

PRESIDENTS REPORT  
FOR ELW CLUSTER IV HOA NOVEMBER 2025  
MEETING

- Sod installation has begun in several areas.
- After reviewing a few proposals that Peggy Semsey, our property manager, provided, I think it is in our best interest to keep our current lawn & irrigation service. We will be most likely removing Redtree from consideration for tree service in the future due to their pricing being very much over other contractors providing the same service. Think of this as keeping "the devil you know". It was utter chaos in our community a few years back when we went through about 3 different lawn companies before we landed on Redtree. They are not perfect but then, neither are we. :)
- Sidewalk drainage is not currently be addressed by ELWCA. I think we should consider hiring the contractor used to do the initial test cuts to come back and give us a bid for doing the entire area along S. Woodlands that directly affects us.
- We will be reviewing the budget that Frank, Jill, Peggy & I just completed. We have accounted for price increases in many areas and still did not raise it up to the allowable 6% increase per year. I thank everyone who worked on this for keeping us both funded and affordable.
- We have a small CD of \$27,000.00 that is up for renewal and I have approved, via a phone call with our rep. at ED Jones, Jeff Mizner, to roll it over at maturation to another CD for one year paying 3.6% interest. I wanted to lock in our interest payout to the highest I could get it right now, as Jeff's expectation was that the rates will most likely be going down in the future. We still have \$79,000 in a money market account, and I felt that this should stay there as a "just in case" measure should we have a need for it in the future.
- Both our entry signs are showing some wear and tear. They are getting moldy and rotten on the lower edge. We should explore the possibility of replacing them in the not too distant future. I have asked Peggy to get some bids since some of the other cluster homes have either replaced their old signs already or are getting ready to do so soon.

Cathy McCarthy

ELW Cluster IV Board President