

**Middleton Estates Community Association**  
**Carlisle, PA 17013**  
**2026 Annual Meeting**

**Date: March 2, 2026**

**Time:** 7:00 pm

**Location:** Carlisle Family YMCA

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

**Board Members Absent:**

Jim called the meeting to order at 7:08 p.m.

**Approval of Minutes** – Minutes of the 2025 Annual Meeting were distributed and reviewed. We did not have a quorum so the annual minutes will be reviewed and approved at our March 17, 2026, meeting.

Board Member Introductions – Jim introduced the Board Members.

Election Results – Ballots were counted, and election results are now posted on our website. Brittany Kemp was formally elected, and Christina Gerlach was re-elected.

**Year in Review –**

**Entrance Improvement** – The brick wall at our entrance was power washed, the shrubs were trimmed, weeding around the entrance sign took place, the Middleton Estates sign was re-painted, the lantern on our entrance was removed, cleaned, painted and reinstalled with a new light bulb and the tree at our entrance was trimmed to facilitate our new flag. We recognized and thanked Paul for volunteering to make these wonderful improvements.

**Park Improvements** – A new basketball hoop was installed at no cost to the association and was paid for by board members. A new tetherball was installed, and the park was power washed.

Thank you to our previous president, Jan Verow, who spearheaded this project for the community.

**Financial Review** – For the past two years, dues have increased. Those increases have helped to cover our costs and fund a reserve account. This has allowed for no increase in dues for the year 2026-2027.

There has been an increase in members using the convenience of ACH to make monthly payments.

We are working with our association attorney, Hubert Gilroy of Martson Law Offices, to take legal action against delinquent members of the community for payment of unpaid dues so we can keep monthly fees reasonable for all homeowners.

**Trash & Recycling** – A new Waste Management contract is now in effect. Trash & recycling, lawn care and snow removal remain our largest yearly expenses.

**Communication** – We have an improved newsletter and are making efforts to communicate via email, by posting updates on our website and are researching the use of a homeowner's app for quick and easy access.

**Budget** – We consolidated two different bank accounts, and our current budget allows us to fund our reserve account.

## **Questions/Comments/Discussion –**

### **Homeowners present addressed the following:**

Filing of our tax return facilitated through SEK

Waste Management & Recycling – WM contract renewed vs a new contract with Republic Trash Co.

Delinquent homeowners/how we collect – our plans for legal action for members who do not pay monthly association fees.

Questions regarding whether letters and fines can be sent to property owners who need to clean up the front and rear areas of their property.

A request was made for further stump removal/grinding where the 3 large trees were removed – this will be discussed in the spring of this year.

Discussion regarding maintaining structural similarity within the community.

Complaints about dog poop in yards – we require pictures of the incident and will send warning and/or fine letters to the community members who do not clean up after their dogs.

The meeting adjourned at 8:32 p.m.

Submitted by: Christina Gerlach

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