

PRESIDENTS REPORT
FOR ELW CLUSTER IV HOA ANNUAL BOARD MEETING

1/31/2026

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:

1. Continued our work to remove old siding and replacing where needed for correction & prevention of rodent & insect intrusion. We have a total of 9 remaining carport areas that still need to be replaced and are doing this work as needed one at a time due to budget constraints.
2. Worked with our irrigation company to evaluate and repair our irrigation systems which are susceptible to power surges/lightening & often become non-functional. Kept our scheduled maintenance visits at twice per month.
3. Evaluated & scheduled the repair of some of our carports that were showing structural problems. Continual monitoring throughout the year to replace where needed.
4. Had all our sidewalk's pressure washed.
5. Approved twelve architectural requests for homeowners seeking to improve their properties.
6. Replaced several sections of cracked sidewalks and front entry walkways.
7. Worked with our landscaping company to trim all deciduous trees and palm trees.
8. Removed a couple of trees that were becoming a hazard to the homes they were near.
9. Replaced two more electrical boxes on buildings due to condition.
10. ELWCA has removed most of the stop signs and also has replaced the Envera System with the manned gate. No green button access anymore for visitors and gate guards are scanning drivers licenses of all guests.
11. Had experimental drainage "cuts" placed in a couple of areas by a contractor ELWCA sent over to test whether that would help eliminate flooded sidewalks along S. Woodlands Dr. These test areas seemed to respond well to those "cuts", and water in the areas tested drained nicely out to the street. The "cuts" were very helpful. We are still waiting for ELWCA to finish the work to make the sidewalks usable during rainy periods.
12. Added in treatments for the canal behind Tads Trail to keep it clear of weed overgrowth.

Cathy McCarthy

ELW Cluster IV Board President