

Middleton Estates Community Association
Carlisle, PA 17013
Monthly Board Meeting

Date: July 14, 2026

Time: 6:00 pm

Location: Carlisle Family YMCA

Board Members in Attendance: Brittany Kemp, Paul Beck-Munchel, Pat Mainhart, Jim Porter and Christina Gerlach

Board Members Absent: Jennifer Michaud

Jim called the meeting to order at 6:01 p.m.

Open Floor – Waived as no homeowners attended.

Approval of Minutes – Monthly Minutes of June 9, 2026, were distributed and reviewed. Jim made a motion to accept, Paul seconded, and the minutes were approved by unanimous vote.

COMMITTEE REPORTS

Architectural - A very large silver maple tree at the park split and fell during recent summer thunderstorms and heavy winds. Our current association tree trimmer cut and cleared away the debris quickly, so community members were not hindered from using the park and to prevent injuries. We will need to have the remaining portion of the tree removed soon as this tree had a massive double trunk.

The large tree that was hindering the new basketball hoop was also trimmed.

We received a complaint from a homeowner regarding termites and mold in her garage. She questioned if the mulch that was placed this spring may have attracted the termites. Jim talked with Fraker Lawn Service who assured us the mulch that was purchased for our community is treated and certified to be termite free.

Most Brightspeed internet cables and connections throughout the neighborhood have now been sunk underground and are no longer a hazard for folks walking in the community or our mowing crew. The red/orange flags that remain in the neighborhood will most likely be removed by the end of July.

Budget/Finances – Our association tax return for this year has been filed.

We discussed our monthly bills and the status of unpaid monthly HOA fee balances. The unpaid HOA balances are a major detriment to our community budget.

Legal Update – As of this date, Hubery Gilroy of Martson Law Offices is moving forward with a lawsuit against one homeowner in our community who has not paid their required association fees for several years and has not paid fines assessed to their property for storing items in their driveway, including trash cans.

NEW BUSINESS

The summer newsletter will be distributed via email to all homeowners who have shared their email address. We hope to obtain more email addresses as we move forward so we can keep all residents informed regarding community issues and events as paper newsletters are no longer being distributed.

Please share your email address with us to keep up to date.

We are in the process of finalizing and posting community park rules. Our park is for use by our community homeowners/members and their guests.

We will also be replacing and updating current signage in our community – park signs and dog waste signs.

The meeting adjourned at 7:30 p.m.

Submitted by: Christina Gerlach

HOA e-address: middletonstatesboard@gmail.com

Mailing address: Box 248, Carlisle, PA 17013

Website: middletonstateshoa.com