

# Greetings from ELW Cluster IV Board of Directors!

DECEMBER

2021

## MEETINGS CONTINUE IN REMOTE FORM ONLY

Our next meeting is January 15, 2022. This will be our annual meeting to affirm board members & start the New Year!

Please plan to attend. As is our tradition, this meeting is on a Saturday. The meeting will be held at Lutheran Church of the Resurrection, 1555 Windmill Pointe Rd, Palm Harbor, FL 34685. Our meeting time is 10:30 am. We hope to see you then!

## DOCUMENT REVISION VOTE

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.

Please remember that if you do not turn in your proxy vote, you are voting NO.

I believe that you will see board members walking around to all residents homes to discuss this further and collect your proxy votes prior to the meeting so that you do not forget to turn them in. In order to pass this document change we will need 75 YES votes. Please help to achieve this number by turning in your vote in favor of the change.

## IRRIGATION

We have added additional visits from the irrigation company in order to be more proactive about potential outages & issues needing repair. Instead of one visit per month, they will be checking & testing the system every two weeks. We feel this will help prevent damage to our lawns in the future & minimize sod replacement costs that result from outages.

**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 TWICE per month to test the system and make repairs. A broken sprinkler head is annoying but is 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.*

Kari Lopez - Service Coordinator (813) 433-2000 Ext. 2026; Fax (813) 433-2040; [KLopez@mgmt-assoc.com](mailto:KLopez@mgmt-assoc.com)  
**In emergencies please contact** Peggy Semsey, 813-433-2008.

<http://www.elwcluster4.org>

## WELCOMES & FAREWELLS

610 S. Woodlands Dr. under contract \$279,900

## A LITTLE HUMOR

Husband: "Why do you keep buying plants when you just end up killing them?"

Wife: "Just to remind you what I'm capable of."

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.**

**ONE OTHER REMINDER RE: PET WASTE. PLEASE GUIDE YOUR ANIMALS TO EITHER YOUR YARD OR COMMON GROUNDS TO DO THEIR BUSINESS. ALLOWING YOUR ANIMAL TO USE ANOTHER PERSONS PROPERTY IS VERY DISCOURTEOUS TO THE PROPERTY OWNER.**

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

## IMPORTANT DATES IN DECEMBER:

Dec. 7 Pearl Harbor Remembrance Day  
Dec. 21 Winter Solstice  
Dec. 23 Christmas Eve  
Dec. 24 Christmas Day  
Dec. 26 Boxing Day/Kwanzaa  
Dec. 31 New Year's Eve

