

Middleton Estates Homeowners Association

OCTOBER 2012

BOARD OF DIRECTORS UPDATE:

As we discussed at the Annual Meeting in March 2012, the Board hired an outside accountant, Larry Walker, to review the Association's financial procedures and books. Mr. Walker came highly recommended to us by board members of The Villas, a Homeowner's Association very similar to ours in South Middleton Township. He has been their accountant for many years. This was a lengthy process completed during the months of April thru June. The accountant presented his findings at our July Board meeting. You will be pleased to know that his report showed that all of our books for the past 2 1/2 years (since the implementation of the computerized book-keeping process) are in perfect order! He was pleased at the processes we have implemented and has made some recommendations to us.

*Mr. Walker will be attending the March 2013 meeting and will present the Compilation Report to the entire membership and answer any questions you might have.
Please plan to attend!*

DAYLIGHT SAVINGS TIME ENDS NOVEMBER 4th!
SPRING FORWARD—FALL BACK!

MAINTENANCE UPDATE

In the next couple weeks, we are hoping to pave the alley behind units 130-140, and the alley behind the older buildings on the left. This is a maintenance issue that has been deferred for many years and we are thrilled to finally be able to tackle this project! When we nail down a specific date, flyers will be distributed to the affected homeowners so you will know when to find alternative parking. We are hoping the weather cooperates with us and we can get this done yet this Fall! Also, keep your eyes on the front entrance of our neighborhood! R&R will be giving it a facelift over the next 2 weeks!

BOARD OF DIRECTORS MEETINGS

Board of Directors meetings are *typically* held on the second Tuesday of every month from 6:30 to 8:30 at the Stuart Community Center, 415 Franklin Street, Carlisle. All Association members are encourage to attend and be an active part of our community. Time is allotted at the beginning of each meeting for you to voice your concerns and provide your input. Should a meeting need to be re-scheduled or cancelled, it will be posted on our website.

Upcoming Meeting Dates:

November 13

December 11

January 8

HALLOWEEN

Trick-or-Treat night for North Middleton Township is Wednesday, October 31st from 6:00-8:00 PM.



YOUR 2012-13 BOARD OF DIRECTORS

<i>Tracy Sharp, President</i>	<i>tsharp@wolfecr.com</i>
<i>Jan Verow, Vice President</i>	<i>janverow@yahoo.com</i>
<i>Katie Landis, Treasurer</i>	<i>klandis127@gmail.com</i>
Denise Adams	sweetepe@gmail.com
Kathy Kauffman	kkauffman4@aol.com
Judy Hershey	hersheyins@comcast.net
Jessica Sheets	jjsheets@hotmail.com
Bea Fisher (Architecture)	(no e-mail)
Steve LeGros (Maintenance)	steve@turfandirt.com

DON'T FORGET TO VOTE!

NOVEMBER 6th, 2012



DID YOU KNOW?

Did you know that Middleton Estates is a **Fee Simple Community**— NOT a condo association?? What does that mean to you? That means that the **homeowner** is responsible for **ALL outside maintenance** of the property. (With the exception of lawn care and snow removal.) **PLEASE KEEP UP WITH EXTERIOR MAINTENANCE— MISSING ROOF SHINGLES, MISSING SIDING, ETC. CAN ULTIMATELY EFFECT YOUR NEIGHBOR'S PROPERTY!**

LAWN CARE INFO

Effective April 1, 2012 we have contracted with a new lawn care company. R&R Landscaping came highly recommended by the Walnut Court & Dickinson Green communities. R&R has begun to tackle our community and spruce up some areas & items that have been neglected in recent years. **We hope everyone was pleased with the tree trimming in the Spring & our change to the black mulch. During the months of October & November they will be working on some special projects, one of which includes sprucing up the front entrance to the neighborhood!** **NOTICE—PLEASE DO NOT LEAVE ITEMS IN YOUR YARD INCLUDING DOG LEADS, LEASHES, CHAINS, FOOD BOWLS, ETC. IF ITEMS ARE LEFT IN THE YARD PLEASE BE AWARE YOUR YARD MAY NOT BE MOWED! ALSO, PLEASE PICK UP AFTER YOUR PETS!**

WWW.MIDDLETONESTATES.NET

Visit the Association's website to find: Meeting minutes from all Board meetings; By-Laws and Covenants & Restrictions; Board contact info, etc. Questions regarding the website or your member login should be directed to Denise Adams (sweetepe@gmail.com).

