

Middleton Estates Community Association
Carlisle, PA 17013
Monthly Board Meeting

Date: February 14, 2023

Time: 6:30 pm

Location: Stuart Community Center

Board Members in Attendance: Jan Verow, Judie Darr, Jennifer Michaud, Jim Porter

Board Members Absent: Jordon Michaels, Shana Strohecker

The meeting was called to order by Jan at 6:31 pm.

Open Floor: Waived since no homeowners were present.

Approval of December & January Minutes: Minutes for both months were reviewed. Jan made a motion to accept, Jennifer seconded and there was unanimous approval.

COMMITTEE REPORTS

Recreation – Waived

Publicity & Communications – There was a discussion of the ongoing issues of dog owners not leashing their pets and not picking up after them, which have generated multiple recent complaints. These are violations of both Association rules and Township code. Judy pointed out that two specific areas where dog poop seems to be the worst is at one end of Heron near the intersection with Partridge and on the grass at the closed end of Partridge roughly across from the park entrance. Neither the Board nor the Township can take any action without specific evidence of a violation.

Jan has posted mailbox notices about the problem, has encouraged residents, in a response to a post on Nextdoor, to obtain documentation via photo, video or doorbell cameras and submit it to the Board, and will be sending violation letters to two residents known to regularly allow dogs outside without leashes.

There was additional discussion of how we can get a better handle on the problem, though no specific measures were decided upon. However, the Board is willing to take action, including reporting offenders to the Township, if presented with sufficient evidence of the violations.

Budget/Finance:

Delinquent Accounts & Notices - Jan distributed an updated list of past due accounts. Significant progress in collecting on these accounts has been made, presumably in response to more aggressive efforts by the Board. Several thousand dollars in delinquent funds have been received in the past few weeks and more is expected in the next few days. Jan will be sending another round of letters to about 6 homeowners before referring those accounts to our attorney.

Jan, Jennifer & Jim met with our attorney, Hubert Gilroy, in late January and Jan reviewed the results of that discussion. Attorney Gilroy is researching our options under the By-Laws and suggested that we might be better served by filing a lien directly with the courts and bypass the District Justice process. He also indicated his willingness to send collection letters as needed in hopes that the letter coming from an attorney may carry more weight than one from the Association.

Approve Budget for Annual Meeting - We reviewed the proposed budget for presentation and discussion at the Annual Meeting.

Architectural & Maintenance – Waived.

Nominating Committee – Jim reported that letters identifying the nominees and explaining the process of nominating others for election were sent to all homeowners in January. The deadline for submitting additional nominees was February 9, 2023 and no additional nominations were made. Letters along with ballots and return envelopes were mailed to all homeowners on February 13.

NEW BUSINESS:

Newsletter Update - The Winter Newsletter was delivered to Homeowners and has been added to the website.

Annual Meeting Preparation –Jan is working on putting together a summary of the Board’s activity over the past year to be shared at the Annual Meeting. The meeting room has been reserved.

Miscellaneous – Jennifer said that she has gotten positive feedback from residents on the option of purchasing salt from our landscaper and having it delivered to their homes.

Jim has updated the website to reflect recent changes to the Board and Committees.

NEXT MEETING DATE: The Annual Meeting is scheduled for March 1, 2023 and the next regular monthly Board meeting is scheduled for March 14, 2023.

The meeting adjourned at 8:08 p.m.

Submitted by Jim Porter

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