

Greetings from ELW Cluster IV Board of Directors!

NEXT MEETING (OCTOBER MEETING CANCELLED DUE TO HURRICANES)

OCTOBER/NOVEMBER 2024

The next board meeting is November 11, 2024 at 6:30 pm via Microsoft Teams Meeting. THIS WILL BE OUR BUDGET MEETING FOR 2025.

Our next meeting will occur on December 9, 2024 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



GATE KIOSK AT SUNFLOWER

FROM ELWCA PROPERTY MANAGER

Dear Board of Directors, I am writing to inform you that the ELWCA Board of Directors has voted to activate the Sunflower gate kiosk. While this gate will continue to be designated as residents-only, it is important to note that if a vehicle without proper credentials becomes trapped, the driver will have the option to press the green button for access. New signage will be implemented to discourage commercial vehicles from entering at the Sunflower gate. The kiosk will function similarly to our other kiosks, capturing the driver's face and vehicle information for our records and, if necessary, for law enforcement. This enhancement aims to reduce delays caused by non-resident vehicles, allowing for smoother access for our residents and minimizing wait times on Tampa Rd. The Board understands that change can be challenging and that not everyone may agree with the implementation of the kiosk, but we encourage the communities and its residents to give it a chance. Your understanding and support are crucial as we work together to improve our shared experience.

Thank you for your cooperation.

On behalf of the East Lake Woodlands Community Association Board of Directors, Monica D'Ambrosio, LCAM East Lake Woodlands Community Association Community Association Manager

STORMS

We survived two close calls with Hurricane Helene & Milton. The storm drains will be checked out to make sure there is no blockage. Once they can be evaluated we will be taking measures to remove anything that might be blocking the flow of drainage water.

SIDEWALK & CARPORT CLEANING

All the sidewalks & guest parking spaces were cleaned by RipTide Pressure Washing. Riptide Pressure Washing is offering to clean your Cluster 4 carport pad, at a cost of \$50 per. The service will be performed on: November 25th, 2024

To prepare for the service:

1. Remove all personal and decorative items, including potted plants, from under your carport. Note: Riptide will not be responsible for damage to personal property exposed during the dates of service noted above.
2. Cleaning agents and hot water will be used, so please remain indoors while the crew is working near your carport.
3. For your safety, always stay clear of the equipment and crew.

To Sign up for this Service:

If you are interested in having the parking area under your carport cleaned; the cost is 50.00 per unit.

To sign up for this optional service, you must place your order no later than Friday, November 22, 2024, use the following link:

<https://riptidepressurewashing.com/residential-services/cluster4>

We hope that you do this important maintenance to your own carport, as water drainage tends to make them a slip hazard & we do not wish for any of you to be injured by a fall on your own property.

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.

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 2024

Cathy McCarthy - President
Helen Crowley - Vice President
Jill Bartholmey - Treasurer
Andrea Cooley - Secretary
Steve Rogers - Director at Large



<http://www.elwcluster4.org>

