

Greetings from ELW Cluster IV Board of Directors!

AUGUST

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 September 13, 2021 at 6:30 pm.

MEETING ID# 816 6592 8497 PASSCODE AVAILABLE ON WEBSITE

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

WELCOMES & FAREWELLS

UNDER CONTRACT 30 Tads Trl \$275,999
UNDER CONTRACT 120 Colette Ct \$295,000
WELCOME TO ANNE & PAT
80 Tads Trl \$230,000

A LITTLE HUMOR



I wanna be
14 again and
ruin my life
differently.
I have new
ideas.

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>

CARPORT NUMBERS TO BE REPLACED

The numbers are now in hand and installation will begin shortly.

OUTSTANDING WORK TO BE COMPLETED

Peggy & I have looked at our carports, evaluated support posts that need replacement, and have had at least two carports inspected by a professional for structural integrity. We have made a list of posts to be replaced and are contacting vendors for quotes.

PRESSURE WASHING ALL CONCRETE

Riptide Pressure Cleaning will be cleaning sidewalks, front walkways, concrete curbs, & some other concrete areas on Colette Ct on August 9 & 10. We have posted this notice on the bulletin board & there was a flyer distributed to each homes' door. If you have any questions about this please contact Peggy Semsey, 813-433-2008, for more details. The asphalt areas will not be cleaned, only the concrete areas. Please cooperate with the contractor when the crews are here. Follow the suggestions on the flyer for your own safety.

SPRINKLER SCHEDULE

We have posted the updated sprinkler schedule on our website. Please consult this posting for the timing of watering at your home. Please report any outages you notice via a maintenance request. Outages at specific locations will be noted and inspected for repairs on the monthly maintenance visit by our sprinkler company.

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 AUGUST:

AUGUST 2	CONTINENTAL CONGRESS SIGNS DECLARATION OF INDEPENDENCE
AUGUST 3	CHRISTOPHER COLUMBUS SETS SAIL FROM SPAIN
AUGUST 9 & 10	PRESSURE WASHING OF SIDEWALKS, ETC
AUGUST 14	V-J DAY/END OF WORLD WAR II
AUGUST 18	19TH AMENDMENT TO CONSTITUTION RATIFIED GRANTING WOMEN THE RIGHT TO VOTE
AUGUST 21	HAWAII ADMITTED AS 50TH STATE
AUGUST 24	WHITE HOUSE BURNED DURING WAR OF 1812

