

Four Seasons Fallout

Your Community Newsletter

April 2025



Four Seasons Recreation Association
1201 Herndon Parkway, Herndon, VA 20170 (703) 437-1811

 Website: <https://fourseasonsrec.org>

 Instagram: @4seasonsrec

 Facebook: <https://www.facebook.com/fourseasonsherndon>

Office Hours

PLEASE SEE CALENDAR FOR IMPORTANT INFORMATION

REC (TH/SF) Mon – Fri 10 am to 2 pm

HOA (TH Only) M-Th 2 pm to 4 pm

Saturdays, Sundays & Holidays – Closed

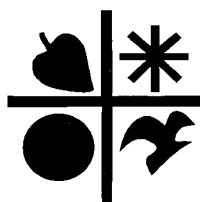
Easter Egg Hunt

Four Seasons will be partnering with She Believes in Me to hold an Easter Egg Hunt once again this Spring!

**The Easter Egg Hunt will be at 9am,
Saturday April 19th.**

We would love help from volunteers who can help set up eggs for the hunt! If you wish to volunteer, set up will start at 8:30am. This is a great opportunity for students to receive community service hours!

We hope to see you there!



New Herndon Police Chief attending the FSRA Meeting!

You don't want to miss out on a special visit from the Herndon Police at our April REC Board meeting! Our new police chief, Steven H Pihonak, will be in attendance!



This is a great opportunity to meet and bond with our local police officers who help keep our lovely community safe and protected. The meeting will be on Wednesday, April 2nd at 7pm. We hope

Join Swim Team!

Looking for a way to keep your children busy and active this summer? Look no further! The Four Seasons Swim Team is a perfect opportunity to engage your children in staying active this summer and having fun while doing so!

The team is open to all ages five through eighteen, but they must be able to swim completely on their own without assistance. Older swimmers should already be familiar with the four strokes. Scan the QR code to learn more!



Mayor Notes – Four Seasons Recreation Association Board Meeting March 5, 2025

Opening Comments:

- Hosting a State of Herndon address in May.
- In the fall there will be a statement about what the Town has accomplished and not accomplished.
- Starting Monthly newsletter to showcase progress to announce service announcements etc.
- Pet Mail, you can nominate your pet(s) and they will participate in events around town.
- Meals with the Mayor will start – Once a month 10 people who have registered, can come and talk with Mayor at his house for dinner.
- The Mayor will be donating his salary to charities and community support activities. (Rotary food for kids, Christmas stuff, arts Herndon, Next Stop Theater, etc.)

Community Concerns - Intersection HP and Elden Street. A lot of people cross HP in dark clothing. Is the town doing anything? Mayor – messaging about safety concerns, Police try to address, not illegal to jay walk. We are looking at this from a safety perspective.

Herndon Police: Interim HPD Chief until replacement selected. 2 finalists one of who has been part of Herndon for over 15 yrs.

Rivana Development– a massive development that will dump out onto Route 606. Several hotels, commercial buildings, a lot of traffic flowing onto Herndon roads. We are the closest police force, we will have to respond so how do we deal with the increase in demand, this includes the fire department. Different jurisdictions will be involved eventually, but Herndon is the closest first responder. We are trying to stay on top of this development to see how it impacts Herndon.

35 year comprehensive plan is updated every 7 years, the planning committee meets twice a month, focusing on the comprehensive plan. Every 7 years we do a big review and do an assessment. We are planning some major updates, put in a business comprehensive plan and a business sustainability plan, not just zoning, but environmental impact and business impacts. There is a planning commission opening, let the mayor know. Background required, like someone who has experience in community organization, there will be training, just need to be thoughtful

HTOC and HD area, that is designed to be three high rise buildings, we are containing the Highrise to only immediately near the transit stop. But it will step down from there on each side. There is also a hotel that wants to renovate and create a different type of residential space.

There is **no effort to convert parks to housing**, but this is not supported. The Mayor wants wildlife preserves and open areas for the community. Affordability is important, there are places we need to look at for affordability. We are engaging experts to look at the entire town and comprehensive plan to help us find areas for affordability. There are areas along the Herndon parkway that will be rezoned for high density housing.

