

# Greetings from ELW Cluster IV Board of Directors!

APRIL

2021

## MEETINGS CONTINUE IN REMOTE FORM ONLY

We are continuing our meetings via Zoom which is set up by Management & Assoc. Our next meeting is May 10, 2021 at 6:30 pm.

Please go to our website, <http://www.elwcluster4.org> for sign in instructions via computer or telephone.

## WELCOMES & FAREWELLS

180 Tads Trl	FSBO	\$299,900
90 Colette Ct	SOLD 3/30/21	\$290,000
285 Tads Trl	SOLD 3/12/21	\$240,000
60 Poole Pl	SOLD 3/31/21	\$250,000
135 Poole Pl	under contract	\$237,000
160 Tads Trl	under contract	\$305,000

## WEED CONTROL & TREE REMOVAL

After the completion of the mulch it has been noted that there are a lot of weeds growing in the beds of the common areas. Redtree has been contacted to address this issue. There is a small palm tree that is dead on the Colette Ct common ground which will be removed.

## RUST REMOVAL

Suncoast Well Water has installed a treatment system on the well station for Tads Trail. They have also treated some of the sidewalks that had severe rust stains. I have reviewed the worst parts of those sidewalks and it appears that the treatment they used has been effective. Not all staining has been removed but the appearance is much better and we hope that with the treatment system installed at the well we will see more improvement over time.

## MAINTENANCE REQUESTS

Please direct all maintenance requests to our maintenance coordinator at Management & Assoc., Kari Lopez. The best way to report any maintenance need (sprinklers, lawn issues, siding, roof, & other items that your HOA fees cover) is to go to your portal at M & A, sign in & click on the maintenance tab at the top of the page and enter all the pertinent information about your request. This immediately goes to Kari and gets routed to the proper service or company needed to complete the repair. REMEMBER: our sprinkler service company comes ONCE per month to test the system and make repairs. A broken sprinkler head is annoying but not considered an emergency and will be reported and dealt with on the next scheduled visit. If there is a water line break with water running/gushing, this would be dealt with as an emergency, so contact: Kari Lopez - Service Coordinator (813) 433-2000 Ext. 2026; Fax (813) 433-2040; KLOpez@mgmt-assoc.com. In extreme emergencies please contact Peggy Semsey, 813-433-2008.

## IMPORTANT DATES IN APRIL:

- APRIL 1 APRIL FOOLS DAY
- APRIL 2 GOOD FRIDAY
- APRIL 4 EASTER
- APRIL 13 THOMAS JEFFERSON'S B'DAY
- APRIL 19 PATRIOT DAY
- APRIL 15 TAX DAY
- APRIL 22 EARTH DAY
- APRIL 27 ULYSSES GRANT'S B'DAY



MORNING VIEW ON COLETTE CT.

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** 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.

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>

