



FSPHA Quarterly Newsletter

Jan 2018

Board of Directors

President:

Chris Meadows
1503 Lake Forest Dr
(404) 545-2454

Vice President:

Gene German
1483 Monterey Dr
(434) 244-0515

Treasurer:

Mary Hackett
(Non- Member)
1476 Monterey Dr
(434) 973-6351

Financial Secretary:

Meghan Maloney
316 Lake Forest Ln
(804) 439-0335

Architectural Team:

Richard White
1481 Monterey Drive
(434) 293-9491

Deborah Kelsey
1536 Lake Forest Drive
(305) 510-7373

Common Area Team:

Steve Ward
1515 Lake Forest Drive
(434) 242-2024

Troy Miller
1533 Lake Forest Drive
(434) 996-5625

FSPA President Summary

Good day homeowners and Happy New Year. We made good progress last year completing many delinquent maintenance projects around the neighborhood and getting the new website up and running. This year we will continue to focus on maintenance as well as getting the bylaws up to date and the association financially healthy.

Many homeowners have paid dues on time for years. That said, it has become necessary for the association to file civil lawsuits against homeowners who are more than 3 quarters in arrears. If your invoice indicates that you owe more than \$666.00, then please contact the financial secretary as soon as possible to prevent legal action that can result in a Bank Levy, Writ of Fieri Facias, or Property Foreclosure to recover delinquent dues.

Our association website has been updated and can be accessed at www.fspha.com. With this website, homeowners will be able to pay their dues, review their invoice, view the board's meeting minutes, access official HOA documents, communicate with the board, and submit architectural review items. I intend this year to ensure the blog portion of the website is updated monthly to keep homeowners informed between newsletters.

A legal review of the association's declaration of covenants and the bylaws is underway. The current declaration has not been updated since 2005 and needs a legal update and review as well as updates representing the current association's intent. With this update, the association will set conditions to lower the dues for the first time since the association was established. The new FY18/19 association budget is currently being drafted. See the website and the next newsletter.

Lastly, the security patrol has not visited the neighborhood this month. Upon investigation into the issue, I discovered that H&H Security Inc, the company that provides security services to the association, has been dissolved by its owners. Those same owners have now started a new security company and are interested in resuming services with a new contract. Having noted issues with patrols over the last few months, I have elected to audit the patrol logs for the last few months to determine if services have been adequately provided. I will make a recommendation to the board on the way ahead regarding any future contract over the next month. As of now, the security contract is suspended until further notice. Please check the association's website (www.fspha.com) for updates regarding this issue.

Finance

The January to March quarter dues are \$222 and there is a \$10 dollar late fee of dues not submitted by Jan 19th. Dues are paid at the **BEGINNING** of the quarter. The drop box is located at 316 Lake Forest Ln. Total dues for the year are \$888.00. Dues can also be mailed to:

Four Seasons Patio Home Association, Inc
P.O. Box 6569
Charlottesville, VA 22906

Make all checks payable to: Four Seasons Patio Home Association, Inc. List your address on the check so we can invoice them correctly. Dues can also be paid online at the FSPHA website, www.FSPHA.com.

Secretary:

James (Pat) Abell
1451 Monterey Drive
(434) 962-4361

Services:

Security Patrol:

Suspended

COMCAST (Bulk Customers)

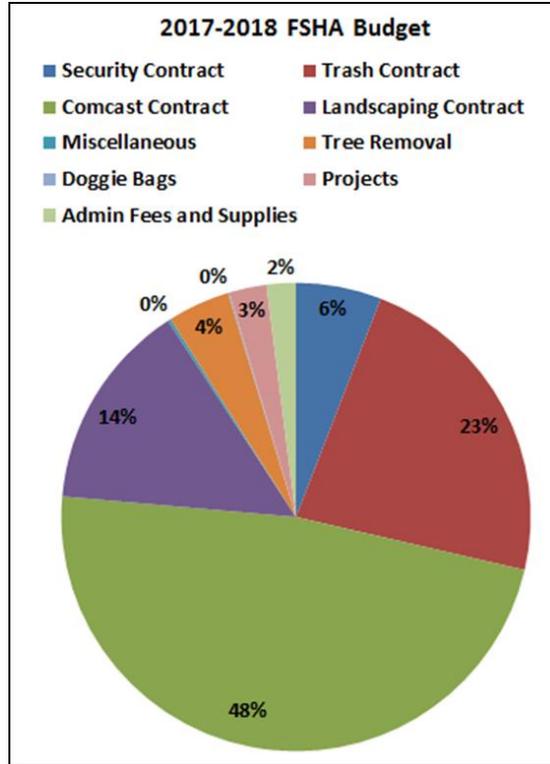
855-638-2885

Algieri's Landscaping LLC

Please Contact Mr. Steve Ward for any landscaping matters.

Time Disposal:

(434) 977-3339
Pickup on Tues and Friday mornings. Call about large item pickup.



The graphic to the left represents the percentages of the budget allocated to which services. The top 3 budget items are: 1) Comcast Cable, 2) Trash Collection, 3) Landscaping

Over the next quarter, the draft budget for FY18-19 will be completed to be voted on during the annual association meeting in June.

Significant changes expected:

1) Savings Account Contributions will begin. Historically, the association has used its savings account to address unforeseen expenses and make up the difference when certain homeowners failed to pay dues. Over the years this deficit has dropped the association's savings account. If we don't make a change, given the current rate of depletion, the association could be left without a financial safety net in the next 5 years. The association looks to maintain around \$30,000.00 in savings. It will take

a few years to get back there. Once we reach that amount, dues can be reduced accordingly to give ourselves some wiggle room.

