

Greetings from ELW Cluster IV Board of Directors!

NEXT MEETING

The next meeting is on September 8, 2025 at 6:30 pm unless otherwise indicated. 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

AUGUST 2025



SEE YOU IN SEPTEMBER

The next scheduled board meeting will be September 8th via Microsoft Teams. Please go to our website for the link if needed. We look forward to seeing you then!

SIDEWALKS

We have completed the sidewalk replacements that we contracted for on Cluster IV streets. We are now focusing on trying to get the sidewalks that ARE NOT our responsibility to maintain & repair along S. Woodlands Dr taken care of by ELWCA.

We have sent photos of pooling water & the sludge left behind to the main association, and are hoping for some replacement work to begin in the future. Many of these sidewalks have sunken or raised due to tree roots. We are hoping these will be replaced with new sidewalk. There may also be a way of cutting drainage channels into the sod along S. Woodlands to help with releasing the water to a lower point and drain off the sidewalks into the street & naturally flow into the storm drains. There will be a test of this theory in front of the homes at 600-620 S. Woodlands Dr. We are hoping for some relief for these folks especially, since the water seems to pool there often.

COLETTE CT DRAIN

Thankfully, we will NOT have to dig up the drain going under Colette Ct. Our contractor has informed us that this drain is in good repair and we will not have to replace it. That is good news for our budget!

MAINTAINING YOUR PROPERTY

If you are having a lot of sand washout on your front sidewalks, please review things you can do to help divert the water that is draining there and causing this. If you do not have gutters at the front of your home, you should consider installing them. There are many companies locally that can install them for you at reasonable prices, and this will help prevent some of the water drainage & sand you might see accumulating. Another thing to consider is having French drains installed in your lawn to distribute the water someplace other than the sidewalks. Talk to your gutter contractor about these things. Remember to put in your architectural application for approval before beginning any work. Lastly, Cluster IV DOES NOT employ a full time gardener nor maintenance man. Cleanup of this drainage/sand/soil discharge in front of your home is your responsibility.

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 2025

Cathy McCarthy - President
Frank Clarke - Vice President/
Secretary
Jill Bartholmey - Treasurer
Brianne Moss - Director at Large
Steve Rogers - Director at Large

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

Eileen Shires - Service Coordinator (813) 433-2000 Ext. 2026;

eshires@mgmt-assoc.com

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

EMAILING or CALLING PEGGY WILL BE THE **SLOWEST RESPONSE TIME** FOR YOUR REQUESTS, PORTAL REQUESTS PUT A TIME STAMP ON YOUR REQUESTS & WORK ORDERS ARE SENT OUT TO OUR CONTRACTORS QUICKLY, IF THAT IS WHAT IS NEEDED.



<http://www.elwcluster4.org>

