Four Seasons Fallout

Your Community Newsletter

November 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**

Toy Drive

As we enter the season of giving, Four Seasons Rec. and She Believes in Me invite you to take part in our **Holiday Toy Drive** to help bring joy to children in our community.



How to Give:



Drop off new, unwrapped toys at the **Four Seasons Office**, Mon-Fri from 10am-4pm

Every donation goes directly to local families, helping ensure kids in our community have a joyful and memorable holiday season. No gift is too small; your generosity can make a big difference!

Recreation Dues Fiscal Year 2027

Please be advised that the Recreation Annual Assessment for FY 2027 was due on October 1st, 2026 and is considered late starting November 1st, 2026. The assessment has **increased to $625** and a **late fee will be applied of $4.95** for payments made after October 31st.

If you prefer to pay in installments, you may pay $156.25 quarterly on the following due dates: October 1st, January 1st, April 1st, July 1st. 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.

Are Your Roots Showing?

Townhome owners, please look on Town Square for more information about your tree roots.



Parking Distribution – Town Houses ONLY

Parking Permit Application MUST be filled out correctly and received at the clubhouse by **November 20th**. You may drop it off in the clubhouse drop box, mail it to the clubhouse (1201 Herndon Parkway Herndon VA 20170) or email it to BVasquez@LegumNorman.com



NEW: You will be **charged $50** if you fail to submit your Parking Permit Application after the required date: November 20th. Additionally, you will be **charged a $25** administrative fee if you lose your application and require a replacement copy

The parking sticker distribution will take place on Friday, **December 4th from 3:00 PM to 6:00 PM**, and Saturday, **December 5th from 12:00 PM to 2:00 PM** at the clubhouse. To avoid any delays, please ensure violations have been resolved and that your dues are current. For any questions or concerns, please come to the office between 2PM and 4PM, Mon-Fri ONLY.

Upcoming Holiday Events

As holidays approach, please keep in mind our festive events that our community can participate in and attend. On December 17th, we will be having Photos with Santa event here at the clubhouse. Bring your kids for some treats and photos with Santa Claus for FREE. During the week of Christmas, we will have a Holiday Light Contest (all homes will be considered) and there will be prizes for the winners!

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

Jeff Hoverson, President
Walter Shorter, Vice President
Juliette Marting, Secretary
Nadim Bandarkar, Interim Treasurer
Rochelle Day, 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, November 4th, 2026, at 7pm

Four Seasons Recreation Association
Wednesday, October 7th, 2026
Board of Directors Board Meeting Minutes

Everyone is invited to march in the Herndon Homecoming Parade with She Believes in Me on Saturday, October 24. The theme is Hollywood, but dressing up isn't required. Our upcoming Trunk-or-Treat event will be publicized there.

Trunk-or-Treat will be October 31st , as noted in the Fallout. All are welcome to show up with a decorated vehicle or to trick-or-treat (or both).

Everyone is reminded to vote in the Fairfax County Elections! Our options are wide to accommodate busy schedules: early voting, mail-in voting, or election day voting.

The Board members had a discussion/review with our bookkeeping service about the management of the Recreation Association accounting. Options for possible additional services were discussed, as were easy adjustments to make the process flow more smoothly. The Board and Ms. Berquist decided to make these Zoom calls an annual event, preferably in April-June to get ready for budgeting and annual reporting.

Future budget planning will be backed up one month, so the working meeting will be in July and the review in August for future fiscal years. That will enable an earlier mailing date for the annual letters to residents with the notice of the dues owed and deadlines for payments. The earlier mailing will give residents more time to decide on their payment options.

In August, the Fairfax County Fire Dept. came to the clubhouse after the fire alarms were set off. Against the rules, the party had used a smoke machine which set off the alarms. The renters had also unplugged some security cameras and blocked others, and the event had lasted beyond the allowed time. As set out in the rental contract, fines will be assessed and future rental may not be allowed. If you rent the clubhouse, please read the contract carefully and follow the rules – damages to the clubhouse impact all of us. Also, potential fines for disturbing the peace are not cheap, if nearby residents report noisy, late parties.

On Saturday, October 3, around 10:20 p.m., police responded to reports of extended gunfire which were later believed to have originated in a property off Parcher Ave, not far from the back of the Clubhouse property. The gunfire could be heard quite plainly on a clubhouse security camera recording, and townhouse residents reported hearing the gunfire. If you hear what you suspect to be gunfire, please keep yourself and your family safe while you call 911.

The Board voted to renew the snow removal contract for Premiere Landscaping, as their service has been excellent and the rates were not changed.

ACC Follow-up. The Board will be inviting homeowners with outstanding issues to future Rec Board meetings. The goal is to work with homeowners to get these issues corrected. Please contact the office staff with any questions, if you have fixed the issue but not informed the staff, or if you wish to ask for more time for the repairs.

