Four Seasons Fallout

Your Community Newsletter

October 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**

FSHOA Annual Meeting

Upcoming annual meeting will be on October 12, 2026 at 7:30pm with check-in starting at 7:15pm. Please participate and join us! For owners and residents that cannot make it, we will be collecting proxy votes over the next few weeks. Please provide us your vote so we can ensure quorum for the annual meeting. Annual Meeting Packets were mailed to all owners and included **2027 Parking Forms which must be filled out and turned in ASAP.** Additionally, nomination forms for Board Member Positions and other important information (2027 Budget; Ownership Dues Increase of 3%) are included. Please nominate yourself or others to make a difference in our community.

Trunk or Treat

The Four Seasons Recreation Association is excited to host our Annual **Trunk or Treat** on **Saturday, October 31st from 1PM to 2PM** and you're invited!

You've got options!

- Decorate your car and hand out candy
- Or bring the kids to trick-or-treat **–** it's up to you!



If you wish to participate in decorating your car, please scan QR code to sing-up:
Decorating will begin at 12pm. We'll be located at the grassy area of the recreation field. Don't miss out on this festive fall favorite!

Tree Trimming

Welcome to Fall! Sometime in November, Premier Landscaping will be trimming any overhanging branches that are less than 8 feet over the sidewalks. This area is considered COMMON GROUNDS and the FSHOA is required to maintain that area on an Annual basis. If the tree is on your property, you have the right to maintain the tree but must adhere to the 8-foot rule year around based on our bylaws. NOTE:
Any growth that grows over sidewalk area must be removed due to SAFETY concerns, i.e. tripping, stepping into parking space, etc. Your attention to this matter is required. Direct any questions to Barby Vasquez FSHOA Admin. Thanks for being a good neighbor!



Fiscal Year 2027

The Board of Directors approved the **Annual Assessment for FY 2027** on September 2, 2026. The assessment will **increase to $625**. 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.

- **Discount Option:**
  Pay your full annual dues **between October 1st and October 31st** to receive a **3% discount**, reducing your total to **$606.25**

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, October 7th, 2026, at 7pm

Four Seasons Recreation Association
Wednesday, September 2nd, 2026
Board of Directors Board Meeting Minutes

Fall Community Yard Sale is 9/19. Sign-up has begun online or in-person; a refundable $20 fee will ensure participants clean up their area. There was discussion about holding the event along the entrance drive rather than in the field, so it will be more visible to passers-by. This was tentatively approved, dependent on the number of people signing up to sell. The staff will try to get parking volunteers who will shepherd cars back to the lot and field to park and keep the drive clear.

Volunteer Appreciation Event is 9/23, 5-7 p.m.; rain date is 9/24. We want to thank all our volunteers for a cookout in the picnic area, hosted by the Board and the staff.

New Budget. As discussed in last month's Fallout, a new budget was formally adopted at the meeting for the new fiscal year starting 10/1. The residential assessment will be raised to $625. The budget is available for review at the Clubhouse during office hours.

Four residents attended the August Herndon Town Council meeting, and each addressed a different concern during the open discussion. The Board encourages all residents to attend Town Council meetings, held each month, and the other town forums, such as State of the Town, for example,
to express opinions and concerns to our elected officials.

On 9/9 there will be an education session for parents and children on e-bike training and information given by the Town. Last month's backpack giveaway went well, with hundreds of backpacks donated to children.

Thanks were given to the staff for their hard work and to the volunteers who came that day to keep things going smoothly. Pavers were installed in a small high-traffic spot between the parking lot and the sidewalk to improve safety and reduce erosion.

The new hydraulic door closures for the bathrooms have been very successful at helping to conserve energy, keeping the downstairs much more comfortable.

The staff will be taking over more bookkeeping responsibilities from Yield, the accounting firm used by the Board. Some of the most time-consuming (and expensive) tasks are well within the skills of the staff, such as dues assessments, dues credits, and budgeting/reporting.

The Board asked the Director to have representatives from Yield attend the October meeting to discuss the working relationship and the services provided.

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, October 12th, 2026, at 7:30pm

Four Seasons Homeowners Association (FSHOA) Monthly Community Meeting: Monday, Sept. 14th, 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 7:33 PM. One Community Resident participated (new owner). One Special Guest Katherine Dietz from CAU Participated.

