

Greetings from ELW Cluster IV Board of Directors!

NEXT MEETING

September 2026

The next meeting is Sept. 14 at 6:30 pm. The board is on summer hiatus but still working & approving contract work & arch. applications, if any. 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

TAMPA RD. WALL

As many of you may have noticed, the Tampa Rd. wall has finally been completed.

WORK TO BE STARTED OR COMPLETED SOON

We have many projects in the works, and we should see action on these items soon: sidewalks, drainage repair at Tads Trail, tree work, & sod replacement. The additional drainage cuts that I asked ELWCA to do along S. Woodlands Dr. are being completed even as I write this newsletter.

BATS & RATS

We have had some folks asking about pest control for both of these critters, so I will once again emphasize that the HOA does not do any critter pest control on your homes. This is your responsibility, and you should contact a pest control company that fits your particular needs. What we do is maintain the buildings in the community, so we correct openings that might allow a rat to enter your attic area & replace vinyl siding that sometimes becomes a nesting place for bats. We have been doing the vinyl replacement in our carports one unit at a time as needed for several years now, & we have completed almost all of the carports at this time.

I suggest that your pest control company put out rat bait traps if you are seeing rats around your home. We are discussing the possibility of installing bat houses to give the bats a place to nest. Bats are a very effective mosquito removal tool without chemicals. They love mosquitoes. :)

WORKING ON ASPHALT QUOTES

We will advise once we have more information and a contract in place.



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

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.mgmt-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@mgmt-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.



<http://www.elwcluster4.org>

