

# Middleton Estates Homeowners Association

## JULY 2013

### **BOARD OF DIRECTORS UPDATE:**

The Annual Homeowners Association Meeting was held on March 1, 2013 at the Stuart Community Center. The minutes from the 2012 Annual Meeting were approved as well as the 2013-14 budget. The results of the election were also announced at that meeting. The Board welcomes Ben Lauer to the team as a new member. Denise Adams, Jan Verow & Tracy Sharp were also re-elected. At the March 12 monthly board meeting, officers were elected. Our current board structure will remain the same for the 2013-14 budget year. Thank you for those who attended and continue to support the community. We would like to thank Steve LeGross for his time served on the Board.

**JUST A REMINDER—Effective April 1, 2013 your monthly Association dues have been reduced to \$50.00! Please call Katie Landis with any questions.**

### **LAWN CARE INFO**

Effective April 1, 2013 we have renewed our contract with R&R Landscaping. The neighborhood is really starting to look great again! Please take notice, if you haven't already, to the pine tree row facing Spring Road. All the old dead shrubs and weeds were removed in-between the trees and looks a million times better! Mulching has been completed. Weekly mowing will again be on THURSDAYS—but subject to change due to weather.

**NOTICE—PLEASE DO NOT LEAVE ITEMS IN YOUR YARD INCLUDING DOG LEADS, LEASHES, CHAINS, FOOD BOWLS, ETC. IF ITEMS ARE LEFT IN THE YARD PLEASE BE AWARE THAT YOUR YARD MAY NOT BE MOWED! ALSO, PLEASE PICK UP AFTER YOUR PETS!**

### **BOARD OF DIRECTORS MEETINGS**

Board of Directors meetings are *typically* held on the second Tuesday of every month from 7:00 to 8:30 at the Stuart Community Center, 415 Franklin Street, Carlisle. All Association members are encouraged to attend and be an active part of our community. Time is allotted at the beginning of each meeting for you to voice your concerns and provide your input. **Should a meeting need to be rescheduled or cancelled, it will be posted on our website.**

*Upcoming Meeting Dates:*

*July 9*

*August 13*

*September 10*

**EFFECTIVE  
4/01/2013  
MONTHLY  
DUES ARE NOW  
\$50.00 PER  
MONTH!**

**YOUR 2013-14 BOARD OF DIRECTORS**

*Tracy Sharp, President*  
*Jan Verow, Vice President*  
*Katie Landis, Treasurer*  
 Denise Adams  
 Kathy Kauffman  
 Judy Hershey  
 Jessica Sheets (Secretary)  
 Bea Fisher (Architecture)  
 Ben Lauer

*tsharp@wolfecr.com*  
*janverow@yahoo.com*  
*klandis127@gmail.com*  
*sweetepe@gmail.com*  
*kkauffman4@aol.com*  
*hersheyins@comcast.net*  
*jjsheets@hotmail.com*  
 (no e-mail)  
*BLauer@latwp.org*

**NEIGHBORHOOD WATCH**

See something "fishy" going on?

**CALL THE POLICE!**

**243-7910**

<http://nmtpdpa.crimestopperswanted.com/>

**DID YOU KNOW?**

Did you know that Middleton Estates is a **Fee Simple Community**— NOT a condo association?? What does that mean to you? That means that the **homeowner** is responsible for **ALL outside maintenance** of the property. (With the exception of lawn care and snow removal.) **PLEASE KEEP UP WITH EXTERIOR MAINTENANCE— MISSING ROOF SHINGLES, MISSING SIDING, ETC. CAN ULTIMATELY EFFECT YOUR NEIGHBOR'S PROPERTY!**



**PENNSYLVANIA STATE LAW REQUIRES THAT  
ALL CHILDREN UNDER THE AGE OF 12  
WEAR A HELMET WHILE RIDING A BIKE!**

**IN THE DARK?**

The 4 older buildings on the left as you pull in the neighborhood do not have lighting behind them. Therefore, it gets quite dark behind these homes at night. **For your safety, why not consider installing a motion-sensing security light on your rear patio light?** Some homes already have them and they work great! This is a very cheap way to light up your porch when you come home at night and could potentially deter anyone wandering back there at night! Lights can be purchased at Lowes/Home Depot starting around \$30.

