



# FSPHA Quarterly Newsletter

April 2021

## Board of Directors

### President:

Mary Hackett  
Monterey Dr.

### Vice President:

Jan Sprinkle  
Lakeview Dr.

### Treasurer:

Susie McCormick  
Monterey Dr.

### Financial Secretary:

Steve Ward  
Lake Forest Dr.

### Architectural Team:

Deborah Kelsey  
Lake Forest Dr.

### Common Area Team:

Steve Ward  
Lake Forest Dr.

### Secretary:

Stacy Seapy

## FSPHA President's Message

Good day, fellow homeowners. There are some changes and some reiterations of ongoing regulations to report. First, we will be getting the services of a new trash removal company starting in early May. The board has received many complaints about items not being picked up, entire streets being passed over, and the doggy bags receptacles by the Four Seasons sign and at the corner of Lake Forest Lane and Monterey Drive not being emptied for weeks. Also, Time Disposal, our local company, has been acquired by County Waste, a subsidiary of GFL, a nationwide company that operates in 27 states. Accordingly, the board voted to take on the services of Neighborhood Disposal; their contact information is in the left column. The owners of this company have both worked for Time Disposal in the past and know the neighborhood. We hope the result will be the excellent service we formerly received. The bi-weekly pickup days of Tuesday and Friday will remain the same. We ask that you bear patiently with any glitches that may occur during this transition period.

We remind you that **all** external architectural changes **must** be submitted to the board for approval. Within the past year, one home has been painted an unapproved color and another has been covered with siding in an unapproved color. Neither change was submitted for the required architectural review. The board does have the legal right to require these homeowners to undo these unapproved changes. So far, no board has done so, but if owners continue to arbitrarily undertake changes in violation of the Covenants, steps will be taken.

It has come to our attention that perhaps not all of our new homeowners (and welcome to you all!) have received the documents that the state of Virginia requires sellers of homes in HOA communities like Four Seasons to provide to the buyers. All pertinent documents can be found on our website at [fspha.com](http://fspha.com). Also, to new homeowners, please notify Association Secretary Stacy Seapy of your contact information so we may continue to distribute the newsletter via the internet, thus saving us the cost of postage.

We are hoping to be able to hold the **Annual Meeting** in person this year but are having difficulty finding an appropriate venue. We will notify everyone as soon as we find a place.

You will soon be receiving a survey from the Board concerning cable service. It will come to you in the same form that you receive the newsletter. Please watch for it.

And a reminder to Absentee Landlords: Please notify the board of the contact information for your tenants. Without this, we will have to get you involved in any issues we need to discuss with your tenants, which may not really be necessary.

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## Finance

Finance final invoices were sent at the beginning of April to all homeowners with outstanding dues balances. Thanks very much to all those who responded with on-time payments. Please be aware that there are only 2 months left in this HOA fiscal year (May, June). If all remaining dues are paid by June 30 2021, no late payments will be assessed. Any unpaid dues will be added to the invoice for the next fiscal year starting July 1, 2021.

## Services

### **Security Patrol:**

Upscale Security LLC  
(434) 220-4577

### **COMCAST (Bulk Customers)**

(855) 638-2855

### **Algieri's Landscaping LLC**

Please contact Steve Ward for any landscaping matters.

### **Neighborhood Disposal:**

(434) 985-2019

Pickup on Tues and Friday mornings. Call about large item pickup.

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## Contact Us:

### **FSHA Website:**

[www.fspha.com](http://www.fspha.com)

### **Mailing Address:**

Four Seasons Patio Home Association, Inc.

P.O. Box 6569

Charlottesville, VA 22906

### **Email:**

[fspha.notes@gmail.com](mailto:fspha.notes@gmail.com)

If you are unclear about what you owe, or are experiencing financial difficulty due to recent Covid shutdowns, please contact me at the address or phone number listed below.

Dues may be sent 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. Please list your address on the check so we can credit them correctly. Dues can also be paid via an emailed PayPal invoice as well. Invoices have been sent via email or hard copy. If you did not receive an invoice or have any disputes regarding your invoice, please contact Steve Ward (434-242-2024). The balance due shown on your invoice is for the remainder of the fiscal year. The drop box remains at 1515 Lake Forest Drive. The board does not plan to increase dues this year unless the Comcast fee goes up, in which event dues would be raised the amount necessary to cover such an increase. For now, annual dues remain at \$996.00.

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## Architecture

Architectural change requests should be sent to the board via the association website at [www.fspha.com](http://www.fspha.com). You will be notified in writing whether your request was approved or denied.

For all architectural issues, please contact Deborah Kelsey at (305) 510-7373.

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## Common Areas

A windstorm on April 30 broke off a large pine tree branch in area M that is blocking the path to ACAC, and also damaged the fence of 251 Lakeview. Our tree service has been called, but we don't yet have a date for removal.

Recently Albemarle County Park & Rec planted native perennials and bushes along the storm drain creek in area L between Lake Forest Lane and Tennis Drive. This comes following county repair to the creek after part of the creek bank had collapsed.

As noted in the previous newsletter, the Board has engaged Urban Habitat to come up with long-term plans to address erosion, poor drainage, and invasive plants in the low-lying common areas along Lake Forest Lane. The draft plan should be released in late May. We also asked The Garden Spot to propose a list of flowering trees, bushes, and perennials to plant in existing beds along Lake Forest Lane, between houses on Monterey and Lake Forest Drive, and along Four Seasons Drive. Planting should start later this spring.

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## Association Issues

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. If you have access to email and would like to receive the FSPHA newsletters, FSPHA invoices, and other association news, please let Stacy Seapy know by emailing your Name, Address, Telephone Number, and email address to [fspha.notes@gmail.com](mailto:fspha.notes@gmail.com). Please be assured that this information will be kept confidential and not shared outside of the FSPHA Board. Currently, 115 of the 133 residences use email for communications with the board. And be sure to notify Stacy if you change your email address!

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