

# Greetings from ELW Cluster IV Board of Directors!

MAY  
2021

## MEETINGS CONTINUE IN REMOTE FORM ONLY

We are continuing our meetings via Zoom which is set up by Management & Assoc. Our next meeting is June 14, 2021 at 6:30 pm.

Please go to our website, <http://www.elwcluster4.org> for sign in instructions via computer or telephone

## WEED CONTROL & TREE REMOVAL

A dead palm tree in the common area in front of 40 Colette Ct has been removed. There are some storm downed trees in the common area near the east end of Cluster IV that has been reported to the landscapers for removal. The weed treatment has been applied and appears to have been effective. We are currently evaluating some areas of sod that look diseased and may need to be replaced.

## CARPORT NUMBERS TO BE REPLACED

The board has approved a proposal to have all carport numbers replaced with new numbers. This work should begin within the next couple of weeks and will greatly improve the appearance of our carports.

## OUTSTANDING WORK TO BE COMPLETED

We have approved new vinyl fences to be installed for 17 homes, but the contractor is waiting for delivery of materials which has been delayed due to COVID. We will contact the homeowners of these 17 homes once we have a firm date for installation.

We have approved a contract with a roofing contractor to retrofit a few (29) of our homes with the necessary nails/clips/attachments needed to qualify for insurance discounts. They will also provide the updated wind mitigation reports for those addresses & reports will be available on our website when completed. Homeowners will be notified of the schedule for this work in advance. Please do everything that you can to cooperate with this contractor & his crew.

It has been noted that there may be a drainage issue at the storm drains on the west end of Tads Trl. There will be an inspection done of all of our storm drains to comply with ELWCA requirements & we will be evaluating that drain in particular for function &/or repair.

We are getting quotes for sidewalk pressure washing & should have news on that soon.

## MAINTENANCE REQUESTS

Please direct all maintenance requests to our maintenance coordinator at Management & Assoc., Kari Lopez. The best way to report any maintenance need (sprinklers, lawn issues, siding, roof, & other items that your HOA fees cover) is to go to your portal at M & A, sign in & click on the maintenance tab at the top of the page and enter all the pertinent information about your request. This immediately goes to Kari and gets routed to the proper service or company needed to complete the repair. REMEMBER: our sprinkler service company comes ONCE per month to test the system and make repairs. A broken sprinkler head is annoying but not considered an emergency and will be reported and dealt with on the next scheduled visit. If there is a water line break with water running/gushing, this would be dealt with as an emergency, so contact: Kari Lopez - Service Coordinator (813) 433-2000 Ext. 2026; Fax (813) 433-2040; [KLopez@mgmt-assoc.com](mailto:KLopez@mgmt-assoc.com)

In extreme emergencies please contact Peggy Semsey, 813-433-2008.

## WELCOMES & FAREWELLS

WELCOME!! to the Pfeifer family at 60 Poole!!

130 Evelyn Ct	\$239,900	closing 5/11/2021
180 Tads Trl	\$299,000	closing 5/15/2021
160 Tads Trl	\$305,000	closing 5/17/2021
150 Evelyn Ct	\$295,000	closing 5/28/2021
135 Poole Pl	\$230,000	SOLD 4/30/2021

## A LITTLE HUMOR

WITHOUT A SINGLE DEGREE, THEY BUILT US  
ROADS THAT HAVE LASTED AN ETERNITY...



AND THEN, THE ENGINEERS ARRIVED!!!



If you have photos you would like to contribute to the newsletter, please send a copy to the HOA President via:

[President@elwcluster4.org](mailto:President@elwcluster4.org)

**Be Responsible Pet Owners** Please be courteous and pick up after your pets. This should include cleanup on your lot as well as cleanup in the common areas of our community.

Please remember that the best time to put your trash out for pickup is the morning of pickup (Tuesday or Friday). This will help prevent trash spills & a critter invasion of your tasty garbage.

Thanks for your continued support!  
ELW Cluster IV Board of Directors

<http://elwcluster4.org>

## IMPORTANT DATES IN MAY:

MAY 5 CINCO DE MAYO  
MAY 9 MOTHER'S DAY  
MAY 31 MEMORIAL DAY