Comstock update – The Town is committed to redevelopment of this area. Unfortunately, the current developer has backed out of his commitment to move forward with the project. The process of developing this land did involve transferring ownership of the property so the developer could secure financing. However, now that the developer is not proceeding, the Town would like their land back. The developer is pushing back and requesting the property remain with the developer until such time they can move forward when it is more profitable for them. This is not acceptable to the Town. To remediate this situation, the town has hired a crisis manager to help manage the Town's messaging and interaction with the developer. Additionally, the Town will be executing sections of the contract signed by the Town and the developer that will return ownership of the property back to the town and resolve any disputes. A non-binding mediator will assist the Town and the developer to come to an agreement. If this fails, the Town will seek legal remediation. We were unable to share a lot at first as we did not want reveal and information about our actions to resolve this matter. We believe the laws protect us. We also filed a document with them about termination which requires the developer's signature. This signals to anyone that if anyone is interested in the land, they must go through the town. We issued a press release, with some information, but obviously more information to follow on this. I have engaged the town to look at land use for this area.

The **Festival** is coming back, but more like the Winterfest festival.

The **Farmers Market** will continue to be held on Thursdays

The **current cuts the federal government** may impact us, as some buildings are being shut down, this will impact our tax base as well we have fellow Herndonites who are impacted. We count on funds from the state and other sources, we will budget to be more conservative so we can focus on the most important items.

Please visit the Town of Herndon Website for more information about contacting the Mayor or other departments and updates on matters discussed in this summary. <https://www.herndon-va.gov/>

Important ACC Information – 2025

FOUR SEASON RECREATION ASSOCIATION (ACC for Single Family Homes only):

FSRA ACC Inspection will be conducted throughout the **end of April and into May.**

Here are some common questions/reminders of what you should be watching out for:

- Is your siding clean or in need of repair?
- Do you have debris, yard waste, tree branches in your yard or along the side of your house?
- Are your mailbox and post in good condition?
- Do your dormers and rake boards need repair or painting?
- Is your driveway in good condition?
- Are your trash and recycling containers stored out of sight?
- Is your fence in need of repair or painting?
- Are there wires or cabling hanging from roof or siding that need to be secured?
- Are you parking on unpaved surfaces; are there ruts in your yard from doing so need repair?

Reminder: Commercial vehicles or trailers cannot be parked in your driveway. See the Town of Herndon on what you can or cannot park on public streets.

Reminder: Vegetable gardens are not allowed in front or side of your house unless they are behind a fence.

Reminder: Reserving a parking spot in a public street with cones or other items is not allowed.

FOUR SEASONS HOMEOWNERS ASSOCIATION (ACC for Townhomes only):

FSHOA ACC Inspection will start on April 22 -26, weather permitting. Here are a few reminders of some main, but not all, of our regulations:

- Trash cans not visible
- No trash/debris in your yard
- Clean shingles and siding
- Clean, cut grass
- No major damages visible to front view of your home

Violations will be sent out accordingly following inspection. Please remember that your violations must be addressed promptly, or fines may be applicable if you are not compliant.

Earth Day

Considering Earth Day on April 22nd, can you commit to a few minutes a week to clean up litter in front of your house? By everyone contributing in a small way, the overall benefit can be impactful. A clean neighborhood is good for our mental health. Our property values benefit when the neighborhood looks better. Pets don't require expensive vet visits from swallowing trash! This is all even more important with ACC inspections coming up. Let us keep Four Seasons beautiful!

FSHOA Townhome Bulky Pickup

Please begin your spring cleaning now so there are none of the following: No Leftovers like Paints(must be OPEN or EMPTY cans), no electronics or TVs, only 2 TIRES without RIMS per unit, etc. Please see Town Website for more specifics, and the ToH will be sending info as well. Thank you for helping us keep our community clean.

