

# Greetings from ELW Cluster IV Board of Directors!

JANUARY

2022

## MEETINGS CONTINUE IN REMOTE FORM ONLY

Our next meeting is Feb. 14, 2022 @ 6:30 pm.  
Zoom meeting ID 816 6592 8497 Password available on website &/or direct link to the meeting, [www.elwcluster4.org](http://www.elwcluster4.org)

## YEAR IN REVIEW

*Thank you to our residents for another year of support for your board. We have worked hard to make sure that our community is well maintained and that our financial status remains strong.*

*This year we have accomplished the following & perhaps more that I cannot recall :)*

1. *Worked with our landscape company to do sod repair/replacement where needed.*
2. *Replaced 17 patio fences.*
3. *Worked continuously on removing old siding & replacing where needed for appearance & prevention of rodent & insect intrusion.*
4. *Mulched the entire community for the year.*
5. *Worked with our landscaping company to evaluate "developer installed" bushes & replace dead or dying shrubs.*
6. *Re-numbered our carports.*
7. *Evaluated & scheduled the repair of some of our carports that were showing structural problems.*
8. *Replaced mailboxes so we have consistency throughout the community.*
9. *Had sidewalks on Tads Trail cleaned & treated for severe rust stains. Installed a system for that well to minimize future rust accumulation.*
10. *Negotiated with our sprinkler company to add in an additional service/inspection to make repairs quicker.*
11. *Had all of our sidewalks pressure washed.*
12. *Addressed a question about screened in front patio porches & instituted a policy re: such.*
13. *Had our drainage inspected & cleared of debris to minimize water pooling at those sites.*
14. *Approved 13 architectural requests for homeowners seeking to improve their properties.*
15. *Resolved a long outstanding legal issue from 2013.*
16. *Replaced several sections of cracked sidewalks & front entry walkways.*
17. *Corrected several homes that needed upgrades to their roof attachments so that the owners would qualify for additional insurance discounts.*

IF YOU NEED TO REPORT A MAINTENANCE ISSUE, PLEASE CONTACT:

Use the maintenance request in the owners portal for quickest response.

Kari Lopez - Service Coordinator (813) 433-2000 Ext. 2026; Fax (813) 433-2040; [KLopez@mgmt-assoc.com](mailto:KLopez@mgmt-assoc.com)  
**In emergencies please contact** Peggy Semsey, 813-433-2008.

## WELCOMES & FAREWELLS

610 S. Woodlands Dr.  
Michael Facciponte

A LITTLE HUMOR

When a kid says  
"daddy, I want  
mommy" that's the  
kid version of "I'd  
like to speak to  
your supervisor" 😂😂😂

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.

**ONE OTHER REMINDER RE: PET WASTE. PLEASE GUIDE YOUR ANIMALS TO EITHER YOUR YARD OR COMMON GROUNDS TO DO THEIR BUSINESS. ALLOWING YOUR ANIMAL TO USE ANOTHER PERSONS PROPERTY IS VERY DISCOURTEOUS TO THE PROPERTY OWNER.**

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

## IMPORTANT DATES IN JANUARY:

JAN. 1 NEW YEARS DAY  
JAN. 17 MARTIN LUTHER KING DAY

<http://www.elwcluster4.org>