(2) **OPEN FORUM:** A) A new owner resident appreciated the recent Annual Meeting mailer packet sent to all owners. As a new owner she had several questions about Four Seasons, including lack of backyard accessibility on Freshrain Court. She expressed interest in the 4 FSHOA Board shortages as she'd like to make a difference in her community. B) Parking Decals and Visitor Passes Paperwork Required for 2027: Form within the Annual Meeting packet MUST BE USED and submitted early. REPRINTS OF THESE FORMS AT THE OFFICE WILL BE CHARGED $50, AS WILL LATE SUBMITTALS. C) We need Townhouse Owners: Board continues to operate/function with a shortage of 4 Board Members. Please, do your part and volunteer for the Board! All residents can volunteer to serve on our committees.

MONTHLY MEETING BUSINESS CONDUCTED

1) (NB) Community Association Underwriters (CAU): Kicked off meeting with Insurance Agent and Representative from CAU, Question and Answer and Clarification session that ended up being quite educational for all, even the Insurance Reps themselves. Walter and Olga had spent quite a lengthy amount of time reviewing the CAU Contract up for renewal and were ready with a list of questions that prompted the discussion onwards. This was the lions share of the meeting. Ultimately, Board voted to approve the contract renewal as-discussed/as-written (see Vote 2 below). B) (OB) Finances: FINANCE/BUDGET: B1. Tiered Fidelity Account Update – accounts are now in place/active and Olga requested L&N be assured receipt of monthly or quarterly statements for her finance crew (as with each other FSHOA account). B2. FSHOA Board STILL AWAITING answer from Management regarding significantly over budget FY2026 budget line item 5195 - Other Administrative Services. C) Management Report: C1. [NB] Annual Meeting Voter Proxy Forms were inadvertently NOT included in meeting packet. They shall be mailed out separately later this week. Significant effort will now be required by Board and Management to ensure Voter/Participation Quorum is met for the meeting. If not attending in person, please cooperate when asked for your PROXY and be proactive in providing it. Board Members Noe, Pat, and John will be up for election to renew their terms, and Meg Kaiser will self-nominate/apply. We need two additional Owners to step up and do their part to obtain our full complement of 9-Board Members and encourage you to do so! C2. [OB] Architectural Control Committee Violation Letters all resolved or in process. C3. [OB] Dominion Energy: Excavation necessary….. While Dominion Energy has done some work on our Non-working Street Lights, it has primarily been assessment/analysis on future work to be done to correct the lighting outages. Some lampposts likely involve EXCAVATION to access the power line feeding the lampposts. Some of these poles have been annotated since July, 2026, hence it remains unclear when the actual work will be initiated/completed. In the meantime, to compensate, carry appropriate flashlights/reflectors/etc. whenever venturing out dusk through dark. D) Premiere Landscaping: D1. [NB] Contract Renewal Proposals: Walter and Olga called for a Zoom or Telecon meeting (next week) with Premiere to modify our renewing contract to call for more accountability including written attestations of projects requested and completed. This was spurred by several recently requested projects that were apparently ignored or incomplete. D2. [NB] Premier landscaping report: Busy month of August with 7 visits total: See Official Minutes for specific dates and services completed. E. [OB] E-Bikes Policy: Awaiting discussions and guidance from Board Legal Counsel. F. [NB] Battlefield Towing report: Unclear if report is from July or August tows (anticipate August but still need July as well). 5 tows total (see official minutes for towing violation and occurrence streets).

2) VOTES: **VOTE 1) Agenda** Approval. VOTE 2) Approval of Community Association Underwriters Insurance Proposal Renewal as discussed and written (Item A under Monthly Meeting Business). VOTE 3) Approval of August 10, 2026 Official Minutes. VOTE 4) Adjournment 8:58 PM.

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Four Seasons Calendar

October 2026



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Town of Herndon's Farmer's Market from	2 Trash Pickup	3
4	5	6 Recycling Pickup	7 **FSRA Board Meeting at 7pm**	8 Town of Herndon's Farmer's Market from 8am-12pm	9 Trash Pickup	10
11	12  **FSHOA Annual Board Meeting at 7:30pm**	13 Recycling Pickup	14	15 Town of Herndon's Farmer's Market from 8am-12pm	16 Trash Pickup	17
18	19	20 Recycling Pickup	21	22 Town of Herndon's Farmer's Market from 8am-12pm	23 Trash Pickup	24 HERNDON HOMECOMING PARADE @ 9:30am
25	26	27 Town of Herndon Council Mtg 7pm Recycling Pickup	28	29 Town of Herndon's Farmer's Market from 8am-12pm	30 FSHOA: Last Day for Umbrellas/ tapestry Trash Pickup	31  