

Four Seasons Fallout

Your Community Newsletter

February 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

Fallout Delivery Volunteer Needed

The Recreation Association needs a new volunteer to deliver the fallout newsletter! The commitment is to receive a bundle of newsletters towards the end of each month, then deliver those newsletters door by door to a specific route ahead of the new upcoming month (delivery time is flexible!) so that houses can get their monthly newsletters delivered by door in a timely, neighborly manner! We pride ourselves in maintaining this door-by-door delivery amidst a society increasingly resorting to technology-only delivery!

The route that this position would deliver to consists of a total of nineteen houses throughout Tamani Drive and Winterland Court. Please let the office know via phone call or email if you are willing to commit to this position! This is also a great opportunity for community service hours for teens!



Winter Weather Safety Tips!

As we continue to brace very cold temperatures, we want to provide winter safety tips on the "4 P's" to ensure the well-being of individuals, pets, infrastructure, and plant life during this cold weather:

People:

Minimize time spent outdoors, especially during extreme cold.
Prepare for potential power outages by having essential supplies on hand.
Check on vulnerable family members, friends, and neighbors to ensure their safety and well-being.

Pets:

Bring pets inside during cold weather; if it's too cold for you, it's too cold for them.
Ensure that pet food and water do not freeze and provide a warm and comfortable space for your pets.

Pipes:

Cover and insulate pipes in areas where temperatures are expected to be freezing or below.
Disconnect hoses and turn off water to sprinklers to avoid damage from freezing water.

Plants:

Bring plants indoors, if possible, especially those sensitive to cold temperatures.
Cover outdoor plants to provide extra insulation and protection against frost.



Spreading Love this Valentine's Day

This Valentine's Day, we would like to honor kindness in our community!

If you have someone in mind in your neighborhood who has provided an act of service who you would like to recognize for their kindness, please send us the individual's name and a quick thank-you message describing small detail describing the act of kindness. These messages will be posted in the March fallout to recognize all submissions we receive!



Please email all recognition submissions to

seasonsrecrd@gmail.com

FSHOA Snow Removal & Holiday Lights

With many new owners and tenants moving into FSHOA Community and the lack of snow, it is time to review our responsibilities.

1) Owners **MUST** inform their tenants As required by ToH, ALL sidewalks must be shoveled along property lines immediately after snowfall (NOTE: End units property lines end at backyard corner not just the front section.
2) Do Not dump your snow in the street. The piles of snow are too heavy for the contractors' equipment, and they will bypass them. When it freezes, this creates problems for all residents. 3) Holiday Lights **MUST** be removed by Feb 1 of each year.

THANKS for Brightening up our community. Your cooperation is required and APPRECIATED. If you have any questions, contact Legum Norman or attend FSHOA meeting on the 2nd Monday of each at 7pm. Thanks you for your IMMEDIATE ATTENTION!

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
Ratib Zaman, Director
Harold Boosadha, Director
Vacant TH Director Seat

Dues

For members choosing to make quarterly installment payments of their annual dues, the 2nd quarterly installment was due January 1st and will be considered late February 1st. A flat \$4.95 fee will be charged to your account for any late payments.

Next FSRA Board Meeting

Wednesday, February 5th, 2025, at 7pm

Four Seasons Recreation Association Board of Directors Board Meeting Wednesday January 8th, 2025

