

Middleton Estates Community Association
Carlisle, PA 17013
Monthly Board Meeting

Date: June 13, 2023

Time: 6:30 pm

Location: Stuart Community Center

Board Members in Attendance: Jan Verow, Judie Darr, Christina Gerlach, Jordon Michaels, Jim Porter, Shana Strohecker

Board Members Absent: Jennifer Michaud

The meeting was called to order by Jan at 6:30 pm.

Open Floor - Waived since no homeowners were present.

Approval of Minutes - Minutes of the May 9, 2023 meeting were distributed and reviewed. Jordon moved to accept, Christina seconded and acceptance was unanimously approved.

COMMITTEE REPORTS

Recreation - Waived

Publicity & Communications – Jan distributed a copy of a flyer regarding feral cats she had received from former president Janna Books which will be distributed throughout the community.

The landlord that had been fined for violations on the part of their tenant has paid the fines in full. As of the date of the June meeting the issues have not yet been fully corrected. The situation will continue to be monitored to determine if additional fines or other action will be needed in the future.

Budget/Finance/Delinquent Accounts & Notices – One past due account has been referred to our attorney to file a lien and begin legal collection activity. Legal fees incurred during the process will be the responsibility of the homeowner. There is one other account that is past due to the point that similar legal action will be taken in the near future.

We discussed dues increases to allow us to both meet our annual operating expenses and to rebuild a reserve account. Ideally, the reserve account should be equal to 75% of our annual budget.

Architectural & Maintenance – Christina reported that she has been calling PP&L since March in an effort to get streetlights repaired and the poles painted. She was recently told that she needed to call the township to have the requests submitted. She coordinated this with Shana, who is a township employee, and the requests have been submitted.

Shana mentioned that the township is planning a paving project on Partridge Circle in the future, though no specific time frame has been determined. If she hears anything further she will let us know.

We discussed the condition of the park. Jordon mentioned that the wooden swing along the creek may need repairs or replacement soon.

Several driveways in the community are in need of repair/resurfacing, though this is the responsibility of the homeowners.

Judie updated the Board on the ball field. She met with representatives of the Conodoguinet Creek Watershed Association (CCWA) who had worked with her to develop a plan for plantings, walking trails, etc. After a detailed discussion the Board determined that this was not something we could go forward with at the present time, but was worth considering in the future. It was suggested that we invite CCWA representatives to a Board meeting if and when the timing is right to pursue this further.

Concerns were raised related to the cost of the project itself (though CCWA would be willing to donate some materials and provide some volunteers), how it would impact the cost of mowing the ball field, how it would impact the privacy of residents in the immediate area, etc.

NEXT MEETING DATE: The next regular monthly Board meeting is scheduled for July 10, 2023.

The meeting adjourned at 8:23 p.m.

Submitted by Jim Porter

HOA e-address: middletonstatesboard@gmail.com

Treasurer's e-address: mecatreasurer@gmail.com

Mailing address: Box 248, Carlisle, PA 17013

Website: middletonstateshoa.com