



Middleton Estates Homeowners Association MAY 2019

SUMMER LAWN SERVICE—PLEASE READ

As always, we ask that you **DO NOT CONTACT THE LANDSCAPING CREW DIRECTLY!** Should you have landscaping concerns, please contact Janna Books (717-557-2266) or Tracy Sharp (717-497-9214). We have gotten off to a much better start than last summer and pray that mother nature goes a little easier on us this summer! Mowings will **TYPICALLY** be on Thursdays but is subject to change. Please keep in mind that with a lawn service we cannot always pick a sunny day to mow. They do have other accounts. There are sometimes weeks in the summer where we may be able to skip a week if the grass isn't growing much—but as fast as it is growing right now, if we skipped a week the grass would be up to our knees! We have people who complain when we do mow - and people that complain when we don't. There is no possible way to please everyone.! Please understand that we make the best decisions we can— they aren't always easy decisions and most of the time they are more complicated than you may think.

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 which are in the by-laws — and should not be new news to anyone. Weeding of flower beds is the HOMEOWNER responsibility!

Annual Meeting Recap

The Middleton Estates Homeowners Annual Association Meeting was held on Friday March 1, 2019 at the Stuart Community Center. **THANK YOU** to all who came! The 2019-20 budget was reviewed and passed. The Association's attorney and accountant were on hand to answer questions and concerns.

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**.

FREE SUMMER CAMP FOR KIDS!!

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 to keep the kids busy this summer and to get to know some area kids! For more information on this program contact North Middleton Township 717-243-8550.

COMMUNITY REMINDERS!

- Please be courteous—all dogs must be on a leash or other means of control and remove pet waste from your yard immediately. 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.
- Partridge Circle and Heron Way are Township Streets. Please park with your car facing the correct direction on the street and do not obstruct sidewalks. Law enforcement will ticket!
- Be familiar with community By-Laws and Covenants. These may be found on our website 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!!

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.

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 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). Contact Katie Landis (717-856-5858) or Tracy Sharp (717-497-9214) with questions.

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

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!



**WINDOW AIR
CONDITIONERS
ARE NOT
PERMITTED!**



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

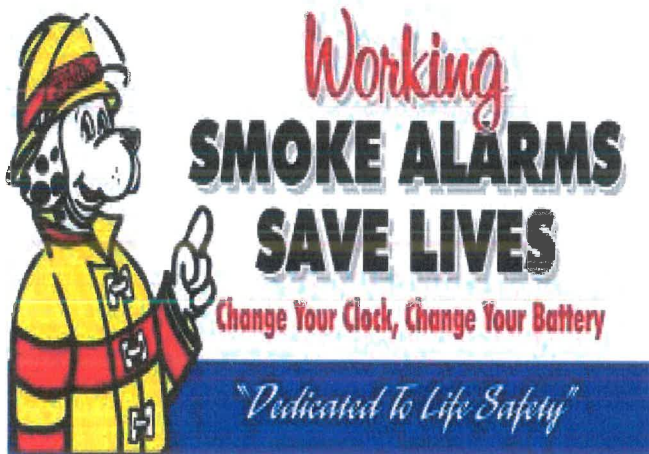
HAVE YOU REGISTERED?

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 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 are familiar with the Covenants & Restrictions! A "Quick Summary Sheet" has been created recently and sent to all landlords to share with tenants.

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** or driving through the neighborhood in **LOUD CARS!**

SIGNS

NO POLITICAL SIGNS OR SCHOOL SIGNS ARE PERMITTED ON ANY PROPERTY!

YARDS

Toys, bikes, balls, furniture, etc should not be left out in yards.
HELP KEEP OUR NEIGHBORHOOD TIDY!

ATTENTION DOG OWNERS!



The most common complaints we get are those regarding unattended dogs, dogs not on a leash, dogs being tied out in yards or people not picking up dog poop. These are not only Association Restrictions, but also TOWNSHIP ORDINANCES punishable by fines! 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 non-domesticated 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 non-domesticated 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.