***Effective 10/1/12—the "Members Only" section will be temporarily turned off. We believe someone tried to hack into the website and change some things—so we felt best to shut this section down while we investigate the security of the site.**

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.**

GET OUT AND MINGLE!

It takes some "give and take" with your neighbors to live harmoniously in a close-knit community like ours! It's much easier to get along if you get out and get to know your neighbors! Who knows? You may actually LIKE them! **While this board is absolutely committed to serving in the best interest of our homeowners, we will not referee situations which should be handled between neighbors.** If you have a personal issue with your neighbor please address it yourself or call the police if appropriate.

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!

Consider giving your front doors, trim or shutters a fresh coat of paint this Fall! Contact Bea Fisher if you have any questions regarding color requirements! Also—please take notice to the attached flyer regarding Jason Jarrett (a resident of Middleton Estates) and his painting services!



CHANGE YOUR CLOCK—CHANGE YOUR BATTERY!

Daylight Savings Time Ends November 4th—a perfect time to change your smoke alarm batteries! Also, consider investing in a Carbon Monoxide detector! It could save your life!

WHO DO I CONTACT?

Do you know who to contact if you have a question? You may always contact our President, Tracy Sharp
tsharp@wolfecr.com or 497-9214
with any questions or concerns.

Financial questions should be directed to our Treasurer, Katie Landis - klandis127@gmail.com or 856-5858.

FLOWER BEDS

Did you know that it's the homeowners responsibility to weed & maintain your flower beds? Many of the plants & shrubs that were originally planted in the beds are overgrown & may need replaced. You do not need the board's approval to replace plants in your flowerbeds.

WHAT'S THE HURRY?

We've been noticing many cars FLYING through the neighborhood. The speed limit is 25 throughout our community. We have many more kids in our neighborhood than we used to. Please slow down and watch for kids playing! PARENTS please supervise your children at all times and teach them about bicycle safety! Just a reminder that kids should not be permitted to "roam the neighborhood" unattended! All children should have adult supervision all times including at the park!



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 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.



BRING COLOR TO YOUR HOME.

EXTERIOR DOORS AND SHUTTERS BY YOUR
LOCAL NEIGHBORHOOD PAINTER

SERVICES PROVIDED

Exterior Door	\$45
Exterior Door & Frame	\$60
Low Shutters	\$15 (each)
High Shutters	\$20 (each)

Package Deal	\$110
1 Exterior Door & Frame	
4 Low Shutters	

Package Deal	\$130
1 Exterior Door & Frame	
4 High Shutters	

*ask about other packages

Call today to schedule
570-246-9253

or send an email to
jajarrett037@gmail.com



JASON A. JARRETT

11 Partridge Circle, Carlisle, Pa 17013



Welcome to Interstate Waste Services of PA

The following items are listed for your weekly permitted (1) bulk item;

Acceptable

- couch / sofa / chair
- dresser / bed frame / mattress
- small appliances (non freon) ie. Microwave, toaster, air conditioner –must be tagged
- small TV / desk/ table
- paint cans (must be dried or with kitty litter)
- 1 extra bag trash

Unacceptable bulk items (these must be called in for extra pick up)

- ® no white goods ie. Fridge, washer, dryer, stove
- ® nothing containing freon
- ® no concrete or demolition material ie. Concrete, long wood pieces, shingles, siding
- ® no yard waste
- ® anything that needs more than 2 people to lift needs to be called in.
- ® no tires or car batteries
- ® no computers or screens

Communication is the key to any successful relationship. If you have any questions regarding any of the above items, please call 717-423-5383 option # 2 or 1-800-223-3888.

We are here to help and look forward to working with you.

Thank you