

Middleton Estates Community Association
Carlisle, PA 17013
2025 Annual Meeting

Date: March 3, 2025

Time: 6:00 pm

Location: Stuart Community Center

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

Board Members Absent: None

Non-Board Members Present: Marc Michaud, Treasurer

Jan called the meeting to order at 7:01 p.m. and it was determined that a Quorum was present.

Approval of Minutes - Minutes of the 2024 Annual Meeting meeting were distributed and reviewed. Barb Kell made a motion to accept, Christina Gerlach seconded and the minutes were approved by unanimous vote.

Board Member Introductions – Jan introduced the Board Members.

Election Results – After ballots were gathered and counted it was announced that Jennifer Michaud and Jim Porter were reelected to the Board for another term

Year in Review –

Light Poles - Christina reported that PP&L had replaced 7 light poles in May 2024 and was monitoring the condition of the remaining 7 poles. In June or July 2024 Level-Rite had repaired some sidewalks by raising them.

Tree Removal & Trimming - Jan and Paul reported on the tree removals that had taken place. Total cost was \$3,150. The tree at the entrance will be trimmed at an estimated cost of \$200. Other trees will be inspected as necessary.

Mailbox Repair - Jan discussed the condition of mailboxes. The cost to replace each one is between \$3,000 and \$5,000. One that was damaged was able to be repaired for \$385.

Trash Cans - Paul & Christina discussed the status of trash can violations. Jim reported that 28 letters were sent in late February and the situation would continue to be monitored.

Waste Management Contract – Jan provided an update on the Waste Management contract proposal. Annual cost in the 1st year will be roughly \$45,044, with a 6% increase in both the second and third years.

Jim reported that Republic, which holds the current North Middleton Township trash and recycling contract, has been contacted for information but has not yet responded.

Fraker Landscaping Contract – Jan discussed the new landscaping contract with Fraker, which includes some fee increases. The contract is based on a total of 24 mowings per year, with additional fees for mulching, spring and fall cleanup, etc. In addition to landscaping, Fraker's also supervises the snow removal. Marty Line commented that the snow removal crew is doing a great job.

Judie Darr asked if homeowners could replace shrubs and was told that they could.

Treasurer's Report – Mark reported that our total expenses for the year were \$110,050 and discussed the new budget. Jan commented that dues income should only pay for routine operating expenses and that any non-routine costs should be paid from the reserve account.

Judie asked how we were billed by Waste Management and was told the Association receives a single monthly bill that is based on a per household charge.

Fall Family Gathering – Jennifer reported that about 20 people showed up for a fall gathering that included food, games and activities. This was fully funded by contributions from Board members and at no cost to the Association.

Adjournment - The meeting adjourned at 8:20 p.m.

Submitted by Jim Porter

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