**COMMUNITY REMINDERS:**

- **Please remember to pull your trash bins in off the main street after the trash is collected! We have had a lot of windy days where trash and bins are being blown all over the place! Bagging your trash before you put it in your bin helps tremendously! Trash cans are to be kept behind your home or in your garage.**
- **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. Please contact Bea Fisher (243-2708) with questions and to submit your request.**

## GET OUT AND MINGLE!

It takes some "give and take" with your neighbors to live harmoniously in a close-knit community like ours! It's much easier to get along if you get out and get to know your neighbors! Who knows? You may actually LIKE them! **While this board is absolutely committed to serving in the best interest of our homeowners, we will not referee situations which should be handled between neighbors.** If you have a personal issue with your neighbor please address it yourself or call the police if appropriate.

## ATTENTION LANDLORDS!

It is the landlord's responsibility to educate tenants about the By-Laws of our community. Many of the issues that are brought to the board concern renters. Please make sure your tenants receive a copy of the By-Laws & Covenants & Restrictions! Also, please make sure your flowerbeds are being maintained either by the tenant or you!

## A FRESH COAT OF PAINT DOES WONDERS!

Consider giving your front doors, trim or shutters a fresh coat of paint this Summer! Contact Bea Fisher if you have any questions regarding color requirements! **Also—please take notice to the attached flyer regarding Jason Jarrett (a resident of Middleton Estates) and his painting services!**



## WWW.MIDDLETONESTATES.NET

Visit the Association's website to find: Meeting minutes from all Board meetings; By-Laws and Covenants & Restrictions; Board contact info, etc. Questions regarding the website should be directed to Denise Adams (sweetepe@gmail.com).

## WHO DO I CONTACT?

Do you know who to contact if you have a question?

You may always contact our President, Tracy Sharp  
tsharp@wolfecr.com or 497-9214  
with any questions or concerns.

Financial questions should be directed to our Treasurer, Katie Landis - klandis127@gmail.com or 856-5858.

## FLOWER BEDS

**Did you know that it's the homeowners responsibility to weed & maintain your flower beds?** Many of the plants & shrubs that were originally planted in the beds are overgrown & may need replaced. You do not need the board's approval to replace plants in your flowerbeds.

## WHAT'S THE HURRY?

**The speed limit is 25 throughout our community.** We have many more kids in our neighborhood than we used to. Please slow down and watch for kids playing! PARENTS please supervise your children at all times and teach them about bicycle safety! **Just a reminder that kids should not be permitted to "roam the neighborhood" unattended! All children should have adult supervision all times including at the park!**







# ATTENTION PET OWNERS!

**The Board has received several complaints regarding UNATTENDED DOGS, WANDERING CATS 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.**

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**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.



# Welcome to Interstate Waste Services of PA

The following items are listed for your weekly permitted (1) bulk item;

## Acceptable

- couch / sofa / chair
- dresser / bed frame / mattress
- small appliances (non freon) ie. Microwave, toaster, air conditioner —must be tagged
- small desk/ table
- paint cans (must be dried or with kitty litter)
- 1 extra bag trash

## Unacceptable bulk items (these must be called in for extra pick up)

- ® no white goods ie. Fridge, washer, dryer, stove
- ® nothing containing fre on
- ® no concrete or demolition material ie. Concrete, long wood pieces, shingles, siding
- ® no yard waste
- ® anything that needs more than 2 people to lift needs to be called in.
- ® no tires or car batteries
- ® no computers or screens

Communication is the key to any successful relationship. If you have any questions regarding any of the above items, please call 717-423-5383 option # 2 or 1-800-223-3888.

We are here to help and look forward to working with you.

Thank you



# BRING COLOR TO YOUR HOME.

EXTERIOR DOORS AND SHUTTERS BY YOUR  
LOCAL NEIGHBORHOOD PAINTER

## SERVICES PROVIDED

Exterior Door	\$45
Exterior Door & Frame	\$60
Low Shutters	\$15 (each)
High Shutters	\$20 (each)

<b>Package Deal</b>	<b>\$110</b>
1 Exterior Door & Frame	
4 Low Shutters	

<b>Package Deal</b>	<b>\$130</b>
1 Exterior Door & Frame	
4 High Shutters	

\*ask about other packages

Call today to schedule  
570-246-9253

or send an email to  
[jarrett037@gmail.com](mailto:jarrett037@gmail.com)



**JASON A. JARRETT**

11 Partridge Circle, Carlisle, Pa 17013