

Middleton Estates Community

****Fall 2023 Info****

TRESPASSING COMPLAINTS:

****The Board has received complaints about children AND adults using neighboring yards to move throughout the neighborhood.***

****As a reminder, there are NO public/common areas for residents in Middleton Estates except for the park.***

****Easements/Right of Ways do not exist on any property/lot. Each unit is private property and without permission from the owner, residents do not have the right to cut through another's property or to travel along the rear of another's yard.***

****Parents, please instruct your children to use the sidewalks and to stay off neighboring property. Please explain to them that every lot in the neighborhood is private property.***

**Also, do not drive across another's property to access your own. This too, is trespassing unless permission has been given by every neighbor affected.*

**Please respect your neighbor's right to enjoy their property.*

**Finally, NOONE has permission to drive on/in the park or to cut down or remove fallen trees from the park or wetlands along the creek/behind those homes.*

Annual Assessment:

**Letters will be going out to all homeowners this week regarding the rate increase.*

Trick or Treat:

**Trick or Treat in Middleton Estates is Tuesday, Oct 31
From 6:00-8:00 P.M.*

Stay safe and have fun!

WASTE MANAGEMENT UPDATE

The HOA Board was notified this week, by WM, regarding TRASH TOTES and RECYCLING BINS/TOTES.

We were asked to advise residents of the following:

1. WM will not replace Recycling Bins with another Bin. If a resident requests a new Recycling Bin, the resident will receive a Recycling Tote w/wheels. Waste Management does not provide Recycling Bins to Middleton Estates Community.

2. In the past, smaller Trash Totes were available to replace the large Trash Totes. Waste Management does not provide the smaller Trash Totes to Middleton Estates Community.

**When Waste Management bought out our previous trash company, they inherited our contract, which ends 9/2025. WM has not been able to increase our rate because of that contract. Middleton Estates HOA will see a very big increase beginning 10/2025. No one can predict what that increase will be. A letter is being mailed to every homeowner regarding the impact of that increase (among other factors) pertaining to the Annual Assessment increase for 2024/2025 fiscal year.*



Several complaints have been reported concerning ***aggressive dog incidents*** in our neighborhood.

The North Middleton Township Police Dept has been contacted about the incidents that occurred in our neighborhood. **We were told the following:**

1. If you are involved in an aggressive dog attack, call 911 immediately. Do not ignore an aggressive dog attack of any nature or regardless of its outcome.

The police will respond to investigate. If there are no injuries, they will decide regarding a citation. (Up to \$600 for each incident)

2. If there is an injury or death, or if the same owner is reported more than once, Animal Control/Dog Warden may be called in to assess. The official from this department has the authority to quarantine an animal (dog is not allowed outdoors except to relieve itself on the owner's property) or order euthanization of an animal.

3. The Police will not take a report from the HOA Board. They will only respond to the victim but require immediate reporting. According to the office we spoke to, waiting any length of time hinders their ability to get a true account of the incident. Do report the incident to the HOA Board so the attack can be recorded for follow up. middletonstatesboard@gmail.com