

# Greetings from ELW Cluster IV Board of Directors!

OCTOBER

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 November 8, 2021 at 6:30 pm.

ZOOM MEETING ID# 816 6592 8497 PASSCODE 396297

**You are invited to attend our meetings, just go to our website, <http://www.elwcluster4.org> for sign in via computer or telephone, this is the easiest way to connect!**

## BUDGET MEETING

The November meeting will be our budget meeting to adopt the 2022 Budget. We have some significant increases to our fixed costs such as insurance, cable TV, trash, ELWCA fees, and a few others; inflation has not passed us by. We are in a very strong position financially & we believe that any increase to our monthly fees will be minimal.

## WINTER LAWN SCHEDULE

The lawn mowing & trimming reverts to our winter schedule which is every two weeks at the beginning of October.

## FLOOD MAP UPDATING BY FEMA

FEMA is updating the National Flood Insurance Program's (NFIP) risk rating methodology through the implementation of a new pricing methodology called Risk Rating 2.0. The methodology leverages industry best practices and cutting-edge technology to enable FEMA to deliver rates that are actuarially sound, equitable, easier to understand and better reflect a property's flood risk. This new rating went into effect on 8/23/2021. If you have any questions about your flood insurance policy and how this new rating system might effect your policy, please contact your insurance agent. I have spoken to some people (not in our development) & their rates have gone down; some have gone up.

## 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](mailto:KLopez@mgmt-assoc.com)

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

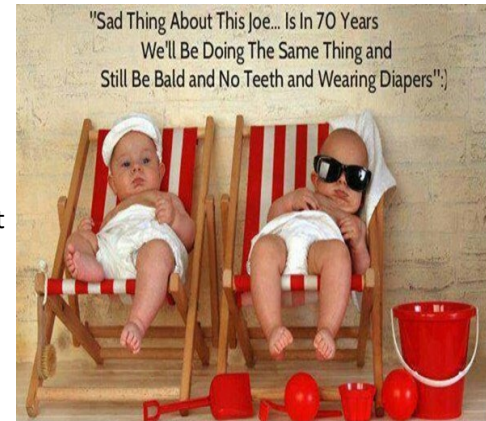
## IMPORTANT DATES IN OCTOBER

- OCTOBER 11 COLUMBUS DAY
- OCTOBER 31 HALLOWEEN

## WELCOMES & FAREWELLS

No new move ins this month.

## 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](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>