ANNUAL Meeting Minutes Summary

- Annual Meeting successfully held with Total of 83 Proxies, in good standing (quorum was achieved), 13 residents in person
- Elections:
 - Current board members up for re-election included: Mark Burd, Paul Anson, Walter Shorter, and Nadim Bandarkar. Christian Calilung was not up for re-election but decided to not pursue his position on the board. Fortunately, a resident attending the meeting has put his name up for consideration to replace Christian; Harold B. The community voted to elect Harold B to the board to fill the vacated Single Family representative, as well as voted to have all current officers continue in their roles from last year; Mark Burd President, Walter Shorter Vice President, Jeff Hoverson Treasurer, and Mark Burd as acting Secretary (until someone volunteers).
- Treasurer Report:
 - During our fiscal year ending September 30, 2024, we continued to maintain, and improve, our financial status.
 - It's important to note that we are considered a "non-stock organization" as per the Property Owners' Association definition of the Commonwealth of Virginia and, as such, are not allowed to make profits.
 - Additionally, we hired an accounting firm to maintain our financial records and provide input to the Board for upcoming projects, etc.
 - We have had very good success with this new firm as they continue to work closely with our staff.
 - I would like to personally offer my gratitude to the board members and office staff, as well as those at Yield Bookkeeping Services, that have provided the necessary attention and worked so hard to maintain our excellent financial status!
- President's Report:
 - We have kept the dues the same for the last three years and I anticipate we will be able to do so again. We will see how this year turns out, but I am optimistic.
 - We have transferred money from our savings account and invested it in Fidelity which allows us to invest in several banks offering money market accounts and Certificates of deposit earning around 5.25 percent. Instead of the few dollars we were earning, so far we have earned around \$8000.
 - We will be doing a Reserve Study this year required every four years. It takes a look at all assets and determines future costs to replace or repair them. This year we are using some of our reserve money to replace all of the pool furniture which has long been overdue.
 - But generally, we are in an excellent place with our finances. Our forefathers had the foresight to start an investment strategy which has positioned us cover any significant cost that the pool or the tennis courts may spring on us.
 - NVP took over management of the pool this summer which seems to be working out well.
 - ACC has increased its presence in the community, taking a harder and longer look at enforcing the rules. New Rules being proposed and will be rolled out in the next month or so and include:
 - Enhanced scrutiny over Home Based Business (applies to all sections of Four Season)– Hours of Operation, Number of vehicles, Licensing documents with the town and annual renewal document requirements
 - Enhanced maintenance requirements (added to Original Section ACC rules) - No gardens in the front yard, No playground equipment in the front yard, No parking on unpaved surfaces, No putting debris in the street to reserve parking spaces
 - Improved security cameras to ensure the safety of our staff and community visitors to the clubhouse are being installed.
 - Other accomplishments that were sponsored/endorsed by FSRA
 - Easter Egg Hunt, Happy Feet Soccer, Free Home Buying seminar for residents, Holiday Home Decorating Contest, Food, Toy and Winter Coat Drives, She Believes In Me, National Night Out, Back to School and End of School Parties, Food Vending Trucks during the pool season, Back to School Backpack drive, Police and Popsicles, Trunk or Treat, Winter Movies

The frequency of the Architectural Control Committee (ACC) inspection of the homes in the association was discussed. A member was incorrectly informed that inspections only happen starting in April through early May. ACC inspections officially occur during that time frame but can be done anytime and are usually complaint driven. Mark Burd, member of the ACC, stressed that the ACC covenants, controls, and regulations (CCRs) must be enforced strenuously if we want our community to maintain our homes value and potentially increase the value, with a robust ACC review. There are few homes mentioned that will be receiving a review soon as the violation(s) are serious and an 'eye-sore' to the community. The ACC committee will organize a walkthrough with the other ACC members in the next few weeks. Barby and her charity work were recognized; she does a tremendous amount of organizing and communicating with residents and charitable organization and the FSRA is proud to be part of the effort by allowing the utilization of the Clubhouse and other resources. Very commendable work.

The FSRA Board will be moving the next annual meeting (2026) date to sometime close to the start of October, due to October being the start of the Fiscal Year. Notice in accordance with the rules and laws governing the FSRA Board and Four Seasons Recreation Association will be followed should the date be moved.

