

# Four Seasons Fallout

## Your Community Newsletter

### March 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/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\*



### Recreation and Homeowners Associations 2025 COMMUNITY SERVICE VOLUNTEERS

+Rec Board  
 \*HOA Board

Mark Burd<sup>+</sup>  
 Joyce Burd  
 Jeff Hoverson<sup>+</sup>  
 Walter Shorter<sup>+</sup>  
 Paul Anson<sup>+</sup>  
 Rochelle Day<sup>+</sup>  
 Nadim Bandarkar<sup>+</sup>  
 Merlin Aguilar<sup>+</sup>  
 Denzell Henderson<sup>+</sup>  
 Patrick Mulvihill<sup>\*</sup>  
 Jason Wall<sup>\*</sup>  
 Noe Flores<sup>\*</sup>  
 Juliette Marting  
 Steve Marting  
 Harold Boosadha

Joseph Aghayere  
 Linda Rumble  
 Molly Herbstritt  
 Diane Weiss  
 Bob Ashdown  
 Joan Ashdown  
 Kristen Janowski  
 Steve Benedittis  
 Jennifer Hirschhorn  
 Coco DiMauro  
 Paul Smiley  
 Mike Bell  
 Holly Bell  
 Srishti Rijal  
 Kumari Rijal

Uttar Shrestha  
 Luisa Veizaga  
 SBIM Staff  
 Ana Santiesteban  
 Javier Rojas  
 Melanie Rojas  
 Gianna Vaquez  
 Angelina Vera  
 Yesenia Jimenez  
 Wendy Aguirre  
 David Marsolais  
 Barby Vasquez  
 Ivonne Rojas  
 Doris Guzman  
 Dawn Burroughs

#### Outstanding Community Service Recognition

Homeowners Association = Walter Shorter\*  
 Recreation Association: Mark Burd<sup>+</sup>

#### Clubhouse Renovation and Repairs



Residents, please be mindful of the repairs that are being done to the clubhouse. Renovations will be continued throughout the month of March, so

early closures and inaccessibility to clubhouse/rentals are to be expected. Be on the lookout for posts about closure on our social media pages (found at the top-left of this page).

#### Bulk Trash Pick-Up Alternative

The Town of Herndon announced no more bulk trash pick-ups. They have completely ceased their Spring and Fall bulk trash pick-ups, however, as an association, we want to provide our residents with an alternative way of disposing of their bulk trash. We are currently in the process of finding companies that can assist us in April for bulk trash pick-ups, exclusively for Four Seasons' residents. We ask for your patience while we figure out the next steps, and we hope to have pick-up dates settled by April. Please be on the lookout for those announcements as well!



## 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, March 4th, 2026, at  
7pm

## Four Seasons Recreation Association Board of Directors Annual Meeting Wednesday February 4th, 2026

### Board Meeting - Operational News

- The Reserve study has been received and distributed to the Board for review. A virtual meeting is scheduled soon to review the content with the company who created the report. At this meeting we can fine tune the recommended reserve contribution and scheduled maintenance activities in the future.
- The clubhouse is getting a facelift, paint, new carpeting for the stairs, etc. It should be ready by the next Board meeting.
- A company has been selected to do the maintenance work on the HVAC system. Bids are still in progress for the replacement of the unit.
- Railings along the sidewalk bids are also still being gathered.
- The sign at the entrance to Autumn Glen was damaged again and will have to be replaced. The board should consider accelerating the placement of boulders at the entrance to stop this type of issue. Bids to do landscaping the spring are also being sent to the board for review. Responsible party for damages have been held responsible for repairs.
- Everyone is reminded to take care of their sidewalks when it snows. Children walking to school or waiting to catch the bus will greatly appreciate it. Stay safe and have fun in the snow.

### Are you interested in Volunteer Opportunities?

Once a month, newsletters are delivered to the homes of Four Seasons. We currently have 2 spots open for volunteers: Delivering bundles of fallouts via car OR delivering fallouts door-to-door to the homes of April Way. If interested or for more information, please call the office at 703-437-1811, Mon-Fri from 10am-2pm or email us at 4SeasonsGen@gmail.com . Thank you for considering and we hope to hear from you soon :)

### Communication With Residents

While Four Seasons has attempted to file owner and tenant's contact information, we are still missing a decent amount of resident's contact info. We ask all residents to fill out the following survey, which will only ask for email and cell phone number so we can have the best methods of communication on file. Four Seasons WILL NOT be sending spam, sharing your personal information or flooding you with emails. This is solely so we can reach out in a timely manner and contact you if anything important arises.

