

Four Seasons Fallout

Your Community Newsletter

November 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

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**

A Big Thank You!

In the spirit of Thanksgiving, **Four Seasons Rec. extends heartfelt thanks to our amazing community.** This fall, we proudly hosted a Community Yard Sale in September and Trunk or Treat in October. Your energy and support made both events truly special and enjoyable for everyone! A special thanks to our volunteers that help with fallout distribution, are on the board/committees, and that come participate at our events. Thank all for being such a vital part of what makes Four Seasons a great place to live. **Wishing everyone a happy Thanksgiving!**

Toy Drive

As we enter the season of giving, Four Seasons Rec. and She Believes in Me invite you to take part in our **Holiday Toy Drive** to help bring joy to children in our community.



How to Give:

- Drop off new, unwrapped toys at the **Four Seasons office** Monday-Friday from 10am-4pm
- Or shop from our **Amazon Wishlist** for a quick and easy way to contribute!

<https://amzn.to/4hhF8As>

Every donation goes directly to local families, helping ensure kids in our community have a joyful and memorable holiday season. No gift is too small; your generosity can make a big difference!

Parking Distribution

Parking forms **MUST** be turned in by November 21st, 2025. The parking stickers and visitor tag distribution will take place on Friday, **December 5th from 3:00 PM to 6:00 PM**, and Saturday, **December 6th from 12:00 PM to 2:00 PM** at the clubhouse. To avoid any delays, please ensure that



violations have been resolved and that your dues are current. As we approach the distribution period, we kindly remind all owners to correct any outstanding violations and notify the clubhouse once compliance has been achieved. For questions, form submissions, or other concerns, the clubhouse office is available **only between 2:00 PM and 4:00 PM, Monday-Friday.**

Recreation Dues Fiscal Year 2026

Please be advised that the Recreation Annual Assessment for FY 2026 was due on October 1st, 2025 and is considered late starting November 1st, 2025. The assessment **remains at \$575.00** for the fourth consecutive year and will have a **late fee applied of \$4.95** for payments made after October 31st.

If you prefer to pay in installments, you may pay \$143.75 quarterly on the following due dates: October 1st, January 1st, April 1st, July 1st. To stay eligible for the quarterly plan, each payment must be received no later than the 30th of the month in which it is due.

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 1st quarterly installment was due October 1st and will be considered late November 1st. A flat \$4.95 fee will be charged to your account for any late payments.

Next FSRA Board Meeting

Wednesday, November 5th, 2025, at 7pm

Four Seasons Recreation Association Board of Directors Board Meeting Wednesday October 1st, 2025

Community Discussion

- Our Business Director had dinner with the mayor and a few other town residents as part of the mayor's community outreach program. The mayor reviewed the town's activities and planned events including a Town Hall meeting scheduled this fall. Very well received event. The mayor was also invited to Four
- The Four Seasons Yard Sale was a great success. Thanks to office staff for their effort to make this happen. We plan to hold additional community yard sales throughout the year.
- In the last month, a report was filed with the police by one of our residents regarding an attempted kidnapping. Driver in a black SUV attempted to kidnap 2 young girls after school hours, but they were able to run to safety. The police are aware of this incident and are taking all the appropriate actions necessary to catch this person. Residents are encouraged to go the Town website and review crime reports for our community and others.
- Our landscaper, Premier Landscaping, did an excellent job in removing one of the homeowner's trees. Remember to take advantage of the discount this company is offering; contact the office for more information.

Operational News

- The aluminum bleachers located around the baseball/softball fields near the pool have been removed.
- Pool cover has been placed on the pool; chairs are to be stored in the shed soon.
- The Four Seasons Autumn Glenn sign was damaged by a car accident. The office is in touch with the insurance company involved and we are waiting to hear back from them. The sign will be replaced as soon as possible.
- Verizon is working on repairing the internet cable to the clubhouse and surrounding townhomes. Residents are encouraged to exercise caution if they see a cable on the ground temporarily or work in progress.
- The HVAC for the clubhouse needs repair or replacement. The office is getting input from several vendors and options will be presented to the board for consideration at the next meeting.
- The 'Trunk or Treat' event in the clubhouse parking lot is scheduled for 10/26.

Good to Know!

- The FY2026 budget included pay raises for the office staff. After a recommendation from the business director and discussion among the board, the board agreed to increase the office administrative staff's salary as proposed in the budget, commensurate with the outstanding job they have been doing this last year. This modification will not affect the FY2026 budget ratified at the last meeting.
- Architectural Control Committee Update – Several residents were asked to attend tonight's meeting to explain why they have not addressed their home violations. No one attended. Therefore, the charges already applied to their account will remain and payment will be expected immediately. Additional legal action is being considered against these homeowners for failure to act.

Architectural Committee wants you to know:

- The ACC wants you to know, our efforts to cite folks and charge for lack of compliance are all driven by wanting to make our community attractive and to maintain our home values. Most of the time the charges are waived if the homeowner does what they should to make the necessary repairs. Please take some time to inspect the appearance of your home and act. Examples of what you can do now include:
 - o Inspect your driveway – is there grass/weeds growing in the cracks? Failure to address this problem will result in your driveway cracking more and deteriorating, resulting in expensive repairs
 - o Sidewalk appearance – Although the town is responsible for the actual sidewalk, it is your responsibility to maintain the grassy areas surrounding the sidewalk

November 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

Elizabeth Stulga *Property Manager*
Elizabeth.Stulga@legumnorman.com

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

HOA Board of Directors

Walter Shorter, 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 1st quarterly installment was due October 1st and was considered late October 15th.

