

# ***Four Seasons Fallout***

## ***Your Community Newsletter***

### ***September 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/fourseasonsheerndon>

#### **Office Hours**

**TH = Town Houses SF = Single Family**

**REC (TH/SF) Mon – Fri 10 am to 2 pm**

**HOA (TH Only) Mon - Fri 2 pm to 4 pm**

**Saturdays, Sundays & Holidays – Closed**

*Saturday hours must be done by appointment\**

#### **Tree Removal Opportunity**

As our community matures, so do the trees on our properties. Some may have outgrown their space or become difficult to manage. The FSRA/FSHOA, in coordination with our landscaping service, is **arranging a tree removal day in November**. Homeowners interested in removing trees from their property may benefit from a group discount, depending on the overall level of interest in both Single-Family and Townhouse properties.



If you're interested or would like more information, please contact the Four Seasons office.

#### **Community Yard Sale**

We're hosting a Community Yard Sale on **Saturday, September 27, 2025!**

**Want to Shop?** Browsing and buying will go on from 10:00 AM to 12:30pm

**Want to Sell?** Set-up begins at 9:00 AM and all participants selling items must sign-up in advance. A \$20 security deposit is required to reserve your spot and ensure your area is left clean afterward. Deposits will be returned upon inspection of your space at the end of the event.



**Sign-up link:**

<https://forms.gle/d2SMSvWvbdkJ6cRq8>

#### **Budget Hearing Meeting**

The board of directors will conduct a public hearing on Wednesday, **September 3, 2025, at 7 PM** at the clubhouse to present the proposed budget for fiscal year 2026 (October 1, 2025 through September 30, 2026) to the community.

The public hearing is your opportunity to understand the reasons behind any assessments and to voice your opinion and suggestions. We encourage every member to attend and exercise their right to participate in the finalizing of the budget and making sure everyone has what they need.

#### **FSHOA Parking Policy Update**

The Board of Directors has approved changes to the **Expired Tags and Inspection Policy**, which will go into effect on **September 1, 2025**. Details will be shared via U.S. Mail (included with the Annual Meeting and Budget packet), TownSQ, social media platforms, and fallout newsletter

Any vehicle with expired inspection stickers or license plates will be **subject to towing without notice 30 days after** the expiration date. *Ex. If your inspection or registration expires on 08/25/25, the vehicle will be eligible for towing on 10/01/25.*

Landlords are required to share this information with their tenants.



## 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**  
Four Seasons Director  
SeasonsBDir@gmail.com

**Ivonne Rojas**  
Administrative Assistant & Fallout Editor  
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  
Merlin Aguilar, Director  
\*Vacant TH Director Seat\*  
\*Vacant TH Director Seat\*

### Dues

*For members choosing to make quarterly installment payments of their annual dues, the 4th quarterly installment will be due July 1st and will be considered late August 1st. A flat \$4.95 fee will be charged to your account for any late payments.*

### Next FSRA Board Meeting

Wednesday, September 3rd, 2025,  
at 7pm

## Four Seasons Recreation Association Board of Directors Board Meeting Wednesday August 13th<sup>th</sup>, 2025

### Community Discussion

- The board expressed concerns about a home based business (HBB) in our neighborhood, specifically the hours of operation, number of vehicles, and maintenance of the home. The board wants to stress that all local and county regulations must be followed, and the Architectural Control Committee (ACC) will be on the watch for violations and will pursue charging the resident for failure to comply and potentially legal action. The board supports HBBs in Four Seasons but not the detriment of property values and safety of the community.

### Operational News

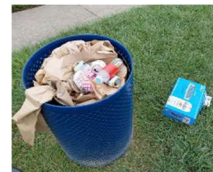
- National Night Out (NNO) was a great success; over 140 people attended. The office is going to reach out to the police and see if they can come earlier next year. Many of the children did not get a chance to meet the police due to their late arrival. Many thanks to Barby, Ivonne and all that participated in making this event a success.
- Sports Court Basketball hoop is being repaired by our vendor. The hoop can be raised and lowered, and some residents are abusing the equipment by sitting on the hoop. We are looking at ways to remediate this problem with the vendor. The hoop can be lowered to accommodate handicapped people and children who want to enjoy the facility. Those residents who abuse the equipment are doing disservice to the community.
- The She Believe in Me organization organized a backpack collection and distribution event at the clubhouse. Over 300 backpacks were given out. Special thanks to Debra Hagen and Al Pham for making generous donations to the program as well as to the office staff who helped make it happen.
- Pool rule enforcement has been inconsistent this year with the current lifeguard staff. Next year a meeting will be held with the Pool Management company, the head life guards and members of the Board to ensure everyone knows Four Seasons Pool Rules.
- Yard Sale is planned for 9/27; so far approximately 15 people have signed up.
- The lifeguards can now accept credit card payments at the pool entrance for guest passes.

### Good to Know!

- Budget Hearing for FY2026 will be held at the next board meeting; please plan on attending.
- Also, if you need assistance in repairing your home there are some government services you may qualify for, see below.  
<https://www.fairfaxcounty.gov/housing/home-repair-elderly-program>  
<https://www.usa.gov/home-repair-programs>  
<https://www.herndon-va.gov/departments/community-development/residential-resources/neighborhood-improvement-program>
- Please continue to use the Town of Herndon problem reporting app 'Herndon on the Go' to report problems you feel the town can help you with. Examples, unsafe sidewalks, illegal parking, excessive trash, overcrowding situations, etc.. The more you complain the more likely action will be taken.