Four Seasons Recreation Association

All residents – Clubhouse and Recreation Facilities

1201 Herndon Parkway
Herndon, VA 20170
Office: (703) 437-1811
Fax: (703) 437-4818
Pool: (703) 437-9867

Single Family Houses (for HOA/ACC matters)

Four Seasons Recreation Association
(REC) (FSRA)

FSRA Staff

Barby Vasquez
Business Director
SeasonsBDir@gmail.com

Luke Watling
Recreation Director & Fallout Editor
SeasonsRecRD@gmail.com

Ivonne Rojas
Administrative Assistant
4SeasonsGen@gmail.com

REC Board of Directors

Mark Burd, President, **Interim Secretary**
Walter Shorter, Vice President
Jeff Hoverson, Treasurer
Rochelle Day, Director
Nadim Bandarkar, Director
Paul Anson, Director
Vacant SF Director Seat
Vacant TH Director Seat
Vacant TH Director Seat

Dues

For members choosing to make quarterly installment payments of their annual dues, the 3rd quarterly installment will be due April 1st and will be considered late May 1st. A flat \$4.95 fee will be charged to your account for any late payments.

Next FSRA Board Meeting

Wednesday, April 2nd, 2025, at 7pm

Four Seasons Recreation Association Board of Directors Board Meeting Wednesday March 5th, 2025

Community Discussion:

- One of the FSRA Board members has arranged a visit from the Interim Police Chief for our April Board Meeting; everyone is welcome.

Business Director (BD)

- New cameras are being installed which should help us monitor the parking area and the swimming pool.
- Easter Egg Hunt has been scheduled for 4/19.
- New Covenants, Conditions and Requirements for the community were mailed to all residents.

Recreation Director (RD)

- Efforts are continuing to transition duties from Recreation Director to the Business Director. Luke will be resigning his position later this year and his position will not be filled. All his responsibilities will be transitioned to the current office staff.

A message from your ACC

New Covenants, Conditions, Restrictions (CCRs) were rolled out in March, effective April 1st. The Board is currently entertaining hiring a third party to do inspections of the community. All follow ups and communication would still come from the Four Seasons Recreation Association. A discussion this proposal will be held at our next meeting. In the interim, start inspecting your home.



Four Seasons Homeowners Association

Townhome residents (FSHOA/ACC Concerns)

Four Seasons Homeowners Association
Legum and Norman Property Management Company
3130 Fairview Park Drive, Suite 200
Falls Church, VA 22042
Web: www.legumnorman.com

Staff Contacts

John Williams Property Manager
See office for contact info

Barby Vasquez Office Assistant
Bvasquez@legumnorman.com
Direct: 571-295-5998
Clubhouse Office Hours: 2pm-4pm M-F

HOA Board of Directors

Noe Flores, President
Denzell Henderson, Vice President
Pat Mulvihill, Secretary
Jason Wall, Treasurer
Walter Shorter, Director
Vacant Director Seat
Vacant Director Seat
Vacant Director Seat
Vacant Director Seat

Dues

Townhome owners are responsible for quarterly installment payments of their HOA quarterly dues. The 3rd quarterly installment will be due April 1st and will be considered late April 15th.

Next FSHOA Board Meeting

Monday, April 14th, 2025, at 7pm

Four Seasons Homeowners Association Board of Directors Monday, March 10th, 2025 Overall Meeting Summary, Announcements, Reminders:

Fallout Notes FOCUS: 1) highlights for community awareness, and 2) Business Conducted.

COMMUNITY AWARENESS INTEREST ITEMS:

- Our special thanks to Walter Shorter who has stepped up yet again to serve our community by volunteering to come back onto the HOA Board to complete Ratib Zaman's term through FY2026 (Ratib had resigned last month). Board voted unanimously to appoint Walter to one of five vacancies on the Board per his volunteer request (see Vote 1 below). This will continue to be a point of concern and interest for the Board as we still have 4 additional Board vacancies remaining. We encourage all HOA Owners to come join us on the board and fill these 4 vacancies and assist in making a positive difference for our community!

- OPEN FORUM: A) Walter mentioned how well the Town of Herndon Mayor's visit went the previous Wed (March 5) at the Recreation Board meeting. Mayor Keven J. LeBlanc, Jr., was quite personable and provided many insights into his views and plans for the town. B) Denzell mentioned the graffiti at Whitewater fences – one owner has painted over, one owner not yet. C) Pat mentioned there are resources and interest locally to assist with people/families affected by the Federal activity/unrest. Herndon Community Resource Center is prepared to help, and both states of Virginia and Maryland and respective counties within have stated they have numerous jobs available as potential alternatives for these people. Our hearts are with those adversely affected by what and how the Feds are doing things presently.