February 2025

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

Ratib Zaman, President
Denzell Henderson, Vice President
Pat Mulvihill, Secretary
Jason Wall, Treasurer
Noe Flores, Director

Vacant Director Seat
Vacant Director Seat
Vacant Director Seat
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Dues

Townhome owners are responsible for quarterly installment payments of their HOA quarterly dues. The 2nd quarterly installment was due January 1st and was considered late January 15th.

Next FSHOA Board Meeting

Monday, February 9th, 2025, at 7pm

Four Seasons Homeowners Association Board of Directors Monday, January 13th, 2025 Overall Meeting Summary, Announcements, Reminders:

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

COMMUNITY AWARENESS INTEREST ITEMS:

- OPEN FORUM: A) SNOW MOVING RESPONSIBILITIES: 1) Townhouse owners/tenants are responsible for clearing the snow from: a) the walkway to their front door; b) the sidewalk in front of their townhouse [for end units this also includes the sidewalk along the side of their townhouse] {Pedestrians must be able to walk easily in front of your townhouse}; and, c) the townhouse assigned parking spaces. Snow/ice must be shoveled onto grassy areas or individual front yards BUT MUST NOT BE shoveled onto the common roadway areas. Keeping safety and health in focus at all times, your HOA Board encourages all neighbors to help one another in the snow removal endeavor. 2) HOA is contracted with Premier Landscaping for Snow Plowing of the common roadway areas when/if the snowfall exceeds 2 inches accumulation. [Essentially this equates to plowing the Townhouse Common Roadways to a width approximately equal to the width of two plows measured side-by-side. This allows passage of two-way traffic throughout the community.]

- RATIFICATION OF HOLIDAY DECORATIONS CONTEST: (See Vote 2 Below) – WINNERS! HOLIDAY LIGHTS AND DECORATIONS CONTEST: \$150.00 awarded to First Place 561 Early Fall Court; \$100.00 awarded to Second Place 1270 Springtide Place; and \$50.00 awarded to Third Place 1125 Autumn Haze Court. CONGRATULATIONS and thanks to all who participated!

- Legum and Norman continue to work on hiring our replacement Community Manager and in the meantime plans to appoint an experienced "interim" manager to meet our HOA needs in cohort with Legum and Norman Vice President John Williams. John's goal is to hire a manager desired by us who is capable, effective, and valuable.

- FSHOA Community Meetings: Our next Community Monthly Meeting is Feb 10, 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: Get involved and make a difference for your community! FSHOA Board is authorized 9 Members. We have 5 Board Members. JOIN US! You can have influence ensuring progress is being made throughout our 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.

MONTHLY MEETING BUSINESS CONDUCTED:

NOTE: John Williams filling in as our Community Manager.

QUICK RUNDOWN: 1) – Executive Session to address an owner's delinquent dues and request for parking privileges (see Vote 1 below). 2) – New Business – Purchase authorization for PolySync Bluetooth Zoom Speaker (~\$200.00) to better enable remote/virtual connectivity during HOA Board meetings (and stop reliance solely using Board Member personal electronics).

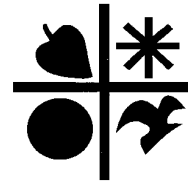
VOTES: VOTE 1) Following Executive Session discussions/negotiations, Board voted unanimously to provide Visitor Passes only to an owner proactively paying delinquent dues. Approximately 2/3s of payments have been received and owner directed to pay remaining delinquency No Later Than February 28, 2025 to receive Permanent 2025 Parking Decals/Stickers. VOTE 2) Board voted unanimously to Ratify previous email vote for winners of Holiday Decoration Contest as addressed in Community Awareness 2nd bullet above.

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.

February 2025

Four Seasons Calendar

February 2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2 	3	4 Recycling Pickup	5	6	7 Trash Pickup	8
9	10	11 Recycling Pickup	12	13	14  Trash Pickup	15
16	17 	18 Recycling Pickup	19	20	21 Trash Pickup	22
23	24	25 Recycling Pickup	26	27	28 Trash Pickup	