

# 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](http://www.elwcluster4.org)

## 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.

## PARKING

A gentle reminder that covered carports are deeded to you along with your home when you purchase a villa in Cluster IV. ALL parking that is not covered by a carport is considered open parking & can be parked in BY ANYONE, *first come, first serve*. THERE IS NO RIGHT GIVEN TO ANY OWNER TO CLAIM AN OPEN PARKING SPOT AS THEIR OWN. We have had recent differences between neighbors about parking in open spots & I am told possible vandalism/slashing of tires to at least one vehicle. This is unacceptable behavior & in the future will be dealt with by calling the police to report such activity. Please remember that there are cameras everywhere nowadays, and if you are caught on video doing damage to another persons property, you will most likely go to jail. Please do not let this happen to you over a parking spot that IS NOT YOURS.

## DRAINAGE MYSTERY SOLVED

We were mystified that even after a professional clean out of the drain on Colette Ct, a moderate amount of rain would cause a back up on the street and would take a very long time to drain. It has been discovered that a SKATEBOARD was stuck almost in the middle of this drain, thus causing this blockage & has now been removed. The last rain we had drained quite nicely, thank goodness. That's the good news; the bad news is that upon further scoping & inspection to find the offending blockage causing us problems, it was discovered that the mid portion of the concrete drain that goes underneath Colette Ct & connects one storm drain to the other is showing serious signs of deterioration to the steel rebar in the drain pipes & will need to be removed & replaced. We are working on a quote for this repair, but we expect this to be costly. This work, once commenced, will most likely cause many owners to have to park their cars in any open parking spot they can find until this is completely repaired & repaved. Once we have exact details we will advise further.

## MAINTAINING YOUR PROPERTY

As you are all aware, we are now into rainy season. Please make sure you are keeping your covered carport areas hosed off & clean to prevent mold & gunky buildup from causing slippery areas. This is your responsibility on your own property. The HOA did a recent power wash on some parts of Evelyn to help a couple of particularly bad areas that we attributed to residue from the hurricanes, but these areas belong to you, the owners. In the future we will be notifying you if we see build up we feel is hazardous & informing you of the need for your carport area to be cleaned. There are many companies that do power washing in the general area & these services are relatively inexpensive. The same goes for your gutters. If you have gutters, please make sure you have them cleaned PRIOR to our severe storms which normally come in Aug, Sept, & Oct.

### 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](mailto: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.

JULY 2025



**Mike Carlo, 240 Tads Trail**  
Mike took a tragic fall backwards & hit his head on the concrete near a neighbors home in early June. He did not recover. He was a very nice guy & will be missed by many. May he rest in peace.

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

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



<http://www.elwcluster4.org>

