

Greetings from ELW Cluster IV Board of Directors!

Roof Replacements Are Completed on Phase One Final Inspections To Be Completed Soon

The first 13 buildings have been completed and look very good. We thank you for your patience for the duration of this work. We know it is loud and messy. The remaining 19 buildings will have roofs replaced after January 1, 2020. The exact schedule is unknown at this time, but we will be contacting you as soon as we have more information.

Dryer Vents In Need of Cleaning!!

During the inspection of the ongoing roof replacements, our inspector noticed that many dryer vents appeared to be clogged with lint. This is a serious fire hazard to you and your neighbors. If you have not had your dryer vent cleaned in the last two years, please call to schedule an appointment to have this done. There are many companies available that specialize in this work and you should have no problem finding someone to take care of it for you right away. After discussing this at our last meeting, Carl Smith at 120 Colette Ct had his vent inspected and discovered that his vent was clogged and had his vent cleaned. Thank you Carl for taking this important step in home maintenance to protect yourself and your neighbors.

2020 Budget Meeting Monday October 14

We will be discussing and adopting our 2020 budget at our next meeting. We do not anticipate any dramatic changes to our fees at this time. Once adopted, Management & Associates will be mailing a copy of the budget to everyone.

Pavement Sealing

As you know, we delayed the sealing of our pavement & carports until after the first phase of roofs were complete. We expect to have the paving sealed very soon, and will let you know that schedule as soon as we have the information.

IMPORTANT DATES IN OCTOBER:

October 9 Yom Kippur
October 14 Columbus Day &
Board Meeting at Management & Assoc.
720 Brooker Creek Blvd Ste. 206 Oldsmar, FL

October 16 National Boss's Day
October 24 United Nations Day
October 31 Halloween

Semi-Annual Community Picnic!!
Saturday November 9, 2019
NOON-4 PM
at the common ground area off S. Woodlands Dr between both Tads Trl entrances & across from Evelyn Ct.
WE HOPE TO SEE YOU THERE!

VOLUNTEERS NEEDED!

We will need a volunteer from each of the completed buildings to allow an inspector inside for the purpose of updating the wind mitigation reports that we hold on file for you. These reports give you valuable insurance discounts. Since the new roofs are completed we need to update these reports. If you would like to help with this, please contact Peggy Semsey at Management & Associates, 813-433-2000. She will arrange with the inspector the time/date you will need to be at home for this inspection. We will only need one volunteer per building.

WELCOMES & FAREWELLS

Welcome to Joe & Peggy Genalo at 20 Poole Pl.
& Robert Linero at 280 Tads Trl.
On the market for sale: 50 Tads Trl.
Say Goodbye to Riqui (owners Frank & Norene Clarke) She was a good dog

Photos of our community



If you have photos you would like to contribute to the newsletter, please send a copy to President <http://elwcluster4.org>

Be Responsible Pet Owners Please 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.

Trash Cans

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

<http://elwcluster4.org>

