

Four Seasons Fallout

Your Community Newsletter

February 2026



Four Seasons Recreation Association

1201 Herndon Parkway, Herndon, VA 20170
(703) 437-1811

Website: <https://fourseasonsrec.org>

Instagram: @4seasonsrec

Facebook:

<https://www.facebook.com/fourseasonshe-rndon>

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*

Holiday Light Contest Winners!

Original Section Winners

- 1st: 1240 Summerfield Dr
2nd: 814 Fall Pl
3rd: 1321 April Way



Autumn Glen Winners

- 1st: 708 Tamani Dr
2nd: 803 Spring Knoll Dr
3rd: 1457 Winterberry Ct



FSHOA Townhome Winners

- 1st: 604 Clearwater Ct
2nd: 1326 Springtide Pl
3rd: 526 Early Ct

Congratulations to all, your associations will be contacting you regarding prizes!

FSHOA Holiday Light Removal

With many new Townhome new owners and tenants moving into our FSHOA Community, this is a quick reminder about holiday lights

- ❖ Owners **MUST** inform their tenants (as required by the Town of Herndon)
- ❖ Holiday Lights **MUST be removed by Jan 31st of each year.**

Thank you all for brightening up our community. Your cooperation is required and appreciated. If you have any questions, contact Legum Norman or attend our FSHOA meeting on the 2nd Monday of each month at 7:30pm. Thank you for your immediate attention!

Bulk Trash Pick-up Discontinuation

The Town of Herndon has decided that this year and moving forward, there will be **no more bulk trash pick-ups**. They have completely ceased their Spring and Fall bulk trash pick-ups, however, the ToH recommends scheduling a Special Collection pick-up if there are items needed to be thrown away. For more information, call 703-435-6856 or visit their website at www.Herndon-va.gov

Fallout Delivery Volunteer Needed

The Recreation Association is in need of **volunteers to deliver our fallout newsletters!** 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!). This way, 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 would be to the streets of April Way and Gentle Breeze Ct. 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!**

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)

Four Seasons Recreation 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 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, February 4th, 2026, at 7pm

Four Seasons Recreation Association Board of Directors Annual Meeting Wednesday January 14th, 2026

Meeting Highlights

- We replaced the pool furniture last summer; all the cost was covered by our reserves.
- Our B.D. was acknowledged for doing a fantastic job of interacting with our community and managing our finances. She is doing a great job and she is greatly appreciated.
- Dues haven't increased in the last 4 years. It's anticipated to remain the same.
- Our effort to transfer some reserve money from our savings account to money market certificates has paid off nicely. We recorded approximately \$16,000 in dividends over the last two years.
- We are expecting a new reserve study this year. We anticipate the study will reinforce last year's study which indicated our HVAC system needs replacement. The office is looking into getting bids.
- NVP has managed the pool over the last 2 seasons, seems to be working out well.
- ACC has increased its presence in the community, taking a harder and longer look at enforcing the rules.
- Other accomplishments that were sponsored this last year include:
 - Easter Egg Hunt, Holiday Home Decorating Contest, Food, Toy and Winter Coat Drives, She Believes in me, National Night Out, Back to School and End of School Party, Back to School Backpack drive, and Trunk or Treat.

Herndon Police Chief was gracious enough to attend our annual meeting and answer questions from homeowners; many residents had comments about traffic and traffic lights, specifically:

- Right turn-on-red at the intersection of Summerfield and Herndon Parkway; can this restriction be relaxed.
- Bike trail going down Summerfield and then onto Tamani may be problematic.
- Racing vehicles on Herndon Parkway, Rock Hill Road, Summerfield Drive
- Right turns off Herndon Parkway onto Summerfield (north bound) should have a flashing yellow arrow to allow turns when traffic is clear.
- Add flashing yellow lights when bicyclists and joggers are approaching Crestview from the WO&D trail to alert drivers to stop.
- Intersection of Spring Street and Herndon Parkway; u-turns for turning vehicles are causing an unsafe situation.

Chief's Comments

- Right turn on red is governed by engineering studies and cannot be changed. Racing vehicles should be called in, even if they left, police will come by to show a presence and potentially see speeding vehicles leaving the scene. All the other items will be reported to the traffic officers and other town officials.
- The Chief advised us that some Red-Light violation cameras will be installed at key intersections. Some intersections cannot be monitored physically; these cameras will help improve safety at these intersections. Red-Light violations are attached to the vehicle and do not count against the driver.
- Offices on bicycles are patrolling our neighborhood and the Chief hopes to add more officers to the bicycle program.
- Crime statistics/events for Four Seasons is good. The ToH has seen a decrease in crime.
- The town still does 'ride-along' if anyone is interested.
- Noise violations are a concern in the neighborhood. The Chief reinforced that you could call anytime for violations and they will check it out.
- The Chief reinforced that they do not coordinate, participate, assist, or ask the status regarding any ICE enforcement efforts/activities in Herndon.
- The association requested greater presence in the clubhouse parking lot at all hours to help keep unwanted persons from lingering and potentially causing problems. The Chief said he will mention this to his officers.

