

Middleton Estates Homeowners Association

May 2015

2015 ANNUAL MEETING

The Annual Homeowners Association Meeting was held on Monday March 2, 2015 at the Stuart Community Center. **THANK YOU** to all who came! The 2015-16 Budget was reviewed and passed. The Association's attorney and accountant were on hand to answer questions and concerns raised. 2015-16 Board Members were also elected at that time. As always, the board encourages all homeowners to actively participate in YOUR community—Regular monthly meetings are typically held the 2nd Tuesday of each month from 7:00-8:30 PM. More information and meeting cancellations can be found on the Association's website:

www.middletonestates.net

HAPPY SPRING!



SAVE THE DATE!



The annual community yard sale has been scheduled for June 13th.

North Middleton Police Department

We are **THRILLED** to announce a new Neighborhood Patrol Initiative being implemented by the North Middleton Police Department throughout the Township. The Board will be working one-on-one with the department to identify complaints and will be increasing patrols within our neighborhood.



COMMUNITY REMINDERS:

- Please remember to pull your trash bins in off the 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!
- 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.

TRASH

As we enter the rainy and windy months of Spring is it 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.

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!

Please consider giving your front doors, trim or shutters a fresh coat of paint this Spring! Contact Bea Fisher if you have any questions regarding color requirements!



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.

FIRE!

Use common sense! Make certain grills are kept WELL away from wooden dividers and siding (preferably on the outer side of patios)! **Vinyl siding has a higher "burn point" than wood!** If your house goes up in flames—so does your neighbors so PLEASE use extra caution!



**Working
SMOKE ALARMS
SAVE LIVES**

Change Your Clock, Change Your Battery

"Dedicated To Life Safety"

One of the most common complaints the Board gets is regarding residents speeding through the neighborhood. What's the hurry? Is it really THAT urgent that it's worth the risk of hitting a child? PLEASE slow down as you enter, exit and drive through the neighborhood! Our kids THANK YOU!



PARKING

Cars should not be parked in the grass or over sidewalks! This is something that has gotten out of hand of late. Not only is this against our Covenants & Restrictions, it makes ruts, kills the grass and just plain looks bad! Ruts can also damage the mowers! **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 folks—keep it clean and classy—
It only helps YOUR property values! DO YOUR PART!**

NOTE!

Just another reminder if you mail your monthly dues, the address has changed:
Middleton Estates HOA
Katie Landis
14 Gobin Drive
Carlisle, PA 17013

YOUR 2015-16 BOARD OF DIRECTORS

Tracy Sharp, President
Janna Books, Vice President
Katie Landis, Treasurer
Denise Adams
Kathy Kauffman
Judy Hershey
Bea Fisher (Architecture)

tsharp@wolfecr.com
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klandis127@gmail.com
sweetepe@gmail.com
kkuffman4@aol.com
hersheyins@comcast.net
(no e-mail)

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.