

# Greetings from ELW Cluster IV Board of Directors!

## Roof Replacements to Begin

The roofing replacements for the first 13 buildings will begin Monday, September 9, 2019.

The following addresses will be the first phase of the new roofs to be installed:

- 150-160 Evelyn Ct (9/9) These are the homes that were deemed to be in the worst shape per our roofing inspection report, and we will begin the roof replacement process with these addresses/buildings. This will include the carports associated with each building. Eventually we will be replacing roofs on all buildings in Cluster IV. This should occur next year.
- 10-20 Evelyn Ct (9/9)
- 30-50 Evelyn Ct (9/9)
- 110-140 Evelyn Ct (9/12)
- 150-180 Tads Trl TBD
- 15-45 Tads Trl TBD
- 195-215 Tads Trl TBD
- 230-240 Tads Trl TBD
- 40-70 Poole Pl (9/12) We will be using Timberline Ultra HD shingles, ring shanked nails for a more secure nailing, and the installation will be a "complete Category 3 hurricane system". We will not only have a 25 year workmanship warranty from the shingle manufacturer but also an extended warranty from our roofing contractor, Arry's. We have also selected Arry's to do roof repairs for the homes that will not be getting new roofs until next year.
- 115-155 Poole Pl (9/12)
- 40-70 Colette Ct TBD
- 80-100 Colette Ct TBD
- 130-150 Colette Ct TBD

## WELCOMES & FAREWELLS

Coming soon! New owners at 280 Tads Trl. & 20 Poole Pl.  
On the market for sale: 50 Tads Trl.

## Photos of our community



If you have photos you would like to contribute to the newsletter, please send a copy to President <http://elwcluster4.org>

As we are completing the roofs please remember to cooperate with the roofing contractor by moving your vehicles when needed & clearing your carport areas of hanging bikes, etc. so they will not incur any damage. The contractor will be covering landscaping & protecting the areas as best they can. The contractor cannot be responsible for damage if you leave items in harms way. If there is some issue with being able to move items or cooperate with this important maintenance project, please call Peggy Semsey, our property manager, at 813-433-2008 to discuss your problem & agree upon a resolution.

## GUTTERS:

During the roof replacement project, those of you who have gutters need to be aware that the roofing contractor will need to remove your existing gutters and re-install them when they have completed your home/carport.

Many of the existing gutters are undersized & in need of improvement/replacement by you the homeowner. There is no guarantee that these already compromised gutters will be salvageable once they are removed, and Arry's cannot promise that they will look or function correctly once re-installed. Remember that gutters are your responsibility to maintain. If they are in disrepair they need to be repaired or replaced by you, the homeowner. Now would be a good time to take care of this.

We have made an agreement with a gutter company to offer new larger sized gutters and downspouts at a discounted rate. We highly recommend that anyone with old or smaller sized gutters take advantage of this opportunity. Eric Boyle/727-504-9050

## Important Dates in September:

Sept. 2	Labor Day	Sept. 11	Patriot Day
Sept. 9	6:30 pm Board Meeting held at Management & Assoc. 720 Brooker Creek Blvd. Ste 206 Oldsmar FL	Sept. 23	Autumn Begins
		Sept. 30	First Day of Rosh Hashanah

## Be Responsible Pet Owners

Please 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.

## Trash Cans

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

<http://elwcluster4.org>

