

# *Four Seasons Fallout*

## *Your Community Newsletter*

### *October 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\**



**Yard Beautification Contest:** Winner – 1115 Autumnhaze Ct, Runnerup – 502 Early Fall Ct



#### **Fiscal Year 2026**

The Board of Directors approved the **Annual Assessment for FY 2026** on September 3, 2025. The assessment will **remain at \$575.00** for the fourth consecutive year. If you prefer to pay in installments, you may pay \$143.75 quarterly on the following due dates: October 1<sup>st</sup>, January 1<sup>st</sup>, April 1<sup>st</sup>, July 1<sup>st</sup>. 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.

- **Discount Option:**  
Pay your full annual dues **between October 1st and October 15th** to receive a **3% discount**, reducing your total to **\$557.75**.

#### **Community Safety Alert**

Over the weekend of September 13, a possible firework ignition was reported near a neighbor's back fence, posing a real fire risk. Witnesses noted that teens—possibly from outside the neighborhood—have often gathered on the green utility box to hang out and smoke after dark.

We'll be contacting Herndon Police to request increased patrols, and neighbors are reviewing security footage for more details.

If you **see something, say something**, report it to the police or the office. Please don't assume the Board is already aware. Your reports help us take action.



**SEE SOMETHING  
SAY SOMETHING**

#### **Trunk or Treat**

The Four Seasons Recreation Association is excited to host our Annual **Trunk or Treat** on **Sunday, October 26th from 4 PM to 5 PM** and you're invited!

You've got options!

- **Decorate your car and hand out candy**
- **Or bring the kids to trick-or-treat – it's up to you!**



If you plan on decorating your car, please come at 3 PM to begin setting up. Costumes, candy, and community fun, there's something for everyone. We'll be located at the grassy area of the recreation field. Don't miss out on this festive fall favorite!

#### **Respecting our Neighborhood**

Please note that the grassy area behind Spring Knoll Drive is private property and a designated no trespassing zone. We've seen an increase in unauthorized activities such as dog walking, kite and drone flying, skateboarding, and pet waste being left behind. Entering or **using this area is not only prohibited but also illegal**. We kindly ask all residents to respect this boundary and help keep our neighborhood clean, safe, and compliant with local regulations.

Additionally, a reminder to all single-family home residents: **dogs must be leashed at all times**. We've had a rise in off-leash incidents and want to ensure everyone's safety.

## 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, October 1st, 2025, at  
7pm

## Four Seasons Recreation Association Board of Directors Board Meeting Wednesday September 3rd, 2025

### Community Discussion

- Since some homeowners are struggling to comply with the associations Controls, Conditions and Restrictions (CCRs) regarding the maintenance of their home, the association will research what charitable organizations are near to assist homeowner in making repairs. Information will be shared as soon as we have something to share.
- In the Spring, the association will be reaching out to local business to determine if there are any discounts available for Four Seasons residents. Right now, the Sherwin Williams paint store in town already offers Four Seasons residents a 20% discount on paint and all painting equipment. Our landscaper for the community grounds surrounding the pool, will also offer a 10% discount on tree/brush removal and if they have enough on one day an additional discount will be applied. Residents should call the office for more information. But hopefully there will be other business in town who would like to help us keep Four Seasons Beautiful.
- The town provided a flyer in this quarter's water bill announcing a parking enforcement section of the Town's website. The QR Code will appear in the next Fallout. Residents are encouraged to use this helpful feature from the Town.

### Operational News

- The pool has officially closed. Thanks to Ivonne and Barby for seamlessly assuming the Recreation Director's responsibilities (the position has been eliminated). All in all, the pool season went very well, the facility was kept clean and well organized.
- Basketball court repairs are still in progress.
- Bids were solicited and shared with the Board regarding annual maintenance of the air conditioning systems.
- Bids are being solicited to potentially replace the air conditioning system. The clubhouse has continually struggled to stay cool in the summer and warm in the winter. Our reserve study indicates the system is due for replacement.
- Residents who bring shopping carts home from grocery stores and abandoning these items on community grounds. The town has been notified as they usually come pick them up. However, all residents are encouraged to first stop bringing carts home and secondly use the 'ON THE GO' application the Town provides to report these types of incidents.
- A vehicle crashed into the entrance sign to Autumn Glen and destroyed landscaping and the sign. The office has the police report and will be reaching out to the responsible parties to see what insurance will pay.

### Good to Know!

- The FY2026 Budget proposal was presented at this meeting. Due to better management of our investments and the Boards and office staff's, focus on keeping costs down, the dues will remain unchanged for the fourth year in a row. We do anticipate some capital improvements in 2026; air conditioning system may need to be replaced, and the clubhouse furniture is very worn and needs to be replaced. All these items will be paid for out of Reserve Account and will not affect dues.

