

**ELW Cluster Homes Unit Four
Manager's Report
March 10, 2025**

Administrative

There is one lien in place currently, and three pre-liens.

New Ownership Report – There were none since last report.

Leasing Amendment – pending final changes from Attorney.

Corporate Transparency Act – this is currently suspended at this time.

Board Certification Course – we will continue to send you the 4-hour Board Certification opportunities as they arise. This must be completed by April 25, 2025. Once your course is completed, please forward your certificate for our records. This Certification is good for 4 years. Any Board Member who does not complete the course cannot serve on the Board. We are still waiting for clarification on the 4 hours of annual continued Education. Taking the 4-hour course two times will suffice for that, as well!

Repair and Maintenance

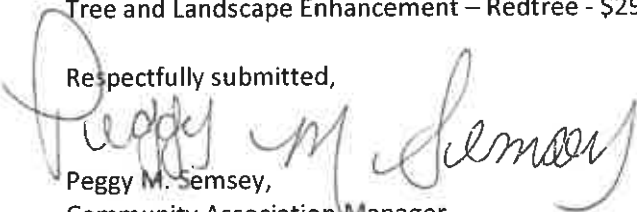
G.A. Nicols – Quote Attached and itemized – 60 Tads Trail Grate/\$1875.00, 60 Tads Trail 2 Storm Boxes/\$600.00, 60 Tads Trail Storm Box/\$300.00, 50 Tads Trail Depression/\$3,950.00, 70 Tads Trail Headwall/\$300.00 – Total if all approved - \$7,025.00.

A&B Aquatics – Tads Trail Pond - \$1,250.00 – 4 Part Spray Treatment
Tads Tail Pond Clean-up Manual Service - \$1,400.00

New Signs – Fast Signs has quoted \$210.00 for 2, 2-sided dry erase sign, and \$350.00 for 2, 2-sided magnetic sign.

Tree and Landscape Enhancement – Redtree - \$29,400.00

Respectfully submitted,


Peggy M. Semsey,
Community Association Manager