

Four Seasons Fallout

Your Community Newsletter

December 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**

FSRA Annual Meeting in January

On Wednesday, January 14th at 7pm, the Four Seasons Recreation Association will have its annual meeting. For this meeting to occur, we need your attendance! If you do not plan to come, **please submit your proxy** in place of your absence! As in past years, there will be a raffle rewarding a free quarter of dues! Please contact the office about filling out and submitting your proxy.



Holiday Light Contest

It's that time of year again! Four Seasons will be hosting its Annual Holiday Decoration Contest for both single-family homes and townhomes.

For Townhomes (FSHOA):

Voting will take place December 21st–23rd after 6:00 PM.

Prizes:

- 1st Place — **\$150**
- 2nd Place — **\$100**
- 3rd Place — **\$50**

For Single-Family Homes (FSRA):

Voting will also take place December 21st–23rd after 6:00 PM and will be divided into two areas: the Original Section and the Autumn Glen Section.

Prizes (for each section):

- 1st Place — **\$150**
- 2nd Place — **\$50**
- 3rd Place — **\$25**

Winners will be announced in January!



Parking Distribution

The townhouse 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. If parking forms did not get turned in or the townhome has outstanding violations, parking stickers CANNOT be obtained on December 5th or 6th. For questions, form submissions, or other concerns the clubhouse office is available **only between 2:00 PM and 4:00 PM, Monday-Friday.**

Herndon Snow Shoveling Ordinance

In Herndon, residents from Single-Family homes are required by town ordinance to shovel snow from their sidewalks after a snowfall. This duty ensures safe passage for pedestrians and helps maintain the town's accessibility during winter weather. Both Townhouse and Single-Family homeowners must clear the snow in a timely manner to avoid potential penalties.

Heads Up Drivers

Starting December 1, 2025, the speed limit on Herndon Parkway (between Campbell Drive and Summerfield Drive) will drop from **35 mph to 25 mph**, a change approved by Town Council in September to boost 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

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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 2nd quarterly installment is 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, December 3rd, 2025, at 7pm

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

Community Discussion

- Trunk or Treat was a great success this year; 26 cars participated. Thanks to the office staff and board members who attended to make this community bonding experience enjoyable for the kids.
- Several board members attended the mayor's open forum meeting where residents were able to ask questions and get a direct response. The event was well attended and received by those attending. Residents are encouraged to go to the town's website to learn more about what the Mayor said and future plans.
- We are finalizing getting the Chief of Police to visit both associations soon. Details will be posted in the Fallout and on our website. Stay tuned.
- She Believes in Me will be using the clubhouse November 22nd to distribute meals for Thanksgiving to those families who need assistance. Donations are always welcomed, contact the office if you want to help or donate.
- Several residents attended the meeting to discuss the Architectural Control Committees approach and communication process. The primary concern was not getting the first notice back in May, and in some cases the follow up letter sent in July although both letters were mailed from the office. One possible solution discussed was to put a stamp on the envelope that is eye catching and will make it clear that it is an official communication that should be read. It was stressed by the Board that the charges are not intended for the association to profit, but to incentivize residents to act; 99% of the time the charges are waived if the homeowner has acted on their violations. Another possible change in assisting the communication process is to solicit homeowner's email addresses so that we can send violations via email and mail.

Operational News

- The office is again seeking a HVAC maintenance company as our current vendor does not support commercial buildings. We are now talking to other HVAC companies to provide the service.
- Pool furniture has been stored in the garage; however, the furniture will have to be rearranged as it is blocking access to other items needed. NV Pool will be stopping by to address this problem.
- Bids will be shared with the board to fix the entrance sign and landscaping on Summerfield Drive that was damaged by a car accident. The insurance company has been contacted, and we are waiting to hear back from them.
- Town of Herndon cleaned up the landscaping near the corner of the common area near the baseball diamond at the far end of the common area.

Architectural Control Committee Message

As part of our effort to keep our community looking great and to avoid having to send you pesky notices about violations this Spring, we will remind you of things to watch out in these newsletters and that perhaps you could remedy now. For example, please place your trash and recycling bins out of sight. Placing them behind a bush that will eventually grow to hide them is acceptable or there are portable fences that are designed to hide small items. If you are going to plant a garden in the Spring, remember vegetable gardens cannot be planted in the front of your house. Also please note, the town does do leaf pickup through the first few weeks of December. However, if you miss the deadline, you are responsible for bagging the leaves and placing them for pickup on your trash day. You cannot leave them all winter in the curb area; it blocks drainage and is unsightly. Thanks for our cooperation. Four Seasons is the best-looking neighborhood in Herndon. Let's keep it that way!

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 2nd quarterly installment is due January 1st and will be considered late January 15th.

