

# Middleton Estates Homeowners Association

## October 2015



### PROTECT YOUR CAT!

Several stray cats have taken up residence in our neighborhood (and have had kittens!). As our covenants state, no pets should be roaming free in our neighborhood, but should at all times be on a leash and accompanied by its owner. So, to protect your cat, and avoid the nuisance that a proliferation of feral cats would be, please do not let your cat/s outside without supervision.

*The Board would like to thank residents Paul & Joyce McMillian for carrying our old flag to the Flag Retirement Ceremony at the Army Heritage Center on Saturday September 19th and seeing to it that it was retired properly.*



North  
Middleton  
Township  
Trick-or-



Treat night is  
October 29th  
6-8 PM

### TRASH

Please remember : If  
a Federal holiday falls  
on a Monday our  
trash day is  
pushed back  
one day!



## 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.

## Sunoco Mariner East Pipeline Project

In May of this year the Board was approached by representatives from the Sunoco Pipeline project regarding purchasing a Permanent Easement through a small portion of the Middleton Estates property. After reviewing Sunoco's initial offer of \$4,100 with Attorney Andrew Shaw, the Board countered and negotiated \$9,000 for the Easement. These funds will be placed in the Association's account to be used for on-going common area maintenance. More information regarding this will be available at the Association's Annual Meeting in March. The Easement does NOT effect any of the residential portion of our property. Please reference the attached maps which highlight where the Easement will fall on the property. The first map is the actual legal document for the Easement which will be recorded at the Courthouse. The second map, (easier to understand), is an aerial map with a black line showing where the Easement falls on our property as well as neighboring parcels. If anyone has any questions regarding this, feel free to contact Tracy Sharp at [tsharp@wolfecr.com](mailto:tsharp@wolfecr.com).

## FIRE!

Use common sense! Make certain grills and fire pits 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'!**



This North Middleton Township home was a total loss on July 6th all because a fire in an unattended gas grill flared up.



## TIME TO CHANGE THE CLOCKS!



Daylight Savings Time  
ends November 1st!  
Fall back 1 hour!

## TRASH



As we enter the rainy and windy months of Fall 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.





## DID YOU KNOW?

North Middleton Authority has an automatic payment plan for your water & sewer bills! Bills can be automatically deducted from your checking account on the due date. For more information, please contact the North Middleton Authority at 243-8269. The Authority office hours are Monday thru Friday 8:00 AM—4:30 PM.



## DID YOU NOTICE?

One of our common area maintenance projects this summer was repairing our entrance wall which was in sad shape. The center pier was rebuilt using the existing brick, the top header of brick (both sides) was replaced with new brick and other damaged areas were repointed. The project turned out great! Thanks to Judy Hershey for her help on this project!

Pennsylvania State Law requires that ALL children under the age of 12 wear a helmet while riding a bike!



## 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.

[www.middletonestates.net](http://www.middletonestates.net)

Visit the Association's website to find: Meeting minutes from monthly board meetings, Changes to monthly Board meeting times, By-Laws and Covenants & Restrictions, Board Contact information, etc. Any questions regarding the website should be directed to Denise Adams (sweetepe@gmail.com)

# ATTENTION PET OWNERS!



The Board has received several complaints regarding, stray cats, 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 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.



## **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!*



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*  
*books.janna74@yahoo.com*  
*klandis127@gmail.com*  
*sweetepe@gmail.com*  
*kkauffman4@aol.com*  
*hersheytings@comcast.net*  
(no e-mail)

