



## Middleton Estates Homeowners Association JUNE 2018

### NEW LAWN SERVICE—PLEASE READ

We have contracted with a new lawn/snow service effective May 1st. **PLEASE BEAR WITH US** as we get acclimated with this new group. As always, we ask that you **DO NOT CONTACT THE LANDSCAPING CREW DIRECTLY!** We are aware there are many issues to work through—we appreciate your patience through this transition! Be assured we are working these issues out as best and as fast as we can!

**REMINDERS:** Toys, bikes, etc. should not be left out in lawns. Dog runs/chains are not permitted. Should the landscaper find any of these in your yard they may choose NOT to mow your yard that week. We will not expect the landscaper to clean up your yard before they mow. Also, if your yard has excessive dog poop in it—they **WILL NOT MOW YOUR YARD!** These are all items in the by-laws — and should not be new news to anyone.

**\*\*Mulching and shrub trimming will be done in July (yes, much later than we are used to). If your flower bed is overgrown with weeds your beds will NOT get mulch. It is the homeowner's responsibility to weed and maintain your own flowerbeds!!\*\***

Again—please bear with us as we get moving forward and back in to a routine with A Touch of Green. We work very hard to keep our contracts within our budget restraints so that we do not have to increase our dues. Thank you for your understanding!

### Annual Meeting Recap

The Middleton Estates Homeowners Annual Association Meeting was held on Thursday March 1, 2018 at the Stuart Community Center. **THANK YOU** to all who came! The 2018-19 budget was reviewed and passed. The Association's attorney and accountant were on hand to answer questions and concerns. Your 2018-19 Board Members were also elected at that time.

Regular monthly meetings are typically held the 2nd Tuesday of each month from 7:00-8:30 PM at the Stuart Community Center. More information and meeting cancellations can be found on the Association's website: **[www.middletonestates.net](http://www.middletonestates.net)**.

## 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!!

## 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](http://www.middletonestates.net).
- Please do not obstruct sidewalks when parking cars. This is a township ordinance and you can be ticketed.

## **Did you know?**

Summertime Adventure is a **FREE** six week program offered to children ages 5-12. The program offers games, crafts, exercise and fun for all! Summertime Adventure is held at Village Park Monday—Friday from 9:00am—12:30 pm June 4th-July 13th. This is a **FREE** program and is perfect for kids entering kindergarden to get to know some area kids!

For more information on this program contact North Middleton Township 717-243-8550.



### DID YOU KNOW???

The North Middleton Authority now has additional easy payment options for your water & sewer payments! You can now 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.northmiddlesonauthority.com](http://www.northmiddlesonauthority.com).

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

### DUES REMINDERS:

- 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 1<sup>st</sup> 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).

## **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!**

## **TRASH**



As we enter the rainy and windy months it is important to **BAG YOUR TRASH** so that if your lid blows open, trash doesn't fly all over the place!

**Please also remember to retrieve your trash bins as soon as possible after trash is collected!**

Ever have a question if trash day is postponed? Check out the Advanced Disposal Facebook page for updates!



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

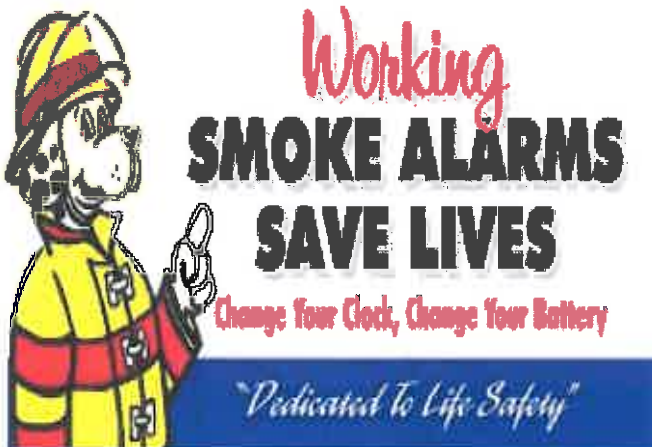
### Have you registered?

The North Middleton Authority has partnered with Rapid Response System to assist the Authority staff with setting up an emergency notification system to reach water customers if the need should arise. Visit the Authority's website at [www.northmiddletonauthority.com](http://www.northmiddletonauthority.com) and enter the Rapid Response System Portal Icon to register or call 717-243-8269 during regular business hours. This information will only be used in an emergency situation.

### 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!*



### 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.