

**Middleton Estates Community Association**  
**Carlisle, PA 17013**  
**Monthly Board Meeting**

**Date: April 14, 2026**

**Time:** 6:00 pm

**Location:** Carlisle Family YMCA

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

**Board Members Absent:**

Jim called the meeting to order at 5:59 p.m.

**Open Floor** – Waived as no homeowners attended.

**Approval of Minutes** – Monthly Minutes of March 17, 2026, were distributed and reviewed. Jim made a motion to accept, Pat seconded, and the minutes were approved by unanimous vote.

**COMMITTEE REPORTS**

**Architectural** – There was a fire in the community on 3/15/26 at a home on Partridge Circle which was caused by a cigarette and heavy winds. The home has been repaired, and the siding has been replaced. Thank you to Jim for talking with the contractor to ensure the repairs matched the homes in our community.

There are several residents who have neglected community rules by leaving trash and recycling bins in their driveways and hoarding items on their back patios and in their driveways. These residents are receiving letters with requests to comply within a certain time limit and will be fined with possible legal action as deemed necessary.

**Budget/Finances** – Pat reported we received several responses from the certified letters we sent concerning ACH residents who are behind on their dues and have not updated to the new ACH form. We also discussed the costs of the recent lawn care for this spring and the cost of the mulch that was placed last week. Lawn care and snow removal remain one of our largest budget items.

We discussed the placement of Brightspeed internet connections throughout the neighborhood. The above ground cables and flags are a hindrance for our lawn crew,

they are unsightly and a safety issue. We are attempting to connect with Brightspeed to get a timeline regarding when the cables will be placed below ground as is required.

We are continuing to discuss moving additional money from our checking and savings accounts to our reserve account and to a certificate of deposit to earn higher rates of interest.

**Legal Update** – As of this date, the law offices of Hubert Gilroy of Martson Law Offices is moving forward with legal action against the two most delinquent homeowners in our community.

### **NEW BUSINESS**

The spring yard sale is scheduled for May 2, 2026, from 7:00am to 2:00pm.

We continue to discuss using a free HOA app to communicate with and keep residents up to date regarding changes and happenings within our community. We are evaluating this app and will decide very soon.

Discussion of park rules continues; we will be posting rules on our community bulletin board as we move into spring and summer.

The meeting adjourned at 7:25 p.m.

Submitted by: Christina Gerlach

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