<https://forms.gle/sv4a6MYJDLKjke6N8>



## 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

**Olga Tseliak** - Property Manager

**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

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, March 9th, 2026, at 7:30pm*

## Four Seasons Homeowners Association Board of Directors Monday, February 9<sup>th</sup>, 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:** Held at 7:40 PM (no owners attended). Next meeting: **March 9, 2026 at 7:30 PM** (in-person with virtual option). COVID vaccinations required; masks encouraged
- (2) **FSHOA ACC inspection scheduled for the week of April 21, 2026.** Please resolve any violations beforehand.
- (3) **PARKING Permits:** Board considering **finest for late permit pickups** due to repeated after-date requests. Community input welcome.
- (4) **SNOWFALL:** Following the recent heavy snowfall and extended freezing temperatures, please review the community's snow responsibilities: **Sidewalks** - Each resident is responsible for clearing the sidewalks in front of and alongside their townhouse to allow safe pedestrian passage and emergency access. **Snow Plowing** - Premier Landscaping clears streets areas only to provide EMERGENCY vehicle access, they service the property after each 2" snowfall accumulation. **Snow Placement** - Snow and ice must be moved to front yards, tree islands, or designated open areas. **Do not place snow in entry/exit lanes, travel lanes, emergency access routes, near mailboxes or behind neighboring vehicles.** Blocking roadways or other vehicles creates safety hazards and access issues.
- (5) **BULKY PICKUP:** Town discontinued mass pickup; individual pickups can still be scheduled with the Town of Herndon. The Board is compiling a list of fee-based vendors that can pick up bulk trash for Four Seasons' residents, please feel free to send us recommendations.
- (6) **NEW MANAGER:** With Elizabeth Stulga's departure, Legum and Norman have hired a new manager for our community named Olga. Generally, such a hire encompasses a 30-day trial period to ensure compatibility between and amongst all parties. Therefore, Darci Niles will remain involved throughout the transition along with her admin support, Princess and Barby.
- (7) **SOLICITATION:** A roofing company (Premier Exteriors) continues to litter our community with their flyers soliciting work. Apparently, they're hiring a third party for the flyers but are not making sure to tell them of the restricted neighborhoods. There should be no solicitation within Four Seasons, unless approved by the Board. We will approach them again.
- (8) **OPEN FORUM:** Board Secretary brought up Snow Removal Challenges and a call for proper etiquette and courteousness
- (9) **BOARD VACANCIES:** Board encourages all owners to step into the four board vacancies!
- (10) **Do your part for SAFETY:** Contact Herndon Police: EMERGENCIES - call 911. Non-Emergency, Suspicious Activity, and other concerns - call HPD (703) 435-6846.

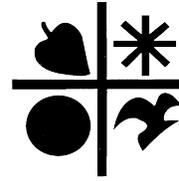
### MONTHLY MEETING BUSINESS CONDUCTED

- 1) **FSHOA RUNDOWN:** 1) Addressed all the Community Awareness items above and emphasized the following: a) Snow Removal Process for Jan 25, 2026 Storm (CA para 4.); b) Bulky Trash Proposal (CA para 5); c) Barby's significant effort toward sequentially organizing and properly posting the FSHOA Fallout Notes and OFFICIAL MINUTES on TownSq. d) FSHOA ACC Annual Inspection scheduled week of April 21, 2026 (CA para 1.); e) Parking Permit distribution process; Barby reported great success out of 297 units distributed, only one was towed AFTER having been given ample opportunity to pick up their passes and failing to do so (CA para 3). f) Illegal leaflet distribution by Premier Exteriors (CA para 7). 2) **CDs and Finances**
- 2) **FINANCE/BUDGET:** a) Board is sorting through a rather significant charge amount, charge service, and budget code, none of which make any sense. Further research and explanation will be provided by management.

**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

## March 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
29	30	31 Recycling Pickup				

**\*\*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.**