

Greetings from ELW Cluster IV Board of Directors!

NEXT MEETING

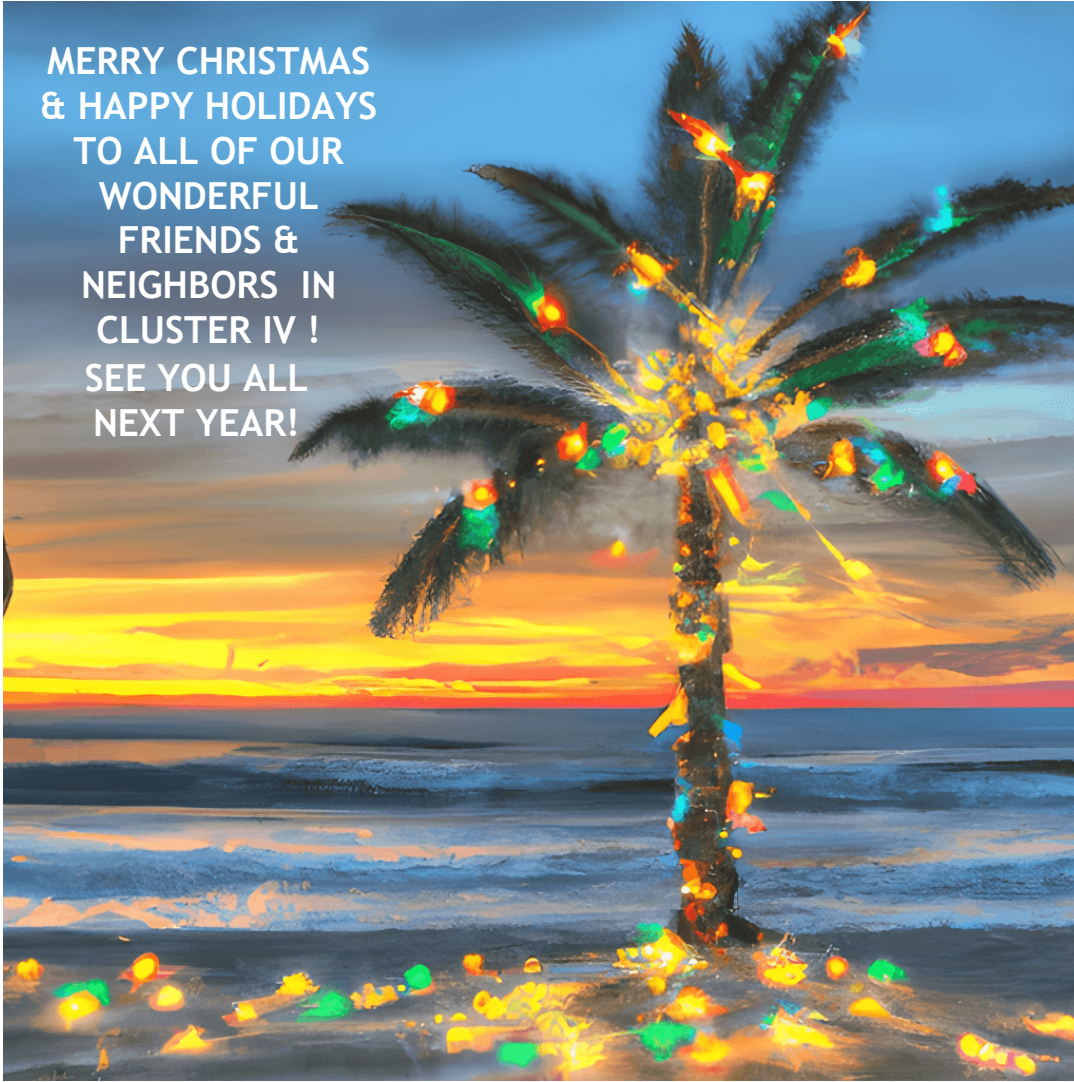
The next meeting is January 24, 2026 at 10 a.m.
This meeting will be our **annual meeting** & will be held in person
at the Management & Assoc. office at 720 S. Brooker Creek Blvd
Ste 206, Oldsmar FL 34677.

Our next regular meeting will occur on February 12, 2026
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

DECEMBER 2025



MERRY CHRISTMAS
& HAPPY HOLIDAYS
TO ALL OF OUR
WONDERFUL
FRIENDS &
NEIGHBORS IN
CLUSTER IV !
SEE YOU ALL
NEXT YEAR!



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

2026 BUDGET APPROVED

The 2026 budget for Cluster IV was approved at our last meeting. I have attached the new budget for the review of those of you not in attendance at this meeting. While we have a small increase in fees, we have done our best to keep that increase as low as possible. All of our fixed costs (lawn services, insurance, etc.) continue to increase, and we must pass along those increase to all in order to stay funded properly.

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@mgmt-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.

Board Members 2025

Cathy McCarthy - President

Frank Clarke - Vice President
& Secretary

Jill Bartholmey - Treasurer

Brianne Moss - Director at Large

Steve Rogers - Director at Large



<http://www.elwcluster4.org>

