

Greetings from ELW Cluster IV Board of Directors!

OCTOBER
2022

MEETINGS CONTINUE IN REMOTE FORM ONLY

October meeting on 10/10//2022. Our next meeting is NOVEMBER 14, 2022 @ 6:30 pm. Zoom meeting ID 816 6592 8497 Password is available on our website &/or a direct link to the meeting

www.elwcluster4.org

2023 BUDGET IS BEING DISCUSSED & COMPLETED

The board is currently working on the completion of the budget for 2023. We have experienced increases in many areas including, but not limited to, insurance, cable TV, ELW master association dues, trash, lawn care, termite/pest control, etc. Most of these increases are due to the inflation rates we are all experiencing in our daily living expenses. Below is a layout of most of the items provided to our residents with the payment of the monthly maintenance. It is a long & comprehensive list.

1. Trash
2. Exterior termite control
3. Basic cable TV
4. Pest, fertilizer and weed control applications
5. Lawn service (cut and trim) & bush trimming
6. Irrigation (in-ground sprinklers)
7. Grounds repair to common areas
8. Tree service
9. Building exterior maintenance
10. Roof
11. Painting of building exterior
12. Sidewalks maintenance & replacement if needed
13. Patio fences maintenance, repair & replacement
14. Wells for irrigation & their maintenance &/or replacement when needed
15. Common ground liability insurance
16. Building insurance (owners must purchase individual policy for interior & contents, does not include flood insurance)
17. Road sealing & paving when needed
18. Carports maintenance & repair (owner responsible for their storage door & its' upkeep/repair/replacement)
19. Reserves to cover future capital expenses for the community such as roofs, road paving, irrigation, insurance deductibles, etc.
20. Main East Lake Woodlands association membership (gates, security, roads, common grounds maintenance)
21. Licenses & permits as needed for work being done on behalf of HOA/owners
22. Property manager (Management & Associates)

This does NOT include all items that may need to be addressed for the maintenance of the community, only a list of the most common items.

COMMUNICATION WITH OUR MANAGEMENT COMPANY

When making a call to our management company or a board member to discuss something or to report a maintenance issue, I want to remind you to be courteous and professional in your demeanor.

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

Use the maintenance request in the owners portal for quickest response.

Kari Lopez - Service Coordinator (813) 433-2000 Ext. 2026; Fax (813) 433-2040; KLopez@mgmt-assoc.com

In emergencies please contact Peggy Semsey, 813-433-2008.

<http://www.elwcluster4.org>

WELCOMES & FAREWELLS

- CURRENTLY FOR SALE
- 20 EVELYN CT \$269,900
 - 90 TADS TRL \$386,000

A LITTLE HUMOR & INSPIRATION



COLETTE CT MORNING

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 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.

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

