, several areas of very hazardous, uneven and sinking concrete around the community were targeted and leveled out. We hope that the work being completed makes your morning and evening walks around our wonderful community much more safe and enjoyable. All work is being done by A-1 Concrete Leveling.

Regular monthly meetings are typically held the 2nd Tuesday of each month from 7:00-8:30 PM at the Stuart Community Center—415 Franklin Street, Carlisle. Meeting cancellations, important updates, monthly meeting minutes, etc. are posted on the Association's website:

www.middletonestates.net

TREE PICK UP

Christmas Tree pick up begins Monday, January 9, 2017. All trees must be placed curbside by 7:00 AM. Trees should be placed with cut ends towards the street. Artificial trees will not be picked up.



SNOW REMOVAL

Our snow removal contract covers snowfall in excess of 2". Hopefully Mother Nature will be kind and serve us with a modest PA winter! Please remember to move your cars when possible in order to allow the plows to do their work.



HEADS UP!

As your Board of Directors, we are committed to looking at ways to serve you the best we can. One of the frequent complaints we get is the timeframe in which monthly checks are processed. Since we are a 100% volunteer staff, sometimes full-time jobs get in the way of "Association Work". Effective immediately, we have made some adjustments to how deposits will be made. You will, in turn, see that checks are processed much quicker than in the past. Please plan accordingly.

Maintenance Fees (dues) are \$50 per month—due on the 1st of every month. No payment books are mailed. Payments can be mailed or placed in the Association mailbox. Accounts with any balance after 30 days will be charged a late fee.

Discounts are made for paying in advance.

**Please contact Katie Landis with any questions.
(klandis127@gmail.com) or check out the website.**

Vehicles should not be parked in the grass or over sidewalks!

This is against our Covenants & Restrictions. It makes ruts, cracks/damages sidewalks and kills the grass! Cars should not be parked in the grass for extended periods of time or **overnight**. We have plenty of on street parking available for guests and family. **It's your neighborhood—keep it clean and classy—**
It only helps YOUR property values! DO YOUR PART!



**PLEASE SLOW DOWN as you enter, exit and drive through the neighborhood! Our kids THANK YOU!
What's the hurry?**

NEW North Middleton Township website:

www.nmiddletonpolice.com

Like them on Facebook! -

North Middleton Police Department

**If you see or hear something unusual or out of the ordinary,
please contact them! 717-243-7910 or
police@nmiddleton.com**



The North Middleton Authority has an Automatic Payment Plan for your water and sewer bills. Your water and sewer bill is automatically deducted from your checking account on the due date. For more information please contact the North Middleton Authority at 717-243-8269 or stop by their office at 240 Clearwater Drive, Carlisle off 34 (Spring Road) behind the North Middleton Township Municipal buildings. The Authority office hours are 8:00-4:00 Monday thru Friday. The form is also available on their website at www.northmiddltonauthority.com.



**HAVE YOU CHANGED
YOUR SMOKE ALARM
BATTERIES LATELY??**

ADDITIONAL COMMUNITY REMINDERS!

- **Please be courteous—all dogs must be on a leash and remove pet waste from your yard promptly. Refrain from allowing your dog to use other homeowner's lawns.**
- **Cats must also be kept inside or on your own property. Do not let cats roam free.**
- **Please park with your car facing the correct direction on the street. Law enforcement will ticket!**
- **Dispose of cigarette butts properly.**
- **Be familiar with community By-Laws and Covenants. These may be found on our website www.middletonestates.net.**
- **Please do not obstruct sidewalks when parking cars. This is a township ordinance and you can be ticketed.**

ATTENTION LANDLORDS!

It is the landlord's responsibility to educate tenants about the By-Laws of our community. Please make sure your tenants receive a copy of the By-Laws & Covenants & Restrictions!

Please make sure your flowerbeds are being maintained either by the tenant or by you!

GRILLS

There have been several devastating fires in the Carlisle area recently caused by unattended gas grills. PLEASE Use common sense! Please Make sure grills are kept **WELL** away from wooden dividers and siding (**preferably on the outer side of patios—not against a house or divider!**)

If your house goes up in flames—so does your neighbors!!

COMMUNITY REMINDERS:

- Please remember to pull your trash bins in off the street after the trash is collected! Bagging your trash before you put it in your bin helps tremendously!
- Please see the attached flyer regarding large item / bulk trash pick up! Anything that needs more than 2 people to lift needs to be called in!
- Are you thinking about adding a deck, changing a door, replacing your roof or making any other changes to the outside appearance of your property? All changes must be approved by the Board of Directors.



Working
**SMOKE ALARMS
SAVE LIVES**

Change Your Clock, Change Your Battery

"Dedicated To Life Safety"

BE A RESPECTFUL NEIGHBOR!

Please remember that we all live very close together and our walls are very thin. Please remember this when playing your **LOUD TV** or **LOUD MUSIC!**

The same goes for loud vehicles.

ATTENTION DOG OWNERS!



The Board has received several complaints regarding unattended dogs and dogs being tied out in yards within the neighborhood, therefore the Board would like to remind homeowners of the following:

DECLARATION OF COVENANTS AND RESTRICTIONS OF MIDDLETON ESTATES HOMEOWNERS ASSOCIATION

ARTICLE II, Section 2, (m) - Animals, livestock or poultry, excepting household pets, shall not be raised, bred or kept in any townhouse. Household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose and shall at all times be on a leash or have some other appropriate means of control and be accompanied by the unit owner when out of doors or when in any common area. In such cases, the pet custodian shall be equipped with a suitable container and pooper scooper to remove all droppings or litter deposited on the common or limited common facilities or in the yard in case of lots that have yard areas that are separately deeded to unit owners.

NORTH MIDDLETON TOWNSHIP DOMESTIC AND NONDOMESTICATED AN- IMAL ORDINANCE—Chapter 70

70-2 Definitions—

RUNNING AT LARGE—Being upon any public highway, street, alley, park or any other public land or upon property of another person other than the owner and not being accompanied by nor under the control of the owner.

70-3 Conduct, activities and conditions constituting violations.

The following activities or conditions are hereby declared to be unlawful:

- A. No owner of any dog, domestic or nondomesticated animal shall allow or permit such animal to make loud or harsh noises, on a continuous basis, to the extent that it shall disturb or interfere with the peace, quiet or sleep of other persons. Each day's violation of the provisions of this subsection shall constitute a separate offense.
- B. No owner of any dog, domestic or nondomesticated animal shall suffer or permit such animal to run at large in North Middleton Township, Cumberland County, Pennsylvania. Each day's violation of the provisions of this subsection shall constitute a separate offense.