



Four Seasons Fallout

Your Community Newsletter

September 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**

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Next FSRA Board Meeting

*Wednesday, September 2nd, 2026,
at 7pm*

Four Seasons Recreation Association Board of Directors Board Meeting Wednesday August 12th, 2026

National Night Out was a great success with the police arriving earlier than in previous years and very high attendance by community families. Some school principals attended, as well as some council members and some council candidates. Everyone enjoyed the pizza, chips, and watermelon. Donated and purchased items were given out as raffle prizes to children, and bags from Fairfax ReLeaf and Trader Joe's were given as raffle prizes to adults. **The next event is the Fall Community Yard Sale – watch for the announcement – followed by Trunk-or-Treat!**

To spend community dollars wisely, the staff will continue to make small changes to conserve energy in the clubhouse, including putting up reminder signs to keep doors closed and installing new hydraulic closures on the bathroom doors.

A community member requested more and advanced notice of the swim meets that require residents to move vehicles from overnight parking. Everyone agreed that was a good idea and it will be implemented.

Backpack distribution has started and is going well. Donations have been strong (one person donated 226 fully stocked backpacks) and the big distribution was Saturday, August 15, noon –

1. Volunteers were encouraged to come and help.

She Believes in Me has agreed to pay for a stand-alone, small recycling dumpster so that the regular recycling bins are available for regular Four Seasons business and rentals. Discussions are ongoing but it is likely to be approved.

The proposed budget was discussed. The residential assessment will be raised to \$595. The budget will be presented at the September meeting for implementation on October 1, when our new fiscal year begins.

E-Bike Info Session

On September 9th at 6pm the Town of Herndon will have a E-Bike/Scooter training session held at the Herndon Community Center. For more information, visit:

facebook.com/events/1729508544922492

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

Legum and Norman: 703-600-6000

Olga Langowska - Property Manager
Olangowska@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
John Zeledon, 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 1st quarterly installment was due October 1st and was considered late October 15th.

Next FSHOA Board Meeting

*Monday, September 14th, 2026, at
7:30pm*

Four Seasons Homeowners Association Board of Directors Monday, August 10th, 2026 Overall Meeting Summary, Announcements, Reminders:

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

COMMUNITY AWARENESS INTEREST ITEMS

- (1) **FSHOA Community Meetings:** A) Call to Order 7:35 PM and Board Quorum established with 4 of 5 Board Members present (1 remotely/Zoom). Legum and Norman Management Community Manager Olga Langowska and Barby participated in person. One new owner participated. Precautionary wear of masks is encouraged at individual discretion but is not mandatory. In-person meetings at clubhouse continue, with Remote/virtual attendance upon request at least 24 hours in advance.
- (2) **OPEN FORUM:** A) Barby reported that 2026 NATIONAL NIGHT OUT was SUPER success for the community. The kids really enjoyed it and there were lots of food and many prizes. B) **MONITOR OUR CHILDREN!** An 11-year-old child wearing NO HELMET died in Herndon recently after colliding their motorized E-Bike scooter into a motor vehicle backing out a driveway. Your FSHOA Board has been working with our Legal Counsel in developing a FSHOA policy to address the use of motorized e-bikes, scooters, and other like vehicles, focusing on the use of helmets/safety gear and LIGHTS. Our guest was a NEW Owner living with her parents and was very appreciative of the Boards efforts. She read the FALLOUT to discover the FSHOA meeting Note: She also attended the FSRA meeting the following night. C). We need ON SITE Family Owned; residents who care about our community. Our community has 45% Landlords and has turned into an INVESTMENT rather than a Family community on which it was founded. Historically, very few Landlords get involved with daily activities. They expect the Board to inform tenants of changes in Rules/Process and do not inform their tenants who suffer the consequences. We do have OUTSTANDING Landlords who are not only on the Board and others who take Initiative/ Responsibly to INTERACT with our Community. Do your part and volunteer for the Board! Make a difference! (2 Reserved FSRA Board Positions (ONLY FSHOA))
- (3) **POLICE:** 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) Addressed all the Community Awareness (CA) items above and emphasized the following: A) [NB] Finances: FINANCE/BUDGET: A1) [NB] August FSHOA meeting has been designated the Budget Meeting. In accordance with this, our new Treasurer John presented the proposed FY2027 Budget, Board modified and APPROVED (Deleted) A2) [OB] Tiered Fidelity Accounts Update – Funds have been transferred to Fidelity and will be designated to proper Tiers. B) B1) [OB] Architectural Control Committee 15 SERIOUS Violation Letters sent /ALL CORRECTED or ADDRESSED (Only1 Hearing). B2) [OB] Dominion Energy: Non-working Street Lights addressed by Management and Legal Counsel. B3) [NB] FSHOA Insurance Renewals RESCHEDULED B4) [NB] Vendor Reports and Premier Landscaping Proposals: See Vote 3 below .Premier landscaping and Battlefield Towing NOTE): on August 4 th and 5 th Visitor Stenciling days, 7 vehicles were relocated/towed on day one zero on day two
- 2) VOTES: **VOTE 1) Agenda Approval. VOTE 2) Approval of July 13, 2026 Official Minutes. VOTE 3) Approval of Premier Landscaping proposal for Lime treatment, Aeration, and Overseeding . VOTE 4) Approval of FY2027 Budget with 3% increase VOTE 5) Adjournment 9:22 PM.**

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

September 2026



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Recycling Pickup	2 FSRA Budget Hearing Mtg at 7pm	3	4 Trash Pickup	5
6	7 Pool closes @ 6	8 Recycling Pickup	9 Town Of Herndon's E-Bike Info Session @ 6pm	10	11 Trash Pickup	12
13	14 FSHOA Board Meeting at 7:30pm	15 Recycling Pickup	16	17	18 Trash Pickup	19 10am-12:30pm
20	21	22 Town of Herndon Council Mtg 7pm Recycling Pickup	23	24	25 Trash Pickup	26 (Rain date for yard sale) 10am-12:30pm
27	28	29 Recycling Pickup	30			