

Greetings from ELW Cluster IV Board of Directors!

NOVEMBER

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 December 13, 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!

2022 BUDGET ADOPTED

The new budget for 2022 has been adopted by the board at the November meeting. The budget adopted increases the monthly fee modestly to \$415 per month. The financial health of the HOA is very good. Unfortunately, there have been significant increases to all of our fixed expenses such as insurance, trash, cable TV, ELWCA master association fees, etc.

JANUARY ANNUAL MEETING AND DOCUMENT REVISION

The annual meeting will be held tentatively on Jan. 15, 2022 at the Lutheran Church of the Resurrection.

We are working to finalize that date, place and time. We will announce this once we have finalized arrangements. At this meeting, we will be voting on a small document change to improve the language re: for sale signs on lots within Cluster IV. We believe this will allow for less confusion when a property is put up for sale by an owner by allowing signs that fit to today's size standards. As our current documents stand, only a very small sign is allowed. Many owners have expressed to us that this is an undue hardship placed upon them when selling. We wish to rectify that hardship by correcting our original documents using the below as the new guideline:

Section 2.09 - Signs.

1. Except as otherwise permitted herein, no sign of any character shall be displayed or placed on any Lot, except "For Sale" signs, which may refer only to the particular Lot on which displayed, shall not exceed four square feet in size, shall be limited to two signs to a Lot, one in front, one in back, neither illuminated nor animated nor electrified. However, when a Unit is "open for inspection" and when and only so long as the particular Unit is attended by a representative of the Owner, then and only then, signs or devices advertising such may be displayed on the Lot. All signs/devices/arrows shall be removed by the owner or owner's representative immediately after the "open for inspection" event has concluded. Signs required by law, including building permits and home security system signs, are exempt.

NEW SECURITY COMPANY

As of Nov. 4th, the security company used by ELWCA will be Marksman Security. Please note the new rover security number: 813-382-9997.

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

610 S. Woodlands Dr. on the market \$279,900

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://www.elwcluster4.org>

IMPORTANT DATES IN NOVEMBER:

Nov. 2 Election Day

Nov. 7 Daylight Savings Time Ends

Nov. 11 Veterans Day

Nov. 25 Thanksgiving

Nov. 28 Hanukkah Begins

