



FSPHA Quarterly Newsletter

May 2022

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 Summary

Greetings, fellow homeowners.

Add to your calendars: The 2022 Annual Meeting will be held on June 23, 2022, at 6:30 in the large meeting room at Northside library on W. Rio Rd. If you cannot attend, please sign and give the attached proxy to one of your neighbors. Both attendees and proxies count towards the required quorum. It is important that we have a quorum in order to avoid our having to schedule another meeting.

Board Membership

We are still in need of volunteers to serve on the board. As was stated earlier, one or more board members' terms will be up at the end of June leaving four members on the board. 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

The monthly charge for Comcast was raised in January and our landscaper, Nick Algieri, has raised his fee for tending the Common Areas by 18% which was not unexpected as he has not raised his fees for five years. As a result, the board very reluctantly concluded that dues would have to be raised by 2.58%. The final dollar amount will be in the 2022-2023 budget, to be distributed before the annual meeting.

Fourth quarter invoices have been emailed or mailed to all homeowners. Several homeowners have not made any payments in this fiscal year or are significantly behind on payments. We will be obtaining court dates for hearings against these homeowners and will be requesting and receiving judgments against them. If you have neglected to pay your dues and wish to avoid a visit from the Albemarle County sheriff notifying you of your court date, please contact Steve Ward at fourseasonshoa22901@gmail.com or 434-242-2024.

Dues may be sent to: Four Seasons Patio Home Association, Inc., P.O. Box 6569, Charlottesville, VA, 22906. Make checks payable to: Four Seasons Patio Home Association, Inc. Please list your address on the check so we can credit it correctly. 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 either by email or phone listed above. The drop box remains at 1515 Lake Forest Drive.

Services

Security Patrol:

Upscale Security LLC
(434) 220-4577 Ext. 3

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

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. Letters of Concern re: architectural issues will be going out soon. Should you receive a Letter of Concern and have a problem or a question about the issue, please contact Deb Kelsey at 305-510-7373. We are aware that not all things can be addressed immediately due to various circumstances. However, ignoring a letter could lead to further action being taken by the board. **Reminder:** Trash barrels are not to be left in public view between pickup days. Store them in your garage or somewhere else out of sight.

Common Areas

In March we removed two large pine trees in the areas between the Monterey Drive cul-de-sac and the townhouses. Both were dropping limbs and threatening to fall on private property. A storm damaged pine in common area F between Monterey and Lake Forest Drive will be removed in May. As in previous years we've exhausted our tree budget and had to borrow from the common area maintenance fund to cover costs before the end of the fiscal year. Maintenance on existing plantings will occur later this spring and summer.

Association Issues

Recycling

Neighborhood Disposal now provides recycling. If you are interested in having your waste recycled, you may contact Neighborhood Disposal directly at the contact information in the left hand menu in this newsletter. There will be a small charge to each individual owner who chooses this option.

Zoning Meeting

As you saw in our November newsletter, an application has been made for a permit to erect seven buildings totaling 250 apartments in the property abutting our common area between Lake Forest Drive and the Charlottesville Health and Rehabilitation Center on W. Rio Rd. There is a meeting of the Albemarle County Zoning Board on this issue scheduled for ~~Tuesday, May 10, at 6:00 p.m.~~ (rescheduled to Tuesday, July 12th) in Lane Auditorium in the County Office Building. Further information may be found here:

<https://www.albemarle.org/Home/Components/Calendar/Event/2587/16?seldept=5&curm=5&cury=2022>. The meeting agenda and staff report for this project will be available at this link approximately 5-7 days prior to the hearing. Interested parties are urged to attend.

Homeowner Contact Information

New homeowners, 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 from the board which saves us about \$67.00 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.** We need contact numbers for every resident so our Security can contact them if necessary. **Absentee landlords**, please note that the Association requires contact information for your tenants for the same reason. Thank you!

FSPHA PROXY

Member _____(insert name) is authorized to represent the undersigned at the June 23, 2022 annual meeting of the Four Seasons Patio Homes Association. My proxy shall have all such rights at the meeting as I would if I had attended in person

Member's Name: _____ Address: _____

Signature: _____ Date: _____

If you cannot attend, please give your proxy to a neighbor or a Board member, who must submit it to the secretary before it can be included in a vote. Alternatively, you may e-mail a completed copy or a text version before the meeting to **board@fspha.com**.