

# Greetings from ELW Cluster IV Board of Directors!

## NEXT MEETING

The board is meeting on October 20, 2025 at 6:30 pm. The next meeting is November 10, 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](http://www.elwcluster4.org)

## WEEDS IN YOUR LANDSCAPING BEDS

While most of you are very good about keeping your property looking well kept, there are those that are ignoring the maintenance required by a homeowner of their own landscaping beds. As a reminder to all, the maintenance fees you pay each month pay for the lawn service, which includes mowing, edging & trimming the bushes occasionally. **THIS DOES NOT INCLUDE WEED PULLING.** Please take a moment to look at your landscaping beds and pull some weeds out. It will make your home look GOOD! PS we are now on our winter schedule for lawn service, which is once approximately every two weeks.

## STOP SIGN REMOVALS

As you all have noticed by now, the main association made a decision to remove stop signs in various locations throughout our development. This has caused a lot of uproar from most of the individual HOA board presidents as we feel that this was an unnecessary step to take when so many other items need to be addressed in the community (i.e. drainage projects still needing to be completed, etc.) There has been a request to see the "study" that recommended these sign removals, but I have yet to see one.

## SIDEWALK DRAINAGE PROGRESS

As mentioned above, we are still waiting for any further sidewalk work to correct water draining from the sidewalks along S. Woodlands Dr. near our homes. While the cuts that were made were very effective, the board feels that we need more of them done to get the sidewalks free of water after heavy rains.

## GUTTER INSTALLATION

We have discussed water drainage and sand accumulation on the sidewalks near your entry steps & carports previously. If you do not have gutters installed on the front of your home, you should consider having that home improvement done. Please make sure you send an architectural request to us for approval prior to doing so. If you have gutters, it might be time for you to have them checked and cleaned so they are draining properly. Also check to see where your downspouts discharge. Redirecting the water may help you with the sand buildup.

## POND FISH KILL

Thankfully, this phenomenon seems to have come to an end. We hope to never see it again.

## DOG POOP

This is mentioned in every newsletter, but we have had recent complaints about waste on the sidewalks in front of homes. **PLEASE PICK UP AFTER YOUR PETS.** No one wants to step in it nor have to pick it up because you won't.

## TRASH CONTAINERS

I believe that non-compliance letters have been sent out to a few homes who simply refuse to store their trash cans in the storage closets available to them. Please help keep our community looking neat & tidy; put your cans away out of sight in your carport storage. It is required by our community policies.

**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](mailto: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.**

OCTOBER 2025



If you have photos you would like to contribute to the newsletter, please send a copy to the HOA President via: [President@elwcluster4.org](mailto: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



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