

Greetings from ELW Cluster IV Board of Directors!

JUNE
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 July 12, 2021 at 6:30 pm.

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

CARPORT NUMBERS TO BE REPLACED

The board has ordered the numbers for the carports and we are just waiting for them to be delivered. Work should begin soon on installing the new numbers.

OUTSTANDING WORK TO BE COMPLETED

Peggy & I walked around the community to review conditions of lawns. Many were drier than normal & we have asked the sprinkler crew to analyze these areas to make sure the system is adequately watering these areas.

Those whose roofs attachments will be improved by the roofing contractor should have been contacted by our property manager Peggy to get this scheduled. Please do everything that you can to cooperate with this contractor & his crew. Once this work is completed, there will be new wind mitigation reports issued for those addresses. Please use this updated report, which is available on our website, <https://www.elwcluster4.org> and submit to your insurance company. This may supply you with discounts on your rates.

We are still waiting on quotes for sidewalk pressure washing & should have news on that soon.

LATE PAYMENTS

We encourage all of residents to sign up for auto-payment of your monthly HOA fees. This makes it very simple to keep your fee payments current, and it is very easy to set up. For those of you who are signed up for a resident portal on the Caliber Portal of Management and Assoc.'s website (https://mail-exchange.mgmt-assoc.com/CaliberWeb2_MAA/default.aspx#/), you can pay your monthly fees there. Please help your community by paying your fees on 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:

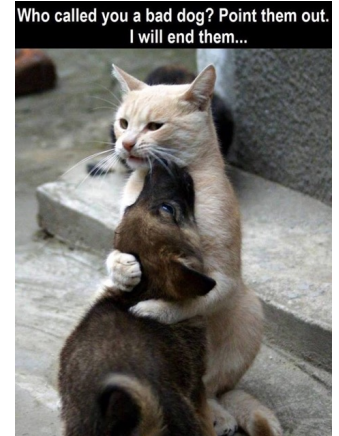
Kari Lopez - Service Coordinator (813) 433-2000 Ext. 2026; Fax (813) 433-2040; KLopez@mgmt-assoc.com

In extreme emergencies please contact Peggy Semsey, 813-433-2008.

WELCOMES & FAREWELLS

WELCOME!! to Sharon Milliman at 135 Poole!!
WELCOME!! to Kellyanne Mancuso at 150 Evelyn!!
WELCOME!! to Ginger Werner at 180 Tads Trail!!
WELCOME!! to Asha Patel at 160 Evelyn!!
Sold! 130 Evelyn 5/12/2021 \$230,000
Sold! 160 Tads Trail 5/17/2021 \$305,000
Active on market 30 Tads Tr \$283,500

A LITTLE HUMOR



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 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>

IMPORTANT DATES IN JUNE:

JUNE 6 D-DAY
JUNE 14 FLAG DAY
JUNE 20 FATHER'S DAY & FIRST DAY OF SUMMER

