



Middleton Estates Homeowners Association January 2020

DUES REMINDERS:

- **As a reminder our fiscal year runs April 1—March 31. Discounts are given to those residents who wish to pay in advance.**
 - \$50 x 12 months = \$600 (regular payment if paid monthly)*
 - \$45 x 12 months = \$540 if you pay all 12 months in advance. Payment must be rec'd by April 1st.*
 - \$45.83 x 6 months = \$275 if you pay 6 months in advance.*
 - \$46.67 x 3 months = \$140 if you pay 3 months in advance.*
- **Checks should be made payable to MIDDLETON ESTATES and please be sure your address is on the check!**
- **NO COUPON BOOKS ARE PRINTED.** If you prefer to have a coupon page, one can be printed for you. Please request this from the treasurer.
- Association Fees are due on the 1st of the month and are \$50.00. A late fee of \$5.00 will be charged for any payment over 30 days late. **Accounts over 90 days may be sent to the District Justice for collection.** Accounts with ANY balance after 30 days will be charged a late fee. This includes partial payments.
- Association Fee payments may be MAILED to Katherine Landis 14 Gobin Drive, Carlisle, PA 17013 OR placed in the Association mailbox. (This is the **tan mailbox** located next to the U.S.P.S mailbox group directly across from unit 27 Partridge Circle).

SNOW REMOVAL

Our association snow removal contract covers snowfall in excess of 2". Hopefully Mother Nature will be kind and serve us with a modest PA winter!



**No signs, other than
“For Sale” or “For
Lease” signs are
permitted on any
property.**

NEIGHBORHOOD LIGHT POLES

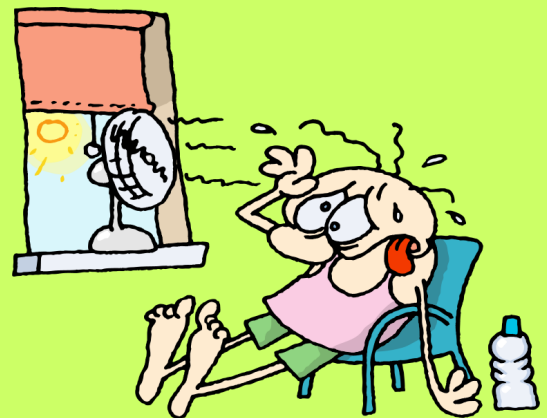
If you see a pole light out report it! Simply call PP&L and tell them where the pole light is located or give them the number that is on the actual light pole and they will schedule someone to fix it!

DOG POOP

Please pick up your dog poop. This is probably THE most common complaint we get. It's common sense—be respectful of your neighbors and clean up after your pet immediately!

It's not only a neighborhood restriction but also a Township Ordinance that, if reported by a neighbor, you may be fined for!

WINDOW AIR CONDITIONING UNITS ARE NOT PERMITTED!



DID YOU KNOW???

The North Middleton Authority now has additional easy payment options for your water & sewer payments! You can sign up to receive your bill via e-mail instead of the paper bill. Payment options include the Automatic Clearing House (ACH) payment which allows you to enter your banking information online. This option is free. You may now also pay by credit card, but there is a fee for this service. Finally, the Automatic Payment Plan where your 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. Or visit their website at www.northmiddltonauthority.com.

FIRE PITs

The use of fire pits on patios is **PROHIBITED!** These should only be used on hard surfaces **WELL** away from homes!

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!!

TRASH ...

Should not be left at the curb all week. We recommend that you keep your trash toter in your garage or at the rear of the townhome. Please bag your trash to help avoid a mess on windy days!



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

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!

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 ANIMAL 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.

NO PARKING IN GRASS!

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!**

COMMUNITY REMINDERS!

- Please be courteous—all dogs must be on a leash or other form of control 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! Partridge Circle & Heron Way are public streets patrolled by Township police!
- 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.



PLEASE SLOW DOWN as you enter,
exit and drive through the
neighborhood!
Our kids THANK YOU!