



FSPHA Quarterly Newsletter

February 2022

Board of Directors

President:

Mary Hackett
1476 Monterey Dr.
(434) 973-6351

Vice President:

Jan Sprinkle
271 Lakeview Dr.
(434) 962-1956

Treasurer:

Susie McCormick
1448 Monterey Dr.
(434) 973-4443

Financial Secretary: (non-board member)

Steve Ward
1515 Lake Forest Dr.
(434) 242-2024

Architectural Team:

Deborah Kelsey
1536 Lake Forest Dr.
(305) 510-7373

Common Area Team: (non-board member)

Steve Ward
1515 Lake Forest Dr.
(434) 242-2024

Secretary:

Stacy Seapy
1485 Monterey Dr.
(434) 260-0540

FSPHA President's Summary

Greetings, fellow homeowners. After a mild fall and early winter we got hit in January with two snowstorms a week apart, the first of which resulted in many trees in the common areas losing limbs or falling entirely. See the details under Common Areas.

Board Membership

We are now three members short of a full board and desperately need help. Terms are limited; the current board members cannot serve forever and must be replaced; at least one more member's term will be up at the end of June. If owners do not step up, the board may have to hire a management company to perform the duties now performed by fellow homeowners. This will, of course, greatly increase the HOA dues. You can avoid that by volunteering. Email board@fspha.com or call a board member to learn more.

Finance

Third quarter invoices have been emailed or mailed to all homeowners and we've processed a large number of payments this month. An increasing number of homeowners are taking advantage of electronic payments through the WAVE invoicing system, including a feature that allows WAVE to automatically pay dues for you via your credit card.

In October the Association obtained court judgments against two delinquent dues payers. This quarter a handful of homeowners have either failed to make any payments this fiscal year, or are significantly behind in dues payments. These homeowners will receive an invoice and a letter via US Mail requesting immediate payment before the HOA files in small claims court as a last resort. No one wants to take a neighbor to court, but the Board has a fiduciary responsibility to ensure everyone is paying their share for the amenities required by our covenants. Please be aware of your dues status and contact us if you are experiencing financial difficulty.

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 electronically via an emailed WAVE invoice as well. Invoices are sent at the beginning of each quarter.

If you did not receive an invoice or have any disputes regarding your invoice, please contact Steve Ward (434-242-2024). The drop box remains at 1515 Lake Forest Drive. Annual dues are \$996.00.

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

www.neighborhooddisposalva.net/

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

Contact Us:

FSHA Website:

www.fspha.com

Mailing Address:

Four Seasons Patio Home Association, Inc.

P.O. Box 6569

Charlottesville, VA 22906

Email:

board@fspha.com

Architecture

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 protects property values for all of us. Architectural change requests, including installing new fencing, 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. Should you receive a Letter of Concern regarding compliance on an architectural issue, please contact Deb Kelsey at 305-510-73735 if you have a problem or a question about the issue. We are aware that not all things can be addressed immediately due to various circumstances. However, ignoring a letter could lead to further actions being taken by the board.

The update to the Maintenance Handbook is still a work in progress. When it is complete we will add the updated version to the New Homeowner Packet/Governing Documents page of our website.

A reminder: trash barrels are to be stored out of sight between pickup days. They are not to be stored in front of your garage or elsewhere in plain view. The neighbors are not interested in admiring your trash barrels.

Common Areas

We lost six large trees in the first big January snowstorm. Two trees fell on roofs, one very large tree landed in a backyard, and three fell across Four Seasons Drive partially blocking the lanes. The HOA employed three different tree companies to remove the trees and most of the work has completed. In a few cases trees were cut up and will be removed when the snow clears and the ground isn't soft and muddy. Although we do survey the neighborhood after a storm, if a tree from a common area falls on your roof or property please call or email the Board so we can act quickly and don't miss anything.

Association Issues

Neighborhood Disposal now provides recycling. We are in discussion with them about the feasibility of their providing it in our neighborhood. It would be no more than \$10 per month per household for bi-weekly pickup if we can work out an arrangement as to how the billing would be addressed. Before the discussions can progress we need to have an idea of how many homeowners would be interested. Please email or call the board if you would be interested. Information is at their website (see left menu) under "recycling."

If you would like to receive the FSPHA newsletters, invoices, and other association news via email, please provide association secretary Stacy Seapy with **your name, address, telephone number, and email address** at fspha.notes@gmail.com. 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. Thank you!

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