

# Middleton Estates Community Association

## SPRING 2011

### **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. All homeowners are welcome and encouraged to attend!

#### ***Upcoming Meeting Dates:***

***May 10th***

***June 14th***

***July 12***



### **BOARD OF DIRECTORS UPDATE:**

**ANNUAL HOA MEETING**— The annual Homeowners Association meeting was held March 1st at the Stuart Community Center. The Board was thrilled with the turnout and voting participation. **THANK YOU** for all who came! The 2011-12 budget was reviewed and passed. .

**ELECTION RESULTS**—The results of the election were also announced at the Annual Meeting. The Board welcome's two new members to the team— Steve LaGros & Bea Fisher. We would also like to thank Arlene Gala for all her years of service on the Board and wish her well! Judy Hershey & Phyllis Hinderliter (Incumbants) were also elected. Since the time of the election, Phyllis Hinderliter has resigned from the Board due to personal reasons. We thank Phyllis for her time served and wish her the best. Denise Bowers has accepted the nomination to fill Phyllis's seat.

### **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!
- Our normal mow day is **WEDNESDAY**! Please be sure to "clean up your yard" so the lawn guys can mow the yards! If there are items in your yard, your yard will not be mowed.
- **PLEASE PICK UP** after your pets! It's a township ordinance and you can be fined!
- Keeping your property in A-1 condition benefits **YOU** and **YOUR NEIGHBOR**! Consider sprucing up the outside of your home this Spring! A coat of paint does wonders!

### **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, pieces of siding, etc. can ultimately affect your neighbors property! You are also responsible for weeding and maintenance of your flower beds!

### **YOUR 2011-12 BOARD OF DIRECTORS**

<b>Tracy Sharp, President</b>	<a href="mailto:president@middletonestates.org">president@middletonestates.org</a>
<b>Jan Verow, Vice President</b>	<a href="mailto:janverow@yahoo.com">janverow@yahoo.com</a>
<b>Katie Landis, Treasurer</b>	<a href="mailto:treasury@middletonestates.org">treasury@middletonestates.org</a>
Denise Bowers	<a href="mailto:sweetepe@gmail.com">sweetepe@gmail.com</a>
Maureen Clay	<a href="mailto:maureeneclay@gmail.com">maureeneclay@gmail.com</a>
Judy Hershey	<a href="mailto:hersheyins@comcast.net">hersheyins@comcast.net</a>
Travis Young (Maintenance)	<a href="mailto:tyoung@comcast.net">tyoung@comcast.net</a>
Bea Fisher	(no e-mail)
Steve LaGros	<a href="mailto:steve@turfandirt.com">steve@turfandirt.com</a>

### **COMMUNITY YARD SALE**

Our Community Yard sale is scheduled for **June 4th**. The yard sale is being coordinated with the community yard sales in the Cross Creek and Meadowbrook Farms developments. Clean out those closets and basements! Your junk is someone else's treasure!

### **ARCHITECTURAL REQUESTS:**

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) or Tracy Sharp (497-9214) with questions and to submit your request.

### **WEBSITE UPDATE:**

Our NEW website is almost ready and should be up and running in just a couple weeks! This project is LONG overdue and we're thrilled to finally see the "light at the end of the tunnel" on this! Thank you to Denise Bowers for all your hard work on this and helping us to finally get this done! Included on the website will be monthly financial reports and minutes from each monthly Board of Directors meeting! Stay tuned!

### **DO WE KNOW HOW TO CONTACT YOU?**

We are currently in the process of updating contact information for all of our residents. Ultimately, we'd like to be able to distribute mass e-mails with important information pertaining to the community. Please make sure we have current contact information so we can "keep you in the loop"!

### **WHO DO I CONTACT?**

Do you know who to contact when you have a question? You may always contact our President, Tracy Sharp @ [president@middletonestates.org](mailto:president@middletonestates.org) with any questions or concerns. If you have questions regarding lawn care or maintenance, please contact Travis Young at [tyoung@comcast.net](mailto:tyoung@comcast.net) or (385-5347). Financial questions should be directed to Katie Landis at [treasury@middletonestates.org](mailto:treasury@middletonestates.org).

### **Changes to Past Due Association Dues Collections Process and Fees**

Effective April 1, 2011, a late fee of \$5.50 will be charged when payment is 30 days past due. This change is in alignment with the By-laws which states "If the assessment is not paid within thirty (30) days after the delinquency date, the assessment shall bear interest from the date of delinquency at the rate of ten (10) percent per annum".

Late notices will be sent to past due accounts before any late fees are charged. This will help address issues with delayed mail. If your email address is available, late notices will be sent via email. Non-rentals/owners living in the neighborhood will have notices left at their doors.

### **MAILING ADDRESS:**

All payments and correspondence relating to association dues should be sent to:

**Katie Landis**  
**95B Partridge Circle**