

Greetings from ELW Cluster IV Board of Directors!

NEXT MEETING

The next meeting is on September 8, 2025 at 6:30 pm unless otherwise indicated. We will continue to use Microsoft Teams Meeting. **Meeting ID is 296 778 359 041** The password is available on our website: www.elwcluster4.org

JUNE 2025

BOARD MEETINGS ON HIATUS

The next scheduled board meeting will be in September. The board is still available to review & approve/deny architectural requests, handle maintenance issues, & in general run the business of Cluster IV as usual. We will call an emergency meeting if something requires us to do so. Peggy Semsey, our property manager with Management & Associates, will be available for any of your inquiries & of course, Eileen Shires will handle all your maintenance requests.

PRESIDENTS MEETING RE: POND MAINTENANCE BY ARDEA COUNTRY CLUB

I attended this meeting as scheduled on May 27, and can tell you nothing has changed with regards to the pond maintenance by Ardea Country Club. They will continue to do only the minimum required by law to maintain the 90-100 ponds within East Lake Woodlands that they own. We are on our own to do what we think needs to be done on the canal behind Tads Trail. There was some discussion about aquatic plants being planted there, & I will investigate further on this matter to see if I think it is a viable long term solution.

MORE SODDING HAS BEEN SCHEDULED TO BE DONE SOON

We have reevaluated more areas of our lawns & have found more areas that need new sod. Once again, once the sod is installed, the sprinklers will be going on more often than our normal schedule. This will be done to ensure that the grass takes root properly. If you have new sod in your front yard, you might consider watering it in the early morning or early evening to help it. We thank you for your cooperation.

MAINTAINING YOUR PROPERTY

The board would like to remind every homeowner that you are required to maintain many items on your property, including, but not limited to, your front doors, your carport doors, landscape blocks covered with mold, landscape timbers that are rotting away, poorly & incorrectly installed landscape blocks that are falling down, dead/dying non-developer installed landscaping plants, moldy owner carports that are slip hazards, weeds out of control in landscape beds, torn or deteriorating screens, sand or other slip hazards that are on the sidewalks in front of your home.... these are a few of the things that you need to pay attention to & take care of on your property. If you do not know what your property boundaries are, please consult the survey that you received when you bought your home. We feel we live in a lovely community & we all need to do our part to keep it that way. Thank you to all the homeowners here in Cluster IV that continue to improve & upgrade their properties... you look fabulous!!



If you have photos you would like to contribute to the newsletter, please send a copy to the HOA President via: President@elwcluster4.org

Be Responsible Pet Owners

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

Board Members 2025

Cathy McCarthy - President
Frank Clarke - Vice President/
Secretary

Jill Bartholmey - Treasurer
Brianne Moss - Director at Large
Steve Rogers - Director at Large

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

Eileen Shires - Service Coordinator (813) 433-2000 Ext. 2026;

eshires@mgmt-assoc.com

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

EMAILING or CALLING PEGGY WILL BE THE **SLOWEST RESPONSE TIME** FOR YOUR REQUESTS, PORTAL REQUESTS PUT A TIME STAMP ON YOUR REQUESTS & WORK ORDERS ARE SENT OUT TO OUR CONTRACTORS QUICKLY, IF THAT IS WHAT IS NEEDED.



<http://www.elwcluster4.org>

