



FSPHA Quarterly Newsletter

February 2021

BOARD OF DIRECTORS

President:

Mary Hackett
Monterey Dr.

Vice President:

Jan Sprinkle
Lakeview Dr.

Treasurer:

Susie McCormick
Lake Forest 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
Monterey Dr.

FSPHA PRESIDENT'S SUMMARY

Greetings, fellow homeowners. We have received the following news since the September newsletter:

You may notice a uniformed individual passing through the neighborhood from time to time. UpScale Security has added a walking patrol to monitor our area on an irregular basis to enhance the security they provide for us.

Time Disposal has been bought by County Waste. You will see their white and green trucks picking up the trash. We have not been informed whether or not this will result in any changes to our current trash disposal arrangements but will notify homeowners as soon as we learn anything.

BOARD MEMBERSHIP

We are still two members short of a full board and desperately need help. Terms are limited; board members cannot serve forever and must be replaced; the terms of two of the current six members expire this June, leaving only four members. If we don't get volunteers there will be no one to pay the bills, maintain the common areas, superintend the finances, and generally keep the neighborhood running. If the bills don't get paid, there goes the cable, the security, and the trash pickup. Contact any board member to volunteer.

FINANCE

Dues are \$996 per year, \$249 per quarter, \$83 per month. Invoices are sent out each quarter to all homeowners who still owe dues for the fiscal year. Send payments or dues inquiries to:

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

Or email: fourseasonshoa22901@gmail.com

And the drop box is still located at 1515 Lake Forest Drive.

Third quarter invoices were sent in January, and payments have been coming in steadily. A big THANK YOU to all who pay their dues faithfully – it's much appreciated! As of this writing:

- 56 homeowners or 42% have paid in full
- 74 homeowners or 55% are paying reliably quarterly or monthly
- 4 homeowners or 3% have not made any payments or are seriously behind

Multiple invoices and letters have been sent to those seriously behind in dues payments. As always, we encourage folks to contact us if they have problems keeping up dues payments so we can work something out.

SERVICES

Security Patrol:

UpScale Security LLC
434-220-4577 Ext. 3

COMCAST (Bulk Customers):

1-855-638-2855

Algieri's Landscaping LLC:

Please contact Steve Ward for any landscaping matters.

Time Disposal/Now County Waste:

(434) 977-3339

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

CONTACT THE ASSOCIATION

FSPHA Website:

www.fspha.com

Mailing Address:

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

Email:

fspha.notes@gmail.com

TREASURER'S REPORT

The budget for 2020-2021 included a proposed transfer of funds from checking to savings of \$2,750. The intention was to increase our reserve funds to a minimum of 25% of our annual operating budget—a best practice reserve target for non-profits and small businesses. The transfer was completed on November 20, 2020.

ARCHITECTURE

We have resumed sending architectural letters which had been suspended because of the Covid-19 pandemic. If you are unable to continue working on items highlighted in your letters of concern, please communicate with the board to alleviate further action as mandated in our Covenants and By-laws. We commend all of you who have been working hard to improve your properties! Your achievements are recognized and greatly appreciated by your neighbors. Proper maintenance stabilizes property values for all of us. We remind you to contact Deborah Kelsey at (305) 510-7373 if you are planning to make any architectural changes, including installing new fencing. Architectural change requests should be sent to the board via the association website at www.fspha.com. You will be notified in writing whether your request was approved or denied.

We are working to update the Maintenance Handbook which has not been updated since January 2008 and we suspect most new owners have probably never received a copy. When the project is complete, we will add the updated version to the New Homeowner Packet/Governing Documents page of our website.

COMMON AREAS

After a quiet summer and fall, a December winter storm knocked down trees in multiple common areas. A large pine tree fell in the Lake Forest Drive cul-de-sac near the townhouses temporarily blocking a driveway. The same storm felled a couple of trees and large tree limbs in areas M (the pathway to ACAC) and N (near the day school on Lakeview). The Grind tree company responded the next day to clear the driveway and removed the fallen trees and limbs in the common areas a few days later.

In each of the past three years we've exhausted the tree budget in the first half of the fiscal year, and used the common area maintenance fund to pay for tree work in third and fourth quarters. The recent dues increase enabled us to increase the tree budget and set aside more money for long-delayed maintenance and improvements to the common areas. In March The Garden Spot will start a project to replace the plants in the beds around our Four Seasons sign on Four Seasons Drive. A mix of drought-tolerant perennials and evergreen bushes will give a fresh look to the area around the sign and better represent the many improvements homeowners have made to their property. We hope to make additional improvements to other common areas later this year.

ASSOCIATION ISSUES

We would like to be able to reach as many homeowners as possible electronically. If you have access to email and would like to receive the FSPHA newsletters, invoices, and other association news, please let our new association secretary Stacy Seapy 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. Currently, 115 of the 133 residences use email for communications with the board which saves us approximately \$63.00 for every mailing. Because we do several mailings a year the savings add up. Be sure to notify Stacy if you change your email address. And please note the new email address for the board. Thank you!

Quarterly newsletters are scheduled to be distributed in Jan., April, July, and Oct of each year.