

Greetings from ELW Cluster IV Board of Directors!

NEXT MEETING

April 2026

The next meeting is April 13, 2026 at 6:30 pm

Our next regular meeting will occur on May 11, 2026 at 6:30 pm. 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

Drainage Along S. Woodlands Dr.

We have made the front page of the East Lake Woodlands Heron this time around...below is an exact copy of the article on page one of the April-May 2026 Heron:

CLUSTER 4 - DRAINAGE & SIDEWALK

The board has been evaluating several options to address the standing water issues affecting sidewalks throughout this neighborhood. As part of that effort, we will soon begin a cost-effective proof-of-concept project to test a potential solution. If the approach proves successful, the Board will then move forward with the broader work needed to more fully address the standing water concerns across the community. This has been a long-standing issue within Cluster 4, and the current Board has taken ownership of it and remains committed to staying focused on a path to resolution for the residents of this neighborhood.

While all this sounds really great, I will tell you that none of my many attempts to contact this new board to discuss this problem has produced a direct discussion with any current ELWCA board member, much less the president. We have not been invited to nor have we attended of any meetings with contractors and the board member in charge of this item, therefore we have no direct knowledge of what they may propose as their "cost-effective proof-of-concept". As had been decided with the previous administration/board at ELWCA, the drainage "cuts" we experimented with close to two years ago worked quite well, and **were** the cost-effective solution needed to solve most of the problems with drainage, plus some sidewalk replacement. As of April 3rd, some of the sidewalks are being removed and replaced. We were given no advance notice of this work beginning. We are ever hopeful that at some point in the future, communication might begin directly between our board and the ELWCA board so that we can update you on exactly what might be happening to the sidewalks along S. Woodlands Dr. to make improvements.

Sidewalk & Front Walkway Repairs

Peggy & I just completed a walk around evaluation of our sidewalks and front entry walkways for repair or replacement. You may notice orange spray painted sections of concrete in many areas. These are the areas that we have deemed in need of either grinding to level off or full replacement of large sections. There is a large amount of work to be done in the areas we have identified. Our contractors will be giving us bids for this work and we hope to have a decision very soon on whom we will choose to do this work so we can begin immediately. Thank you for your patience while we go through this bidding process.

New Entry Signs Installed

And they look great!!

Carport Doors

During our walk we also identified several carport doors that need immediate replacement. It is the responsibility of the unit owner to replace doors that have deteriorated and are unsightly. Our contractor, John Duro, can do this work for you if you desire. He has the expertise and knows exactly the kind of door that is required. Some of the doors we have identified are not the correct doors for an outdoor installation. You cannot use an interior closet door; it is not the proper door for outside use. If you have questions about the type of door needed, please contact us and we can direct you further.

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

Use the maintenance request in the owners portal for quickest response. If you are not registered in the portal, go to www.mgt-assoc.com & click on login to portal, then click on create login. You will need your account number to register, & you can find that on your payment coupons.

If you must email someone, the following are your contacts: Eileen Shires - Service Coordinator (813) 433-2000 Ext. 2026;

eshires@mgt-assoc.com In emergencies **ONLY** please contact Peggy Semsey, 813-433-2008.

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



Our new community entrance signs look great!

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 2026

Cathy McCarthy - President
Frank Clarke - Vice President
Jill Bartholmey - Treasurer
Jeanne Feld - Secretary
Steve Rogers - Director at Large



<http://www.elwcluster4.org>

