# Greetings from ELW Cluster IV Board of Directors!

**November 2026**

## NEXT MEETING

The next meeting is Nov. 9 at 6:30 pm. We continue to use Microsoft Teams Meeting. **Meeting ID is 296 778 359 041**
The password is available on our website: **www.elwcluster4.org**




## BUDGET 2027

We will be discussing our 2027 budget at this meeting. We hope to see you there so you can understand how we arrive at these numbers & make decisions for our future fees.

## ELECTRIC TRANSFORMERS

We recently had a resident notice leakage (oil?) at one of the green electric transformers on Tads Trail & TECO was called to investigate. They immediately replaced this transformer which apparently was defective. We have these transformers throughout our community & they are critical to keeping power supplied to our homes. If you see something that does not look right, please call TECO to report the problem. They are very responsive & will take care of issue if needed.

## ELWCA WORK BEING DONE

The ELWCA is doing work around the development on road signs (tightening & straightening) & street lights. You will see TECO trucks on-site working on the lights.

## LAKE TREATMENT BEHIND COLETTE CT, EVELYN CT & TADS TRAIL

We are consulting with Lake Brothers about the duck weed explosion we now see in our water ways. Duck weed is tiny little lily pads that float on top of the water. It looks like green scum covering the water, but is really just a lot of those little lily pads floating together. We may be treating for this soon. We are committed to maintaining these waterways behind our homes to keep them looking as weed free as we can.

## SIGNED CONTRACT FOR EXTERIOR PAINTING

We have signed the contract with Daily Group after negotiating an acceptable agreement with them. The painting will begin in early 2027, weather allowing. We will notify you when the work is scheduled. In advance of this exterior work, you might want to take a look at your property & see what you need to do to make your exterior walls easy to access. If you have plant life growing on those walls, you should take the time now to remove those obstructions to the paint crews. If the Daily Group needs to do extra work to prepare your walls, you will most likely have to pay for that out of your pocket.

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**

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

**Board Members 2026**

Cathy McCarthy - President
Frank Clarke - Vice President
Jill Bartholmey - Treasurer
Jeanne Feld - Secretary
Steve Rogers - Director at Large

*If you wish to serve on our board, please let the president know. We are currently in need of one person to fill a vacancy.*

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

*Use the maintenance request in the owners portal for quickest response. If you are not registered in the portal, go to **www.mgmt-assoc.com** & click on login to portal, then click on create login. You will need your account number to register, & you can find that on your payment coupons.*
*If you must email someone, the following are your contacts:* Eileen Shires - Service Coordinator (813) 433-2000 Ext. 2026;
**eshires@mgmt-assoc.com** **In emergencies ONLY please contact** Peggy Semsey, 813-433-2008.
EMAILING & CALLING WILL BE THE SLOWEST RESPONSE TIME FOR YOUR REQUESTS, PORTAL REQUESTS PUT A TIME STAMP ON YOUR REQUESTS & ARE SENT OUT TO OUR CONTRACTORS QUICKLY, IF THAT IS WHAT IS NEEDED.