Board Meeting - Operational News

- Railings were installed alongside the steps leading to the clubhouse but were not tall enough to be useful. Our rod iron fence vendor will be contacted for new solutions.
- A new bid for landscaping was presented for review. All bids will be circulated among board members for feedback and eventually a decision. The insurance company has asked that we keep all receipts for potential reimbursement. (Ref: Entrance to Autumn Glen sign was damaged by a vehicle).
- A resident asked for waiver of charges for ACC violations since all items have been repaired. Board approved.
- HVAC Maintenance company and bids to replace the system are still ongoing.

February 2026

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
Noe Flores, 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, February 9th, 2026, at 7:30pm

Four Seasons Homeowners Association Board of Directors Monday, January 12th, 2026 Overall Meeting Summary, Announcements, Reminders:

Fallout Notes FOCUS: 1) Highlights for community awareness, and 2) Business Conducted
COMMUNITY AWARENESS INTEREST ITEMS

- (1) **FSHOA Community Meetings:** FSHOA Community Meetings: **A) Our Community Monthly Meeting was Jan 12, 2026**, with Call to Order 7:33PM and Board Quorum established with 5 of 5 Board Members present (4 in person and 1 remote). Management, both Elizabeth and Barby participated in person. **2) Community Owners participated. B) Our next Community Monthly Meeting is Feb 09, 2026 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) **FSHOA Holiday Decorations Contest Winners are: Winner – 604 Clearwater Court; Runner-up – 1326 Springtide Place; Honorable Mention – 526 Early Fall Court.**
- (3) Board Highlighted upcoming Herndon Chief of Police visit scheduled for Jan 14, 2026. This is a joint FSHOA and FSRA Meeting (See FSRA minutes for Details) THANK YOU CHIEF!!
- (4) For career progression within Legum and Norman, Elizabeth Stulga will be departing from managing our Four Seasons Portfolio. Barby will continue as our onsite Business manager and coordinate with L&N during transition of replacement
- (5) **OPEN FORUM:** a) **Early Fall tenant was changing brake pads relatively next to a painted yellow curb indicating a Fire or Emergency Access Lane on Clearwater Ct.** Blocking these lanes could seriously result in a life-or-death situation for those trying to be reached by emergency services [Fire, Ambulance, Police]. Residents may perform minor mechanical work in their RESERVED parking spots while paying absolute attention to appropriate cleanup, not spilling any fluids, and cleanup measures if any spills do occur. Work may **not** be performed in any visitor spot nor alongside any Fire Lane. and **b) Springtide Owner** expressed concern of possible unmarked Police Vehicles patrolling Four Seasons. Pat pointed out that Police patrols are not uncommon and that BoD has requested their random presence for our safety. All residents should feel free to contact our local police at any time of concern. Pat also pointed out that Town Officials randomly address overcrowded housing situations
- (6) **BOARD VACANCIES:** FSHOA BOARD CONTINUES TO encourage all owners to step into the four board vacancies and all other residents to volunteer to support the actions of all our committees. Let 2026 be your year!! Please step up and volunteer! [Additionally, 2 FS Recreation Board Positions remain available for Townhouse Residents.]
- (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

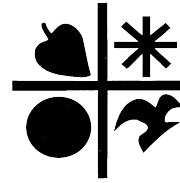
- 1) **FSHOA RUNDOWN:** 1) Fallout Notes and Official Minutes become a collaborative streamlined effort between Board Secretary and Barby with intent to produce a streamlined efficient format for the Official Minutes with Barby as FSHOA Secretary and current President as Editors. 2) CDs and Finances: See FINANCE/BUDGET and VOTES below. 3) FUTURE Parking Distribution Process Input needs to be advertised and scheduled as well as streamlining/improving distribution with serious consideration for fees and extensive fines for those who miss the initial parking pass distribution dates due to additional hours of Administrative and Processing time.
- 2) **FINANCE/BUDGET:** a) **Board Voted to have Mgt open 3 CDs: 1) two at 75K each and 3.95% staggered at 6- and 12-months using funds pulled from current Money Market account to put those funds to better use with earning capacity. 2) 1 at 78.131K and 3.8% for 18-months with funds drawn from a Jan 16, 2026 maturing CD. Staggered terms ensure Board is never more than a few months away from funds accessibility for necessary projects.**
- 3) **VOTES: VOTE 1)** Agenda Approval. **VOTE 2)** Ratified previous email vote for Barby's Holiday Bonus in recognition of her ongoing outstanding professional performance! (NOTE: Upon review of Secretary Notes, this was already voted on in December Meeting. **VOTE 3)** For 3x CDs at Eagle Bank (See Finance/Budget above and Official Minutes). **VOTE 4)** Adjournment.
- 4)

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.

February 2026

Four Seasons Calendar

February 2026



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 	3 Recycling Pickup	4 FSRA Board Meeting at 7pm	5	6 Trash Pickup	7
8	9 FSHOA Board Meeting at 7:30pm	10 Recycling Pickup	11	12	13 Trash Pickup	14 
15	16 	17 Recycling Pickup	18	19	20 Trash Pickup	21
22	23	24 Recycling Pickup Town of Herndon council meeting @ 7pm	25	26	27 Trash Pickup	28

****Note: The clubhouse will be under maintenance and repairs this month. Please be on the lookout for closures/limited access updates, which will be posted on our Instagram and Facebook page.**

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