# EXHIBIT B

## NORTH MIDDLETON TOWNSHIP

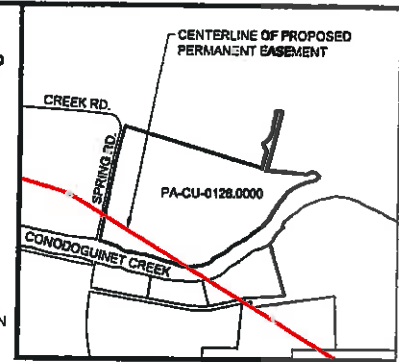
### CUMBERLAND COUNTY, PENNSYLVANIA

#### LEGEND

- R.O.D.C.C.P.A. CUMBERLAND COUNTY RECORDER OF DEEDS, PA.
- P.O.B. POINT OF BEGINNING
- P.O.T. POINT OF TERMINATION
- ( ) RECORD BEARING AND DISTANCE
- PROPERTY CORNER FOUND
- PROPERTY CORNER NOT FOUND
- △ PROPOSED PIPELINE/DEED LINE INTERSECTION
- PROPOSED PIPELINE VERTICE
- ▨ PROPOSED PERMANENT EASEMENT
- ▨ PROPOSED TEMPORARY WORK SPACE
- ▨ PROPOSED ADDITIONAL TEMPORARY WORK SPACE



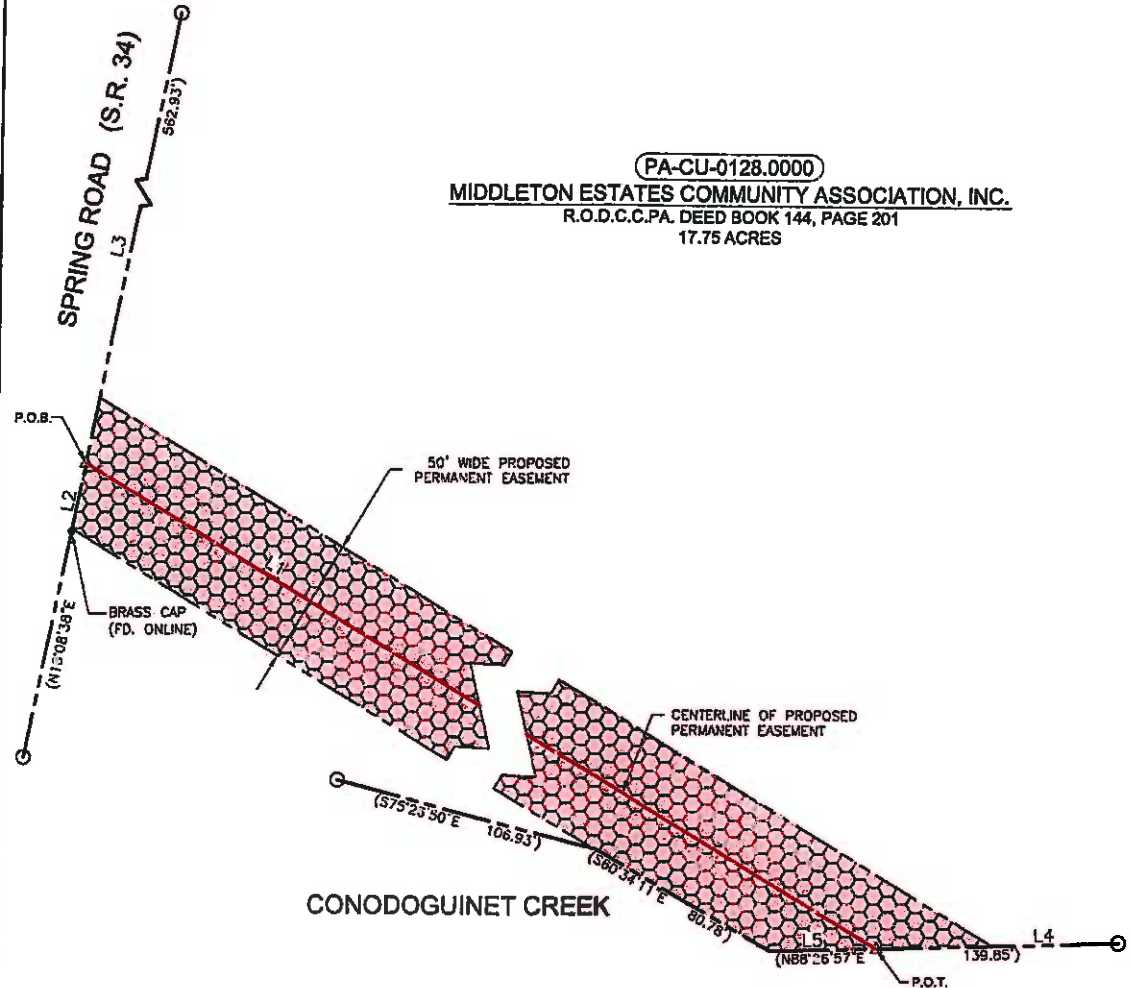
Scale: 1" = 60'