### Neighborhood Reminder

Playground trashcans are for playground trash **only!** Things like snack wrappers, beverage bottles, and small items from playtime are allowed. Improper use overflows the bins and attracts pests, making the space less safe and enjoyable for our kids. Let's all do our part



**September 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](http://www.legumnorman.com)

### Staff Contacts

**Elizabeth Stulga** *Property Manager*  
[Elizabeth.Stulga@legumnorman.com](mailto:Elizabeth.Stulga@legumnorman.com)

**Barby Vasquez** *Office Assistant*  
[Bvasquez@legumnorman.com](mailto: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 4th quarterly installment was due July 1st and was considered late July 15th.*

### Next FSHOA Board Meeting

*Monday, September 8th, 2025, at  
7:30pm*

## Four Seasons Homeowners Association Board of Directors Monday, August 11<sup>th</sup>, 2025 Overall Meeting Summary, Announcements, Reminders:

**Fallout Notes FOCUS:** 1) Community awareness, and 2) Business Conducted

### COMMUNITY AWARENESS INTEREST ITEMS

- (1) **IMPORTANT!!** For your own benefit and safety, please ensure you are following the enhanced and modified parking enforcement rules in accordance with changes made to our FSHOA Parking Resolution and as addressed in last month's Four Seasons Fallout Newsletter!
- (2) FSHOA now requires supervision by an **Adult 18-years of age or older at the HOA Playgrounds whenever anyone is present 12-years of age or younger** (see Vote 1 below). Matches Four Seasons Recreation Association implementation of Adult supervision required at the courts and Rec playgrounds.
- (3) HOA Annual Meeting Date is established as **October 13, 2025** at 7:30 PM. Please make your plans to participate.
- (4) 2026 FSHOA Budget was presented to the Board for review. Note that traditional dues increase in alignment with Consumer Price Index (CPI) of 2.2% this year, means an increase of approximately \$4 per quarter for FSHOA Owners.
- (5) **OPEN FORUM: a) NATIONAL NIGHT OUT:** Barby noted that at the August 5, 2025 event, residents—especially children—waited a long time for the police, who arrived near dark after many had left. The Rec Association and HOA will address this with the police and request higher priority for our community in the 2026 event.
- (6) FSHOA Community Meetings: Our next Community Monthly Meeting is Sep 8, 2025 at 7:30PM. Our new start time seems to be working out well, but we would love to see more community attendance. Remember we need 4 more Board Members too! 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.
- (7) Do your part for **SAFETY:** Contact Herndon Police: **EMERGENCIES** - call 911.  
Non-Emergency, Suspicious Activity, and other concerns - call HPD (703) 435-6846

### MONTHLY MEETING BUSINESS CONDUCTED

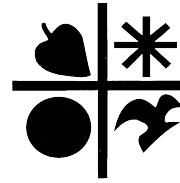
- 1) Meeting focused primarily on presentation of the 2026 Proposed Budget and Financials, as well as Management highlighting the following: ACC Inspection progress/status/extensions; FSHOA Taxes; upcoming Mgt/FSHOA contract renegotiation (Aug 13, 2025); Premier progress with hazardous/loose branches/limbs; AND OF NOTE: Successful engagement with Dominion Power POC who had finally repaired a yearlong lighting issue at another HOA community and all indications is they will also finally repair our yearslong lighting outages. Board will continue to monitor this closely as a safety/welfare issue.
- 2) **FINANCE/BUDGET** 2026 FSHOA Budget Build presented. Current 2025 Budget doing well – over-budget on Admin but under-budget on everything else. Following in-depth 2026 Budget Report by Jason, community can expect the following: raise in FSHOA Annual Dues matching CPI of 2.2% (will need to be voted upon once actual CPI determined); attempt to stop sending Annual Dues Coupon Booklets to anyone paying their dues digitally (currently only those paying through Associa - Legum and Norman do not, but those paying via TownSquare still receive the booklets at a hefty mailing expense); increase 2026 Capital Reserve Contributions from \$65K to \$75K (increase based on Annual Interest Earnings and additional underbudget amounts available) (Capital Reserve Accounts are used to pay for improvements/repairs to all FSHOA Common Areas – Parking, Sidewalks, Grounds, Erosion, etc.).
- 3) **VOTES: VOTE 1)** Board voted unanimously to mirror Four Seasons Recreation Association Adult Supervision Policy at their ball courts, fields, and playgrounds. HOA Playgrounds - Effective Immediately, Supervision by an Adult 18-years of age or older shall be required on the FSHOA Playgrounds for anyone present 12-years of age or younger.

*NOTE: 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.*

**September 2025**

# Four Seasons Calendar

## September 2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1  Pool closes @ 6	2  Recycling Pickup	3  FSRA Budget Hearing Mtg at 7pm	4	5  Trash Pickup	6
7	8  FSHOA Board Meeting at 7:30pm	9  Recycling Pickup	10	11	12  Trash Pickup	13
14	15  TH HOA Office Closed	16  TH HOA Office Closed  Recycling Pickup	17	18	19  Trash Pickup	20
21	22 	23  Recycling Pickup	24	25	26  Trash Pickup	27  10am-12:30pm
28	29	30  Recycling Pickup				