- 2) The Comcast Contract will expire in June 2018 and will not be renewed. Two major items are driving this decision:
 - a. The association cannot afford to continue providing this service. Significant dues delinquencies indicate that a price correction is needed.
 - b. The market options available to the individual homeowner are a better deal than the association can negotiate as a group.
 Homeowners will be free to negotiate their own individual service package with Comcast or other competing providers after June 2018.
- 3) The Commons Area will be re-prioritized to address many items that have been under funded over the years. Funds will be allocated to address long neglected planted areas, walking trails, overgrowth, tree removal and erosion.

Once the vendors (Trash, Security, and Landscaping) have submitted their quotes for next year, the association will have a better idea of costs for the next FY. Homeowners can expect next year's dues to be reduced well over \$100 dollars annually once these updates get made. More to follow on this in the next newsletter. For dues collection and finance related questions, contact Megan Maloney (804) 439-0335

Architecture

ANY alterations or construction projects require board or architectural team approvals BEFORE alterations begin. The maintenance standards, by-laws, and covenants provide guidelines to ensure our properties are attractive, well maintained, and consistent with other neighborhood properties. Failure to comply with the association's maintenance standards, by-laws, and covenants can result in additional costs to restore the home to the previous structural condition or civil action against the homeowner. This type of action is completely avoidable and should never have to occur. Communicating with the architecture team and board is the key to preventing any issues.

Contact Us:

FSPA Website:

www.fspha.com

Mailing Address:

Four Seasons Patio Home
Association, Inc

P.O. Box 6569

Charlottesville, VA 22906

Email:

fspha@emaldodo.com

The board is currently looking to provide homeowners with a pre-approved list of alteration items that homeowners can execute at their discretion. This update with details will be reflected in the "FSPA Maintenance Standards" document posted on the association website. Improvements such as garage door replacements (neutral color), window replacements, front/sliding door replacements (neutral color), roof replacements (from 3-tab to architectural shingles) and repainting (same or similar neutral color) no longer require communication with the architectural team. Improving the walk way to the home, whether it be replacing the brick with concrete or stones no longer with require approval from the architectural team. Email architectural change requests to the board for consideration at fspha@emaldodo.com. Include photos and any necessary diagrams. Homeowners can submit architectural changes via the association website at www.fspha.com. You will be notified in writing whether your request was approved or denied.

Feel free to contact us regarding maintenance issues. Thanks for your help in keeping the Four Seasons neighborhood an attractive place to live. For all architectural issues please contact Richard White (434) 293-9491 or Deborah Kelsey (305) 510-7373.

Common Areas

Algieri's Landscaping performed leaf removal and bush trimming in the fall and winter months. Jim Paschal's Tree Service removed the top of a tree from Common Area L that fell on the back fences of two houses on Tennis Drive.



Invasive bamboo abatement continues: In November volunteers from the HOA Board thinned the stand of bamboo downhill from the Four Seasons Sign and Algieri's crew hauled the bamboo away. The crew also responded to two homeowner requests to clear bamboo from common areas adjacent to their property. The crew has started to clear bamboo from Area L behind houses on Lake Forest Lane and will continue the first of the new year. In Spring we'll apply for a grant from Albemarle County to replace bamboo along the creek in Area L with Virginia native plants.

During this quarter the Association will address fence maintenance and repair broken sections of the Rio Road fence, replace the damaged section of the fence around the drain in Common Area MM near the intersection of Lake Forest Drive and Lake Forest Lane, and repair the fence along the boundary of Common Area E.

The point of contact for all Common Area issues is Mr. Steve Ward (434) 242-2024 or Mr. Troy Miller (434) 996-5625.

If you have landscaping issues or trees that need trimming or removal, please email the FSPA board at fspha@emaldodo.com or communicate with us via the new association website www.fspha.com.

VDOT Sidewalk Maintenance Iteration 2:

The Association has been in discussions with both Virginia Department of Transportation (VDOT) and the United States Postal Service (USPS) over the next iteration of sidewalk maintenance. For homes that have a "drive-up" mailbox, you may have noticed that VDOT did not maintain the sidewalks in those locations. The reason is the mail box, once removed for sidewalk repairs, cannot be placed back into the sidewalk due to current VDOT regulations. The

association president met with both VDOT and the USPS to discuss the issue and are still working on a solution that 1) sets conditions for the repairs to continue, 2) is in the best interests of the homeowners and 3) addresses the USPS cost concerns. (Walking routes are more expensive than driving routes.)

The point of contact for the VDOT sidewalk repair is Mr Chris Meadows (FSPHA President) at 404-545-2454.

Association Issues

THE ASSOCIATION NEEDS VOLUNTEERS!! Occasionally, the association takes on a projects designed to save us money. Small landscaping jobs and handyman repairs are things that can generally be done by a small group of motivated individuals. Most recently, a few on the board have taken their Saturday to cut and drag bamboo from the common areas. If you are able and willing to volunteer for some of these events as they arise, please contact Steve Ward (434) 242-2024 or Troy Miller (434) 996-5625.

Electronic Delivery of Association Information:

In order to control costs and to expedite the exchange of information we would like to be able to reach as many homeowners as possible electronically - via email. Mr Pat Abell has been gathering email addresses of homeowners that are interested in receiving the association newsletter electronically. If you have access to email and would like to receive the FSPHA newsletters, FSHPA invoice and other association news, please let him know by emailing your Name, Address, Telephone Number and email address to fspha.notes@gmail.com Please be assured that this information will be kept confidential and not shared outside of the FSPHA Board. Thank you for your help and cooperation with this effort.

Newsletters will be distributed in Jan., April, July, and Oct of each year.