MIDDLETON ESTATES COVENANTS & RESTRICTIONS

QUICK REFERENCE GUIDE

(This quick reference guide does not supersede the officially recorded By-laws or Covenants & Restrictions which are recorded at the Cumberland County Court House in Deed Book 340, Page 622. It merely highlights most of the common areas of concern. A full copy of both documents is posted on the website at www.middletonestates.net)

- **Article II, Section 2 (a):** No townhouse shall be used for any purpose other than a private dwelling for the owner or owners and his, her or their immediate family or by a person's or persons' immediate family to whom the owners has leased the townhouse.
- **Article II, Section 2 (b):** No professional business or home occupation of any nature shall be permitted, even if accessory to the main residential use of the townhome.
- **Article II, Section 2 (c):** No owner or occupant of any unit shall permit or suffer anything to be done or kept upon the lot which will interfere with the rights of other owners, annoy them with unreasonable noises or otherwise, nor will any owner or occupant of any townhouse commit or permit any nuisance or commit or suffer any immoral or illegal act to be committed in or on the lot or townhouse, or both.

NOTE: Please understand that each unit and lot is private property. There is no "common area" except for the park. Children should be supervised at all times including at the park!

- **Article II, Section 2 (d):** Each owner shall maintain his, her or their townhouse in good condition and repair at the owner's expense.

NOTE: This includes flower beds! PLEASE WEED YOUR FLOWER BEDS! Failure to do this attracts bugs and animals and can affect your neighbor's property!

- **Article II, Section 2 (e):** No owner shall paint any exterior portion of the townhouse, including, but not limited to, windows, shutters, doors, fences, light posts, light fixtures, mailboxes, eaves, soffit, trim and siding, except in the original color, without the prior written approval of the Board of Directors of the Association.

NOTE: Please contact a board member for more information!

- **Article II, Section 2 (h):** No owner may paint, decorate or otherwise alter or modify in any way the exterior of the townhome, or install outside his, her or their townhouse any canopy, awning, cover, radio or television antenna, or other structure or addition of any kind whatsoever without the prior written approval of the Board of Directors of the Association.

NOTE: Window air conditioning units are NOT permitted!

- **Article II, Section 2 (i):** Trash, garbage or other waste, pending removal, shall be stored at the rear of each townhouse (or trash compactor) and shall be placed at the curb line for removal in accordance with the municipal schedule.

NOTE: Trash should NOT be left at the curb all week. We recommend you keep your trash “toter” in your garage or at the rear of the townhome. Please bag your trash to avoid a mess on windy days!

- **Article II, Section 2 (k):** The yards and common area shall be used only for the furnishing of services and facilities for which they are reasonably suited and which are incident to the use and occupancy of the townhouses. Owners or occupants of townhouses shall not place or cause to be placed in the yards, public walkways, parking lots or common areas, any furniture, packages, structures or objects of any kind.

NOTE: No furniture, packages, bikes, toys, etc. should be left in the yards. HELP KEEP OUR NEIGHBORHOOD TIDY! These items also hinder the landscaping crew. This also means no parking in the grass! Parking in the grass may cause damage to the lawns and/or sidewalks. Do not block driveways or sidewalks! Partridge Circle and Heron Way are Township roadways and you WILL be ticketed. Fire pits are NOT permitted on patios – these should be used only on a hard surface well away from houses. Grills should be kept away from wooden dividers and siting (preferably on the outer side of patios).

- **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 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. Should there be a question as to what constitutes a household pet, the developer or its successor shall make the determination.

NOTE: Please refrain from allowing your pet to use other homeowner’s lawns.

- **Article II, Section 2 (n):** No signs, other than “for sale” or “for lease” signs having an area of less than three (3) square feet shall be erected or maintained on any lot.

NOTE: NO POLITICAL SIGNS OR SCHOOL SIGNS ARE PERMITTED ON ANY PROPERTY!

- **Article II, Section 2 (o):** No owner or occupant shall erect, install, paint, or maintain any fence in the front or rear yards of a lot or along the boundary lines of a lot, except as originally installed by the developer, unless approved by the Board of Directors of the Association. Further, no hedges or shrubs shall be planted along the lot boundary of the front, side or rear yards of any townhouse without the approval of the Board of Directors of the Association. Hedges, shrubs or other plants may be planted within eight (8) feet of the front or rear of any townhouse with the approval of the Executive Board.

NOTE: Please contact any board member BEFORE planting anything other than in your flowerbed!