

Middleton Estates Community Association
Carlisle, PA 17013
Monthly Board Meeting

Date: October 10, 2023

Time: 6:00 pm

Location: Stuart Community Center

Board Members in Attendance: Jan Verow, Christina Gerlach, Patricia Mainhart,
Jennifer Michaud, Jim Porter, Shana Strohecker

Board Members Absent: Jordon Michaels,

The meeting was called to order by Jan at 6:01 pm.

Open Floor – Open Floor began at 6:01 p.m. with one homeowner present. The homeowner thanked the Board for the recent notice about trespassing/private property that had been distributed, as they have had individuals walking on their property late at night carrying flashlights. They asked if they were allowed to place a motion activated light on their property and were told that they could. Open Floor closed at 6:09 p.m.

Approval of Minutes - Minutes of the September 12, 2023 meeting were distributed and reviewed. Christina moved to accept, Shana seconded and acceptance was unanimously approved.

COMMITTEE REPORTS

Publicity & Communication – It was mentioned that some new residents of the community have been using private yards as shortcuts when walking in the area. Jan will remind them of the rules concerning this and make sure they receive a copy of the newsletter if they do not have one.

Jan reported that she had received a communication from a resident following the distribution of the Fall newsletter. They were upset at the trespassing discussion and thought that children should be allowed to play in yards and essentially use other people's private property at will. Jan reiterated that "private property" means just that, and that others are not allowed to use it without specific permission of the property owner.

The same resident expressed concern about the stated restrictions on the woods located behind the units on the south side of the development and thought they should have access to that area to gather fallen wood, etc. Jan explained that even though this area of the community is owned by the HOA as opposed to individual homeowners, it is not considered a common area, such as the park, and cannot be used as one.

A unit that has previously been fined twice for rules violation is still not in compliance and the third fine (\$150) remains outstanding.

Delinquent Accounts – Letters have been recently sent to several homeowners with past due balances in excess of \$200. One of the six had previously agreed to a payment plan to bring the account current but did not follow through. One other homeowner's account has been sent to our attorney to begin collection efforts and the homeowner continues to dispute the amount owed, though we have every reason to believe it is correct.

Legal collection activity is continuing with another homeowner who had previously been referred to our attorney. There has been no response from the homeowner and collection activity continues, with the next steps to be determined.

Budget/Reserve Fund – In a general discussion of the budget Pat offered to review our PP&L bills and research whether shopping for a better electricity rate is worth pursuing. She will report back to the Board at a future meeting.

Architectural/Maintenance – Christina reported that light poles in the development are on PP&Ls list for replacement and that up to 7 are to be replaced by April 2024.

NEXT MEETING DATE: The next monthly Board meeting is scheduled for November 14, 2023 from 6:00 -7:30 p.m.

The meeting adjourned at 7:26 p.m.

Submitted by Jim Porter

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