

# Greetings from ELW Cluster IV Board of Directors!

JULY

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 August 9, 2021 at 6:30 pm.

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

## WELCOMES & FAREWELLS

Active on market	30 Tads Trl	\$275,999
Under contract	120 Colette Ct	\$295,000
Under contract	80 Tads Trl	\$230,000

## CARPORT NUMBERS TO BE REPLACED

We are still waiting for the ordered numbers to come in from Lowes.

## OUTSTANDING WORK TO BE COMPLETED

Peggy & I will be walking the community next to evaluate carports. We have approved the removal of vinyl siding on many due to bats & insects under the siding, and our contractor will begin work on them within the next week. The vinyl is being removed and replaced with hardy-board.

## PRESSURE WASHING ALL CONCRETE

We have signed a contract with Riptide Pressure Cleaning, and the sidewalks, walkways, & concrete drainage curbs will be cleaned August 9 & 10. We have posted this notice on the bulletin board & there was a flyer distributed to each homes' door. If you have any questions about this please contact Peggy Semsey, 813-433-2008, for more details. The asphalt areas will not be cleaned, only the concrete areas. Please cooperate with the contractor when the crews are here. Follow the suggestions on the flyer for your own safety.

## UPDATING THE DOCUMENTS RE: FOR SALE SIGNS

We are finalizing an amendment to our documents that will standardize the size of signs used for real estate sales. This update will allow for you and your Realtors to easily comply with our restrictions on for sale signs. This will need a member vote to proceed. You will be seeing notices of this change and ballots 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.

## IMPORTANT DATES IN JULY:

July 4 Independence Day



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>

