

# Greetings from ELW Cluster IV Board of Directors!

FEBRUARY

2022

## MEETINGS CONTINUE IN REMOTE FORM ONLY

Our next meeting is March 14, 2022 @ 6:30 pm.  
Zoom meeting ID 816 6592 8497 Password available on website &/or direct link to the meeting, [www.elwcluster4.org](http://www.elwcluster4.org)

## YOUR NEW BOARD OF DIRECTORS FOR 2022

Cathy McCarthy	President
Frank Clarke	Vice President & Secretary
Jill Bartholmey	Treasurer
Steve Rogers	Director at Large
Andrea Cooley	Director at Large

I attended a President's Meeting with the ELWCA on 1/18/22. This meeting with the main association was to give us an update of work that is being addressed and to also address any issues that we, as individual board president's, may have. Here are the highlights of that meeting:

- there is a new property manager for ELWCA. Her name is Monica D'Ambrosia.
- there was much discussion about the gates (controlled access) and the maintenance of each. Gate management software has been replaced & is much more functional with more efficient programming. Camera installations have been accomplished at the Sunflower gate. More camera installations are being discussed.
- drainage work continues and will be an ongoing project. This is a very expensive type of project but the board had anticipated these costs and does not see that a special assessment will be needed. Each individual board has responsibility for drainage in their own developments, and must continue to make sure those areas are monitored and repaired if needed.
- large increases in insurance were noted.
- landscape lighting at the entrances is being updated in the first quarter of 2022.
- paving of East Lake Woodlands Parkway between the Country Club and Greenhaven will take place in 2022.

*IF YOU NEED TO REPORT A MAINTENANCE ISSUE, PLEASE CONTACT:*

*Use the maintenance request in the owners portal for quickest response.*

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

600 S Woodlands Dr under contract  
closing 2/18 \$324,900  
180 Tads Trl under contract  
closing 2/22 \$350,000

## A LITTLE HUMOR

Happy We Live in Florida :)



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 FEBRUARY:**  
FEB. 2 GROUND HOG DAY  
FEB. 12 ABRAHAM LINCOLN'S BIRTHDAY  
FEB. 14 VALENTINES DAY  
FEB. 21 PRESIDENTS DAY  
FEB. 22 GEORGE WASHINGTON'S BIRTHDAY