VICINITY MAP  
NOT TO SCALE

PA-CU-0128.0000

MIDDLETON ESTATES COMMUNITY ASSOCIATION, INC.  
R.O.D.C.C.P.A. DEED BOOK 144, PAGE 201  
17.75 ACRES

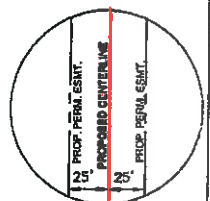


TOTAL DISTANCE ACROSS PROPERTY: 596.58 FT  
PROPOSED PERMANENT EASEMENT: 0.88 ACRES  
TEMPORARY WORK SPACE: 0.00 ACRES  
ADDITIONAL TEMPORARY WORK SPACE: 0.00 ACRES

LINE	BEARING	DISTANCE
L1	S59°15'03"E	596.58'
L2	S11°26'15"W	27.82'
L3	N11°26'15"E	429.42'
L4	N88°26'57"E	97.33'
L5	S88°26'57"W	42.53'

#### NOTES:

- THE PURPOSE OF THIS PLAN IS TO SHOW THE LIMITS OF THE PROPOSED PERMANENT AND TEMPORARY EASEMENTS CROSSING THE SUBJECT PROPERTY. THE PROPERTY LINES SHOWN HEREON, WERE COMPILED FROM THE BEST AVAILABLE RECORD INFORMATION AND GEO-REFERENCED TO APPARENT BOUNDARY EVIDENCE AND IS NOT THE RESULT OF A BOUNDARY SURVEY.
- THE INFORMATION SHOWN HEREON IS AN ILLUSTRATION OF THE APPARENT PROPERTY LINES IN RELATION TO THE PROPOSED EASEMENTS. IT SHOULD NOT BE USED AS A PROPERTY BOUNDARY SURVEY.
- BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE PROJECT COORDINATE SYSTEM OF NAD 83, PENNSYLVANIA STATE PLANE, SOUTH ZONE, U.S. SURVEY FEET. DISTANCES SHOWN HEREON ARE GRID DISTANCES AND A SCALE FACTOR MUST BE APPLIED TO CONVERT TO GROUND DISTANCES.
- CORNER TIES WITH "x" REFERENCE, ARE APPROXIMATE SCALED DISTANCES.
- FOR ADDITIONAL INFORMATION, SEE ATTACHED LEGAL DESCRIPTION (EXHIBIT "A") MADE IN CONJUNCTION WITH AND CONSIDERED AN INTEGRAL PART OF THE ABOVE DESCRIBED EASEMENT.



DETAIL "A"

SURVEYED BY: **TRICO Surveying & Mapping, Inc.**  
441 West Courtyard Pike, Bloomsburg, Pa 17814  
Phone: 812-336-7050 Fax: 812-336-7015 Web: www.tricosurveying.com

CLIENT:



Sunoco  
Pipeline L.P.

#### REVISIONS

NO.	DATE	BY	DESCRIPTION
0	6/16/14	AMK	ISSUED FOR REVIEW
1	1/09/15	CJA	REVISED PER REI DATA

PERMANENT EASEMENT & RIGHT OF WAY  
CROSSING PROPERTY OF  
MIDDLETON ESTATES COMMUNITY ASSOCIATION, INC.

DRAWN BY: AMK DRAWN DATE: 6/16/14 CHECKED BY: PKB PLOT DATE: 8/20/14

TRACT NO.

PA-CU-0128.0000



