

Middleton Estates Homeowners Association

APRIL 2012

BOARD OF DIRECTORS UPDATE:

ANNUAL HOA MEETING—MARCH 1st, 2012—The annual Homeowners Association meeting was held March 1st at the Stuart Community Center. Thank you to the members who came in support of the association. The 2012-13 budget was reviewed and passed.

ELECTION RESULTS—The results of the annual election were also announced on March 1st. **The Board welcomes two new members to the team—Jessica Sheets and Kathy Kauffman.** Katie Landis, Treasurer (Incumbent) was also re-elected. We would like to thank Maureen Clay and Travis Young for their time served on the Board. Both will be greatly missed!

WEBSITE UPDATE

Our new website www.middletonestates.net is COMPLETED! FINALLY! Check it out if you have a moment! All board meeting minutes and past newsletters will be posted regularly to this site. All homeowners have also be given access to a “private” portion of this site which will house directory information as well as financial information for the association. Thank you Denise Adams for chairing this project and we look forward to a new user friendly and information filled website! We hope to utilize this website more and more over the months to come to distribute information to our homeowners!

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 8th
June 12th*

YARD SALE ALERT!

Our community yard sale is **Saturday June 2nd**
This will be coordinated with the Meadowbrook Farms yard sale again this year!



YOUR 2012-13 BOARD OF DIRECTORS

<i>Tracy Sharp, President</i>	<i>presidentme@middletonestates.net</i>
<i>Jan Verow, Vice President</i>	<i>janverow@yahoo.com</i>
<i>Katie Landis, Treasurer</i>	<i>treasurerme@middletonestates.net</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

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"!

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 and Dickinson Green communities. R&R has begun to tackle our community and spruce up some areas and items that have been neglected in recent years. For instance, you will notice that all of the trees in the neighborhood have now been pruned— something that hasn't been done in many years! LOOKS GREAT! *Please bear with us as R&R gets acclimated with our community and gets the neighborhood looking fabulous again! It's going to take some time but I think everyone will notice a change by the end of summer!* I believe our weekly mowing will be on THURSDAYS— but that's subject to change as he gets acclimated and up to speed over the next few weeks.

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!

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!**
- Keeping your property in A-1 condition benefits **YOU** and **YOUR NEIGHBOR!** Consider sprucing up the outside of your home this Spring!
- 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 your 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 spring! Contact Bea Fisher if you have any questions regarding color requirements!

WHO DO I CONTACT?

Do you know who to contact if you have a question? All Board Member contact information can be found in the Members Only section of our website. You may always contact our President, Tracy Sharp @ presidentme@middletonestates.net with any questions or concerns. Financial questions should be directed to Katie Landis @ treasurerme@middletonestates.net.

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.