



FSPHA Quarterly Newsletter

November 2021

Board of Directors

President:

Mary Hackett
Monterey Dr.

Vice President:

Jan Sprinkle
Lakeview Dr.

Treasurer:

Susie McCormick
Monterey Dr.

Financial Secretary: (non-board member)

Steve Ward
Lake Forest Dr.

Architectural Team:

Deborah Kelsey
Lake Forest Dr.

Common Area Team: (non-board member)

Steve Ward
Lake Forest Dr.

Secretary:

Stacy Seapy
Monterey Dr.

FSPHA President's Message

Good day, fellow homeowners and best wishes for a Happy Thanksgiving.

You recently received a group email about the seven apartment buildings containing 250 rental units that a developer wishes to construct behind Lake Forest Drive on acreage abutting the Charlottesville Health and Rehabilitation Center on West Rio Rd. The developer has requested a zoning change by the county to allow for the construction of such a project in that area and that request would have to be approved before construction can start. My county contact says that the case will not come before the Zoning Board but before the Planning Commission (PC) and Board of Supervisors (BOS). The PC will recommend either approval or denial to the BOS, who will ultimately decide to approve or deny the proposal. If any homeowners have opinions to share, our board supervisor is the person with whom to share them. We are in the Rio District and our supervisor is Ned Gallaway. His contact information is Ned Gallaway 401 McIntire Road Charlottesville, Virginia 22902. Phone: 434-326-3834 Email: ngallaway@albemarle.org. We will keep you apprised of any information we obtain.

We have begun a Common Area project to eliminate the many Ailanthus trees that have seeded themselves. The Ailanthus (see attached photo) is an invasive species that crowds out native trees. It also harbors the spotted lantern fly which is a significant threat to grapes, apples, stone fruits, and hardwoods. This is an ongoing project that will take several years to complete. If you identify any Ailanthus in your yards, please remove them. If you think you've found any in the Common Area by you, please contact Steve Ward about them.

Finance

A reminder we now use the WAVE invoicing system and no longer use PayPal. We still receive dues payments made to PayPal and have to manually transfer the funds and credit the accounts in WAVE. If you have questions about your invoice or the new WAVE system, please contact Steve Ward.

The following addresses have yet to make dues payments this fiscal year starting in July. If you see your address listed, please make your dues payment soon per instructions below. Unpaid dues: Monterey Drive: 1454, 1480; Lake Forest Drive: 1531, 1533; Lakeview Drive: 261; Tennis Drive: 290; Lake Forest Lane: 302

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. There is no dues increase this year and annual dues remain at \$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

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

Contact Us:

FSPA 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 again remind you that, with a few exceptions, all external architectural changes must be submitted to the board for approval (for a list of exceptions and the Architectural Change Request Form see the Architectural Changes page on the FSPHA website). The board does have the legal right to require homeowners to undo unapproved changes. Obviously, we would prefer not to do this, so please submit all required architectural changes. The form for doing that is on our website. You will be notified in writing whether your request was approved or denied.

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

Common Areas

In September our tree company girdled ivy from most of the large trees in common area M along the path to ACAC. In October/November they removed a large oak with a hollowed-out bottom in area G between Monterey and Lake Forest Drive, and a large pine tree dying from beetle infestation in area C near our Four Seasons sign. Both trees posed a hazard of falling onto houses.



Ailanthus (Tree of Heaven)

We surveyed the common areas for the invasive Ailanthus (Tree of Heaven) tree and have a list for removal over time. One medium sized Ailanthus and several smaller ones were removed from common area F between Monterey and Lake Forest Drive.

Urban Habitat completed installation of seedlings and shoots of native reeds and grasses to help with erosion and water runoff in common area G near the intersection of Lake Forest Lane and Lake Forest Drive.

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, 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. 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!

And, once again, we are begging for board members. As you can see on the side menu, we are now down to five board members of the eight we should have and one of them will be leaving the board next June, leaving only four members. Do consider serving for at least one two-year term. If we do not have enough board members we may come to the point where dues will not be deposited, bills will not be paid, and common areas will not be tended to because there are not enough people to perform these duties. Also, serving on the board is a great way to learn about the neighborhood.