



## Middleton Estates Homeowners Association SUMMER 2020

### SUMMER LAWN SERVICE—PLEASE READ

As always, we ask that you **DO NOT CONTACT THE LANDSCAPING CREW DIRECTLY!** Should you have landscaping concerns, please contact Janna Books (717-557-2266) or Tracy Sharp (717-497-9214). Effective March 2020 we have contracted with Fraker's Landscaping. They come with great references and we have been extremely pleased so far! Mowings will TYPICALLY be on Wednesdays but is subject to change due to weather. Please keep in mind that with a lawn service we cannot always pick a sunny day to mow. They do have other accounts. There are weeks in the summer where we may be able to skip a week if the grass isn't growing much—but as fast as it is growing right now, if we skipped a week the grass would be up to our knees! We have people who complain when we do mow - and people that complain when we don't. There is no possible way to please everyone! Please understand that we make the best decisions we can— they aren't always easy decisions and most of the time they are more complicated than you may think.

**REMINDERS:** Toys, bikes, etc. should not be left out in lawns. **Dog runs/chains are not permitted.** Should the landscaper find any of these in your yard they may choose NOT to mow your yard that week. We will not expect the landscaper to clean up your yard before they mow. Also, if your yard has dog poop in it— they **WILL NOT MOW YOUR YARD!** These are all items which are in the by-laws — and should not be new news to anyone. Weeding of flower beds is the HOMEOWNER responsibility!

### Annual Meeting Recap

The Middleton Estates Homeowners Annual Association Meeting was held on Friday March 2, 2020 at the Stuart Community Center. **THANK YOU** to all who came! The 2020-21 budget was reviewed and passed. As always, the Association's attorney and CPA were on hand to answer member questions and concerns.

Regular monthly meetings are typically held the 2nd Tuesday of each month from 7:00-8:30 PM at the Stuart Community Center. More information and meeting cancellations can be found on the Association's website: **[www.middletonestates.net](http://www.middletonestates.net)**.

## **YARD SIGNS**

Due to the unprecedented situation over the past several months, the board has been lenient with regard to signs in the yards. We realize and completely agree that our community seniors deserved their time to be celebrated and recognized! We do, however, have to get back to normal practice at some point. **The Board has set a deadline of July 10th for all signs/decorations to be removed from the yards** On this same note, we would also like to remind everyone that **NO POLITICAL** signs are permitted in the community. This is spelled out clearly in our by-laws. No signs other than “FOR SALE” or “FOR RENT” signs are permitted in the community.

## **COMMUNITY REMINDERS!**

- Please be courteous—all dogs must be on a leash or other means of control and remove pet waste from your yard immediately. Refrain from allowing your dog to use other homeowner’s lawns.
- **Cats must also be kept inside or on your own property. Do not let cats roam free.**
- Partridge Circle and Heron Way are Township Streets. Please park with your car facing the correct direction on the street and do not obstruct sidewalks. Law enforcement will ticket!
- Be familiar with community By-Laws and Covenants. These may be found on our website [www.middletonestates.net](http://www.middletonestates.net).

## **FIRE PITS**

The use of fire pits on patios is **PROHIBITED!**  
These should only be used on hard surfaces **WELL** away from homes!

## **GRILLS**

PLEASE use common sense! Please Make sure grills are kept **WELL** away from wooden dividers and siding (**preferably on the outer side of patios—not against a house or divider**)! If your house goes up in flames—so does your neighbors!!

### DID YOU KNOW???

The North Middleton Authority now has additional easy payment options for your water & sewer payments! You can sign up to receive your bill via e-mail instead of the paper bill. Payment options include the Automatic Clearing House (ACH) payment which allows you to enter your banking information online. This option is free. You may now also pay by credit card, but there is a fee for this service. Finally, the Automatic Payment Plan where your bill is automatically deducted from your checking account on the due date. For more information please contact the North Middleton Authority at 717-243-8269 or stop by their office at 240 Clearwater Drive, Carlisle off 34 (Spring Road) behind the North Middleton Township Municipal buildings. The Authority office hours are 8:00-4:00 Monday thru Friday. Or visit their website at [www.northmiddltonauthority.com](http://www.northmiddltonauthority.com).

## HAVE YOU CHANGED YOUR SMOKE ALARM BATTERIES LATELY??

### DUES REMINDERS:

- **Checks should be made payable to MIDDLETON ESTATES and please be sure your address is on the check!**
- **NO COUPON BOOKS ARE PRINTED.** If you prefer to have a coupon page, one can be printed for you. Please request this from the treasurer.
- Association Fees are due on the 1<sup>st</sup> of the month and are \$50.00. A late fee of \$5.00 will be charged for any payment over 30 days late. ***Accounts over 90 days may be sent to the District Justice for collection.*** Accounts with **ANY** balance after 30 days will be charged a late fee. This includes partial payments.
- Association Fee payments may be MAILED to Katherine Landis 14 Gobin Drive, Carlisle, PA 17013 OR placed in the Association mailbox. (This is the **tan mailbox** located next to the U.S.P.S mailbox group directly across from unit 27 Partridge Circle). Contact Katie Landis (717-856-5858) or Tracy Sharp (717-497-9214) with questions.

## **NO PARKING IN GRASS!**



This is against our Covenants & Restrictions! It makes ruts, **cracks/ damages sidewalks** and kills the grass! 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—keep it clean and classy—  
It only helps YOUR property values!  
DO YOUR PART!**

## **SCOOP YOUR POOP!**

Please clean up after your pets. Not only is this an Association restriction, but also a Township Ordinance. Not picking up after your pet may lead to your lawn not being mowed! Please show respect for your neighbors and not allow your pets to do their business in someone else's yard!



## **WINDOW AIR CONDITIONERS ARE NOT PERMITTED!**



## **2020-21 BOARD OF DIRECTORS**

Tracy Sharp, President  
Janna Books, VP  
Katie Landis, Treasurer  
Denise Adams  
Kathy Kauffman  
Stephanie Bragg  
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## **TOWNSHIP FIRE RESTRICTIONS!**

Please be aware that North Middleton Township Code includes a Fire Ordinance. **No outdoor burning shall be permitted within 50 feet of any building nor within 40 feet of any property line.** That pretty much prohibits ANY burning within our neighborhood (with the exception of recreational fire pits). Violations shall be punishable by fines of up to \$1,000.

## **ATTENTION LANDLORDS!**

It is the landlord's responsibility to educate tenants about the By-Laws of our community. Please make sure your tenants are familiar with the Covenants & Restrictions! A "Quick Summary Sheet" has been created recently and sent to all landlords to share with tenants.

***Please make sure your flowerbeds are being maintained either by the tenant or by you!***

## **STREET LIGHT OUT?**

These can be reported by anyone - if you see a light pole out by your house— simply call PP&L to report it! They will just ask the address of where it is near.

## **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 or driving through the neighborhood in LOUD CARS!**

## **SIGNS**

**NO POLITICAL SIGNS OR SCHOOL SIGNS ARE PERMITTED ON ANY PROPERTY!**

## **YARDS**

Toys, bikes, balls, furniture, etc should not be left out in yards.  
**HELP KEEP OUR NEIGHBORHOOD TIDY!**



# ATTENTION DOG OWNERS!



**The most common complaints we get are those regarding unattended dogs, dogs not on a leash, dogs being tied out in yards or people not picking up dog poop. These are not only Association Restrictions, but also TOWNSHIP ORDINANCES punishable by fines! 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 non-domesticated 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 non-domesticated 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.