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, November 9th, 2026, at 7:30pm

Four Seasons Homeowners Association (FSHOA) Monthly Community Meeting: Monday, Oct. 12th, 2026 Overall Meeting Summary, Announcements, Reminders:

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

COMMUNITY AWARENESS INTEREST ITEMS

(1) FSHOA Annual Meeting: A) Call to Order 7:40PM. 53 Owners present primarily through PROXY (45 Proxies; 4 of 5 Board Members, two remotely; and 4 Owners in attendance). Proof of Notice of Meeting: Management presented an unopened Annual Meeting Packet postmarked Sep 1, 2026. L&N Management Vice President Wanda Powell (participated via Zoom), and L&N Community Manager Olga Langowska and Barby participated in person. Three (3) additional Community Residents participated. One Special Guest FSHOA General Counsel Margriet Langenburg (via Zoom). Our next ANNUAL MEETING will be October 11, 2027 at 730PM. Please participate and join us!

MONTHLY MEETING BUSINESS CONDUCTED

1) 3A) Presidents Report: A) Walter stated kudos to the community and how proud he is for such a unique, widely diversified and friendly neighbors who choose to celebrate our differences. He mentioned the ongoing VA Power outages for numerous lights throughout the community. He mentioned how much the Mayor and Town Council recognize the benefits of our community being the largest Townhouse Community in Herndon. He stated that we need more people involved as we still have 4 vacancies on the Board and we need more volunteers for each committee. He introduced Olga from L&N (who joined us in Feb 2026) and stated she's such a responsive, proactive, excellent Manager. He also stated the mutually beneficial relationship, with our importance to L&N being just as important as L&Ns relation to us. He noted Barby's commitment and diligence always being here for us and resolving many issues. 3B) COMMITTEE REPORTS A) FINANCE: John Zeledon provided quick recap (presentation available on Townsquare) stating judicious control of our spending with fiscal responsibility; low dues increases (2.9% for 2027); impressive 99.8% dues payments on time (THANKS BARBY!); 2027 Budget Increases for Snow Removal, Electricity, Pet Stations, and Signage; and Finally in place: Fidelity staggered CDs in Tiered Accounts at 6, 12, and 18 months maturation. B) LEGAL: Walter and Margariet Langenburg joint comments - Legal Counsel on-call as needed as situations arise, available for document review, E-Bike Policy Document being developed, also a NO SOLICITATION Policy Document and appropriate signage. C) Architectural Control and Compliance (ACC): Walter – Committee has been diligent applying parking privilege suspensions for delinquent dues accounts and ACC Non-compliance. D) Parking: Walter - Get your materials/forms and dues payments in now and no later than Nov 20, 2026, for 2027 Parking Passes. E) Landscaping: Pat - Mass trimming of trees occurred a few years ago and anticipate addressing tree issues on an as needed basis as well as erosion eradication in 2027 . Special interest item is investigation of tree roots incursion toward any building foundations F) Owner Relations: Pat - Need 3 more Board Members and additional individual community member help on all our committees All residents can volunteer to serve on our committees. 3C) Election or Appointment of Inspectors of Election: Board opted for "Election by Acclamation" for those Board Members up for Re-Election to an additional 2-year term (Noe Flores, Patrick Mulvihill, John Zeledon). To keep staggered terms balanced, opted to establish a Special Meeting in three days to appoint an additional Board Member for a one-year term (see Special Note at conclusion of these notes). That new Board member would then be up for election to a two-year term during the FY2028 Annual Meeting.

2) VOTES**:** VOTE 1: FY2026 OCT 13, 2025 ANNUAL MEETING MINUTES APPROVAL. VOTE 2: "Election by Acclamation" for Board Members Re-Election to additional 2-year term (Noe Flores, Patrick Mulvihill, John Zeledon). VOTE 3: Adjournment. 3E) Adjournment: Meeting Adjourned at 852PM. 4) Special Board Meeting: 3-days after Annual Meeting, Special Meeting (previously publicly announced) held Thursday Oct 15, 2026 at 1:08PM with Walter, Denzell, Pat, John and Olga all in attendance via Zoom and/or telephone to VOTE to APPOINT Megan Kaiser to complete a one year open seat on the board – Unanimous, and eligible for election at FY2028 Annual Meeting Adjourn 1:20PM.

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.

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Four Seasons Calendar

November 2026





Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1  **All umbrellas and canopies must be taken down**	**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 **Parking Forms are due!!**	**21**
22	**23**	**24** Recycling Pickup	**25** OFFICE CLOSED	**26**  OFFICE CLOSED	**27** Trash Pickup OFFICE CLOSED	**28**
29	**30**					