

Middleton Estates Community Association
Carlisle, PA 17013
Monthly Board Meeting

Date: May 19, 2025

Time: 6:00 pm

Location: Stuart Community Center

Board Members in Attendance: Jan Verow, Paul Beck-Munchel, Christina Gerlach, Pat Mainhart, Jennifer Michaud, Jim Porter

Board Members Absent: None

Jan called the meeting to order at 6:00 p.m.

Open Floor – Three residents were present. Much of the discussion centered on the topic of families with young children. Concerns were expressed that adults in the community are approaching children about behavior such as writing on the sidewalk with chalk and accusing them of vandalism. It was suggested that adults deal directly with the parents, rather than the children and that this approach be communicated in a future newsletter. It was pointed out that people may not know where a particular child lives, or what parents to contact in some situations.

Concerns were also expressed that the language and tone of the newsletters was at odds with our promotion of the neighborhood as kid-friendly, and left some families feeling “targeted” and that they should “keep your kids in the house”. One resident commented that while the Board cannot control the behavior of individuals, it can control the content of the newsletters and other communications, and this content could be amended so that families with young children feel more welcome and less targeted. The Board unanimously agreed with this suggestion.

The condition of the park was discussed, primarily in terms of its condition and cleanliness. The picnic tables are deteriorating and the bench swing is as well. Board members explained that it was difficult to do much with the park because of flooding issues following heavy or extended rain. One member pointed out that the park had been completely submerged under several feet of water as recently as 4 days prior to this meeting.

While there are some routine maintenance issues that need to be addressed the Board has, in the past, scheduled and publicized Park Clean-Up days and, with one exception, nobody other than Board members have shown up to help. These issues need to be handled on a volunteer basis because budgeting money to pay for clean-up, only to have the park flood again shortly thereafter, is not a wise use of funds.

Jan mentioned that the tetherball was recently replaced. This was funded personally by one Board member and was installed by another, all at no cost to association. Plans were also being developed to replace the basketball hoop at the park.

Another suggestion was to remove some or all of the picnic tables, given their limited use. We could then paint games such as 4-square, hopscotch, etc. on the concrete pad.

One resident expressed the concern that they did not feel comfortable having their children play in the park in light of a racially charged communication received by the Board last year. Another mentioned that there were some holes in the park that needed to be filled.

One resident asked when the flag at the entrance would be replaced. It was removed until the tree adjacent to the flag pole could be trimmed. Trimming was scheduled to take place before the end of May and the flag will be replaced immediately thereafter.

Open Floor closed at 7:12.

Approval of Minutes - Minutes of the April 8, 2025, meeting and the May 1, 2025 emergency meeting were distributed and reviewed. Jan made a motion to accept both, Jim seconded and the minutes were accepted by unanimous vote.

COMMITTEE REPORTS

Budget & Finance – Transition of the Treasurer duties from Marc to Pat continues. Additional training will be provided by Marc to Pat and Jim.

The Orrstown Bank account will be closed and any remaining funds will be transferred to the Members 1st account.

Jan reported that she had been notified that one property in the community, a rental unit, will soon go into foreclosure.

Due to a lack of time available all other agenda items were deferred.

The meeting adjourned at 7:45 p.m.

Submitted by Jim Porter

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