Next FSHOA Board Meeting

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

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

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

COMMUNITY AWARENESS INTEREST ITEMS

- (1) **FSHOA Community Meetings:** A) Our Community Monthly Meeting was Nov 10, 2025, with Call to Order 7:36PM and Board Quorum established with 4 of 5 Board Members present. B) Our next Community Monthly Meeting is Dec 8, 2025, at 7:30PM. 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.
- (2) **PARKING DISTRIBUTION FOR Calendar Year 2026 Decals and Visitor Passes:** Scheduled Friday and Saturday December 5th (3-6 PM) and 6th (12 Noon – 2 PM). Make sure you're eligible for 2026 Decals and Visitor Passes by ensuring the following: 1) completion of your parking form (an annual requirement) and turned into Barby by Nov 21, 2025; 2) NOTE: Only Owners may pick up Parking Permits afterwards by appointment ONLY; 2)
- (3) Correction and completion of any ACC writeups on your property; 3) FSHOA Dues Payments for your property current and up to date (NOTE: Automatic Payments are the best way to ensure you're never delinquent on dues.). Any of these three items being incomplete will make you ineligible for your 2026 Parking Passes. Note: Barby has it so well organized that she will not need assistance from BoD for assistance.
- (4) **OPEN FORUM:** a) Walter 1) attended Mayor Kevin LeBlanc's recent Town Hall meeting and noted his focus is much more future oriented than when he previously visited the Four Seasons community. Mayor's determining best means for legally getting to return property Deed from COMSTOCK since they are delinquent in delivering all promised redevelopment. Town are Sueing COMSTOCK. 2) Walter invited Herndon Chief of Police on Jan 14, 2026 (FSRA Annual meeting)
- (5) **BOARD VACANCIES:** FSHOA BOARD encourages all owners to step into the four board vacancies and all other residents to volunteer to support the actions of all our committees. Please step up and volunteer! [Additionally, 2 FS Recreation Board Position remains available for a Townhouse Resident ONLY.]
- (6) **5) 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

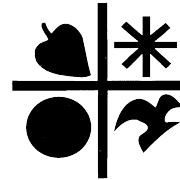
- 1) **FSHOA RUNDOWN:** 1) TownSq: Posted annual meeting and budget 2026. 2) Mailed: Annual meeting notice, candidate statements, Parking resolution and 2026 budget with cover letter. 3) Meeting with Legum and Norman: Was held on August 13, 2025, at 7 PM. New contract signed and actioned. 4) Walk Through: Walk through with President and management to discuss and look at the bulk pick up and any further actions. Additional Items: a) See VOTES below. b) 1300 side of Springtide – Dog in question is now under control. Residents have requested reinstatement of their Parking privileges and Board is complying because reinstatement eligibility was supposed to happen after 3 months, while 6 months have now passed. c) 7-tows in Sep; 6 in Oct. d) APPROVED Barbys' 3.5% raise retro Oct 2025.
- 2) **FINANCE/BUDGET:** a) While it remained unclear why Management had not yet acted on generating two additional CDs and renewing/reinvesting a third, Board gave firm direction to do so ASAP, with in-meeting research conducted to determine/direct management action as voted in VOTE 4 below. b) Board directed management to recode improperly coded amount of \$14,000 (previously requested but never completed).
- 3) **VOTES:** VOTE 1) Agenda Approval. VOTE 2) Minutes Approval. VOTE 3) Ratified previous email vote for windshield towing dispute reimbursement in the amount of \$180. VOTE 4) Directed Management to open 75K CD at 4% for 9-month term with Link Bank, and 75K CD at 3.5% for 18-month term with Four Brite; and to be prepared to act on Sandy Spring 78K CD maturing Jan 3, 2026. Such staggered terms ensure board access to funds periodically approximately every 6 months. VOTE 5) Committee memberships and chairs as follows: Architectural: Walter chair, Denzell, Barby; Landscaping: Pat chair, Walter; Parking: Walter chair, Dave, Jason; Community Relations: Pat chair, Walter; Legal Documents: Jason chair, Walter; Financial: Jason chair, Walter. VOTE 6) Accept Snow Removal Contract with Premier with only slight changes (i.e., sidewalks are responsibility of owners). VOTE 7) Adjournment.

Announcement: Townhome leaves will be removed between Nov 19th and Dec 1st

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

December 2025



| Sunday | Monday | Tuesday | Wednesday | Thursday | Friday | Saturday |
|---|------------------------------------|------------------------|--|--|---|---|
| | 1 | 2 Recycling Pickup | 3 FSRA Board Meeting at 7pm | 4 | 5 Parking Distribution 3pm-6pm Trash Pickup | 6 Parking Distribution 12-2pm |
| 7 | 8 FSHOA Board Meeting at 7:30pm | 9 Recycling Pickup | 10 | 11  Photos with Santa! 4-6pm | 12 Trash Pickup | 13 |
| 14 | 15 | 16 Recycling Pickup | 17 | 18 | 19 Trash Pickup | 20  Photos with Santa! 11am-12pm |
| 21  | 22 | 23 Recycling Pickup | 24 OFFICE CLOSED  | 25 OFFICE CLOSED  | 26 OFFICE CLOSED Trash Pickup | 27 |
| 28 | 29 | 30 Recycling Pickup | 31 OFFICE CLOSED  | | | |

Santa's making *two* special stops at Four Seasons! Join us at the clubhouse for free family photos and holiday cheer. Mark your calendar!