- Legum and Norman's new hire and our new Four Seasons Community Manager Elizabeth Stulga was present remotely for introduction to the community. She comes with vast experience in both serving on Boards and in Community Management. She had much to say, and that level of interaction should prove beneficial for our HOA and community. The following items were emphasized: a) Relationship of Legum and Norman Community Manager and onsite manager Barby (i.e. Barby works for the HOA directly and IS NOT A DIRECT REPORT to Legum and Norman; rather it is a collaborative effort). b) Boards expectation for Community Manager walk-through of Four Seasons HOA Community every 10 days and contacting the Board when this happens so Board Members can join her when/if available. c) Ongoing use of Activity Task Spreadsheet. d) Ongoing use of Upcoming Events Calendar. e) The need for the following data reported monthly for each HOA Board Meeting: 1) Landscaping Report; 2) Towing Report; 3) Any special trash pickups for illegal dumping; 4) Owners/Renters Ratio Report addressing specific numbers and percentages

- FSHOA Community Meetings: Our next Community Monthly Meeting is April 14, 2025 at 7PM. Please participate and join us! COVID-19 vaccinations required, and masks encouraged. In-person meetings at clubhouse continue, with Remote/virtual attendance upon request at least 24 hours in advance.

BOARD VACANCIES: With Walter's addition to the Board, we now have 5 Board Members but remain 4-short of the 9 members authorized. PLEASE JOIN US and get involved in making a difference for your community! [Additionally, 1 FS Recreation Board Position remains available for a Townhouse Resident.]

- Do your part for SAFETY: Contact Herndon Police: EMERGENCIES - call 911.

Non-Emergency, Suspicious Activity, and other concerns - call HPD (703) 435-6846. Use these numbers to report immediately and heighten police awareness of anything untoward and of concern. Don't be timid or shy – See something, say something!

MONTHLY MEETING BUSINESS CONDUCTED: QUICK RUNDOWN: 1) New Business – a) Finances: 1) To enhance returns on HOA Investments, Board will work with Elizabeth to investigate "Tiered Investments" and "Reciprocity Investments." 2) Thanks to a majority of owners diligently paying their HOA Dues, Dues Delinquency Status is best we've ever seen it. Thanks to Barby for her personable approach in addressing past-due accounts and successfully achieving payment compliance. 3) Board is Underbudget in nearly all areas except A) Snow Removal (spent nearly \$5700 this season, with anticipated snowstorms necessarily exceeding our budgeted \$2500); B) Dues Coupon Booklets (to be mailed only to those not on automatic payments, \$1,000 budgeted yet spent \$3,200; researching why this occurred).

2) Old Business – a) Elizabeth will check with Mailboxes Inc. (aka Mainstreet Mailboxes) for status update on third and final stage of our new mailboxes' installation.

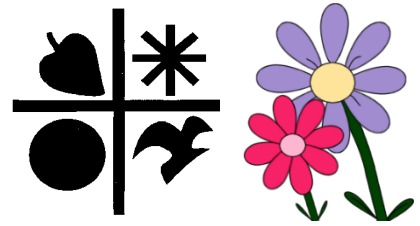
VOTES: VOTE 1) Jason moved, Pat seconded, and Board voted unanimously to appoint Walter to fill one of 5 vacant Board positions as a member-at-large.

EXECUTIVE SESSION: Board went into Executive Session to discuss the ice-fall incident but ended up tabling the topic for further research.

This summary has been edited for length and to remove private information. A full copy of the Official Minutes is available at <https://app.townsq.io/> or request from Legum and Norman during Normal business hours.

Four Seasons Calendar

April 2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1  Recycling Pickup	2 FSRA & FSHOA Meeting @ 7pm! <u>HERNDON POLICE VISIT!</u>	3	4 Trash Pickup	5
6	7	8 Recycling Pickup	9	10	11 Trash Pickup	12 
13	14 FSHOA Meeting @ 7pm	15  Recycling Pickup	16	17	18 Trash Pickup	19 
20	21	22  Recycling Pickup <i>FSHOA ACC</i>	23 <i>FSHOA ACC</i>	24 <i>FSHOA ACC</i>	25 Trash Pickup <i>FSHOA ACC</i>	26 <i>FSHOA ACC</i>
27	28	29 Recycling Pickup	30			