## 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 1st quarterly installment was due October 1st and was considered late October 15th.*

### Next FSHOA Board Meeting

*Monday, October 13, 2025, at 7pm*

## Four Seasons Homeowners Association Board of Directors Monday, September 8<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 August edition Four Seasons Fallout Newsletter!
- (2) HOA Annual Meeting Date is established as **October 13, 2025 at 7:00 PM**. Please make your plans to participate. If unable to attend, **please submit your proxies NOW!** Annual Meeting Mailer mailed to each owner in September.
- (3) **For Fiscal Year 2026 FSHOA Budget Homeowners Dues, there is an increase in alignment with Consumer Price Index (CPI) of 2.25% this year;** approximately \$4 per quarter for FSHOA Owners to **~\$194.85 Quarterly**. Additionally, since most owners are paying dues digitally now, **payment coupon booklets will only be mailed upon owner request**. This will save \$4,000 Annually in mailing expenses for FY2026! **DON'T MISS THAT PAYMENT!** Please work with Barby and arrange to pay digitally.
- (4) **YARD BEAUTIFICATION** – Judging 2<sup>nd</sup> week in September (GIFT CARDS \$100 to Winner; \$50 to Runner Up). Results will be announced in October Newsletter.
- (5) **Management following up with Dominion Power to ensure our lighting repairs** are completed. Last check, there were still some outages. Community members noticing lighting outages should report them to Barby at the clubhouse.
- (6) **SCHOOL BUS STOPS** – IMPORTANT NOTE in an effort to stop the trampling and erosion of the grounds in front of peoples homes at the entrances to Springtide Place, and to make the children, parents and caregivers safer by gathering further away from the Springtide/Herndon Parkway intersections, **YOU ARE ASKED TO GATHER ALIGNED WITH THE OPEN FIELD PLAYGROUND** centered between rear residences of 1200/1300 Springtide Place. School Buses will come to a stop more closely aligned with this open field (and no longer close by the intersection).
- (7) **OPEN FORUM:** a) Barby was asked about **residents Straddling their Reserve parking spaces** to prevent any unauthorized vehicles pulling into them. **It is not allowed and would be a towable offense. Residents ARE permitted to request Battlefield tow any vehicle parking in their reserve spots without permission.** b) Community member wanted to know what drove the **recent crackdown on parking enforcement**. Board explained that the repeated abuse and monopolization of visitor spots by the same household vehicles night after night by 3-night rule.
- (8) FSHOA Community Meetings: Our next Community Meeting is our **ANNUAL MEETING** October 13, 2025, at 7:00PM (half hour earlier than our monthly start time). We would love to see increased community attendance and participation. IF UNABLE TO ATTEND, GET YOUR PROXIES IN! Remember we need 4 more Board Members! Please participate and join us! In-person meetings at clubhouse continue, with Remote/virtual attendance upon request at least 24 hours in advance. [Next monthly meeting: November 10, 2025, at 7:30PM]
- (9) Do your part for **SAFETY**: Contact Herndon Police: EMERGENCIES - call 911.  
Non-Emergency, Suspicious Activity, and other concerns - call HPD (703) 435-6846

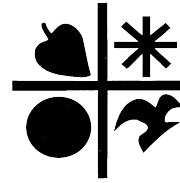
**ANNUAL BUDGET HEARING CONDUCTED:** (board still needs candidate statements of interest from owners wishing to join the board)

- 1) **FINANCE/BUDGET 2026 FSHOA Final Budget Build** presented and voted upon. Details on income and expected outlays can be found in the Official Minutes. Income Taxes have remained flat as well as Professional Services. Continuing to build our Capital Reserves is vital, and concrete plans to raise the deposit from 65K to 75K across FY2026 are in place. Available in OFFICIAL minutes on Townsq
- 2) **VOTES: VOTE 1)** Board voted unanimously to approve the FY2026 Budget

*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

## October 2025



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 FSRA Board Meeting at 7pm	2	3 Trash Pickup	4
5	6	7 Recycling Pickup	8	9	10 Trash Pickup	11 HERNDON HOMECOMING PARADE 9:30-1pm
12	13 INDIGENOUS PEOPLES DAY (COLUMBUS DAY) FSHOA Board Meeting at 7pm	14 Recycling Pickup	15	16	17 BULK TRASH PICK-UP Trash Pickup	18
19	20	21 Recycling Pickup	22	23	24 Trash Pickup	25
26 TRUNK OR TREAT 4-5pm	27	28 Recycling Pickup	29	30	31 HALLOWEEN Trash Pickup	