

Middleton Estates Community Association
Carlisle, PA 17013
Monthly Board Meeting

Date: June 9, 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 6:02 p.m.

Open Floor – Waived as no homeowners attended.

Approval of Minutes – Monthly Minutes of May 12, 2026, were distributed and reviewed. Jim made a motion to accept, Christina seconded, and the minutes were approved by unanimous vote.

COMMITTEE REPORTS

Architectural – Three roofs were replaced this past week in our neighborhood. The contractor connected with the board regarding the color of the roofs as the homeowners chose black shingles. We asked that all roofs remain brown to be consistent throughout the neighborhood. The three homeowners followed our request, and the new roofs look wonderful.

There is a large tree in the park that is very close to the new basketball hoop. We are working with our community tree trimming professional to have that tree trimmed back and away from the hoop to make it easier to play basketball without interference from the tree.

Budget/Finances – We discussed our monthly bills and unpaid HOA fee balances. The unpaid HOA balances are a major detriment to our community budget. We plan to move additional money from our checking account to savings and reserve account as is feasible. Lawn care and snow removal remain one of our largest budget items.

Brightspeed internet connections throughout the neighborhood have now been dug/sunk underground and are no longer a hazard for folks walking in the community or our mowing crew.

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 who have not paid their required association fees for many years. We are now taking additional steps in this process to recover these very large unpaid HOA balances.

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 to keep all residents updated on community issues and events as paper newsletters are no longer being distributed.

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

We are also discussing replacing/updating current signage in our neighborhood – park signs and dog waste signs.

The meeting adjourned at 7:26 p.m.

Submitted by: Christina Gerlach

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