Next FSHOA Board Meeting

Monday, November 10th, 2025, at 7:30pm

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

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

COMMUNITY AWARENESS INTEREST ITEMS

- (1) **FSHOA Community Meetings: 1) Our Community ANNUAL MEETING** was Oct 13, 2025, with Call to Order 7:09PM with plenty of participation to warrant meeting and voting. Participation was primarily through Proxy – 31 received, plus 3 Community Members in person, and 4 of 5 Board Members also in person, for a total of 38 participants. A minimum of 10% Owner participants, (currently 29), are required. There were no remote/virtual participants.
- (2) **Our next Community Monthly Meeting** is Nov 10, 2025 at 7:30PM. Please participate and join us! Remote/virtual attendance upon request at least 24 hours in advance.
- (3) **OPEN FORUM:** N/A. Only Annual Meeting related items addressed.
- (4) **BOARD VACANCIES:** Get involved and have an influence on your community! FSHOA Board is authorized 9 Members. Following ANNUAL MEETING Board Member Election (see Votes below), we continue to have 5 Board Members. 3 Members (Jason, Noe, Pat) were re-elected and will serve 2-year terms (FY2026 and FY2027). 2 Members (Walter, Denzell) serving the 2nd year of their 2-year term (FY2026). We would love to see more community owners stepping up to be board participants filling the 4 current vacancies! Interested Owners should step forward for Appointment/Approval to the Board. Filling the Board vacancies would lighten the load for the remaining Board Members and allow backup coverage for all the Board Officer positions. You could make a big difference in your community and help to ensure progress is being made.
- (5) 1) **FINANCIALS** – a) Great positioning financially based on several reduced expenses; owners dues delinquencies at an all-time low (largely due to Barby's proactive engagement); greatly reducing expense of illegal trash pickup (thanks to community cooperation and promoting Town of Herndon Bulky Trash Pickup every October and April). b) Capital Reserves buildup able to budget FY2026 for an additional \$10,000 deposit to Capital Reserves above the \$65K budgeted in FY2025, based on savings elsewhere. This should ensure we're positioned well for ongoing parking maintenance (periodic patch cracks, seal, and stencil) (and repaving in about 10-years), erosion control, sidewalks, and other common area requirements. 2) **PROJECTS** – a) Mailboxes: as a significant investment for a 3-phase project, replacements were finally finished early in FY2025. b) Landscaping: i) Trees are an ongoing maintenance item. In effort to deal with significant erosion and tree root baring at each entrance to Springtide board worked with school bus drivers to move their bus stop to pick up students centered on the open fields instead. Repair of these bare root areas will be under ongoing consideration through FY2026. ii) Erosion: Expert guidance received in FY2025 will be acted on in FY2026 for backside of Springtide Place and monitoring of Early Fall areas. iii) Landscaping Contract due for renegotiation in FY2026. c) Parking resolution updates published addressing towing issues of i) 30-day violation rule and ii) 3-nights maximum in the same visitor spot. Community participation in pointing out abuse and problems with parking requirements has proved very helpful. d) Management: New property manager as of March 2025 is Elizabeth Stulga. e) Legal: Routine legal actions (and related expenses) as well as those for ACC and Dues Violation have been significantly reduced. f) Community Engagement: Pride of ownership throughout is increasingly apparent as well as enhance community participation with our proactive management team.
- (6) Do your part for **SAFETY:** Contact Herndon Police: EMERGENCIES - call 911.
Non-Emergency, Suspicious Activity, and other concerns - call HPD (703) 435-6846

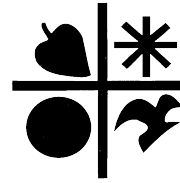
ANNUAL MEETING VOTES CONDUCTED:

- 1) **QUICK RUNDOWN:** 1) Voted to Approve Agenda. 2) Elizabeth displayed and Secretary confirmed postmarked Proof of Notice of Meeting mailed to all owners dated September 10, 2025. 3) Voted to Waive reading of minutes and Voted Approved as written. 4) Voted in (by Acclamation) Board Members whose terms had expired. Unfortunately, no new Board Members/Candidates. 5) President and Committee comments and reports. 6) Voted Adjourn meeting at 7:45PM.
- 2) **VOTES:** VOTE 1) Agenda Approval. VOTE 2) Waive reading of Minutes. VOTE 3) Approve Minutes. VOTE 4) Everyone unanimously voted by Acclamation (hands raised and verbal by those present and with 31 Proxies carrying the same vote) to elect Patrick Mulvihill, Jason Wall, and Noe Flores (present incumbents) to another two-year term of service to the HOA Board. NOTE: FSHOA BOARD should be a 9-member Board. Presently there are 4 open seats. Please step up and volunteer! VOTE 5) Adjourn the meeting.
- 3) **Post Organization Meeting VOTES:** Following votes were taken: VOTE 1) To Elect/Appoint the following Board Officers: Walter Shorter President; Denzell Henderson Vice President; Jason Wall Treasurer; Pat Mulvihill Secretary. Committee Membership was not voted on and will be addressed at next monthly meeting.

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.

Four Seasons Calendar

November 2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2 	3	4 Recycling Pickup	5 FSRA Board Meeting at 7pm	6	7 Trash Pickup	8
9	10 FSHOA Board Meeting at 7:30pm	11  Recycling Pickup	12	13	14 Trash Pickup	15
16	17	18 Recycling Pickup	19	20	21 Parking Forms are DUE! Trash Pickup	22
23 30	24	25 Recycling Pickup	26	27  OFFICE CLOSED	28 Trash Pickup OFFICE CLOSED	29

Curbside loose leaf collection – North of W&OD Trail (Red line) Week of the 3rd and of the 17th

Curbside loose leaf collection – South of W&OD Trail (Green line, FS is South) Week of the 10th