

**ELW Cluster Homes Unit Four
Manager's Report
September 13, 2021**

Administrative

New Ownership Report – Attached – 120 Colette Court – Irving and Kerstin Pyatt purchased from Cheryl Riley and Carl Smith / 30 Tads Trail – Zoe Klehm and Patrick Fahlman purchased from Wolfgang and Ursula Groeger.

Repair and Maintenance

RedTree Proposals – Property Manager did a walk around with Ben – Supervisor. Proposals on tree removals and sod expected to be received this week. Areas of concern regarding weeding and return of vegetation removed in common ground beds were brought to attention and will be addressed.

Superior Fence has started to replace the next phase of fences. Project was delayed from August 16th due to weather conditions.

Riptide Pressure Washing has completed the cleaning of the sidewalks and walkways.

Carport Number install project is scheduled to commence on Wednesday, September 15th at about 12 noon.

Arry's Roofing inspected units 90 – 120 Tads Trail. Stacks were sealed and grates were put on top of them, if not already installed. Confirmation still pending as to the scope of work that was done.

Status of drains at the end of Tads Trail to be advised by Wind River Environmental. I contacted Advanced Drainage & Hydro to also assess the issue at the end of Tads Trail, as engineer will be working in the area this week. He will assess and advise free of charge.

Architectural Applications to be ratified under New Business – 20 Colette – install pavers on existing patio; 285 Tads Trail – a. remove hibiscus and replace with low lying plants b. convert lanai to additional living area c. install ramp walkway to front door.

Respectfully submitted,

Peggy M. Semsey, Property Manager
Management and Associates