



FSPHA Quarterly Newsletter

October 2022

BOARD OF DIRECTORS

President:

Steve Ward
Lake Forest Dr.

Vice President:

Jan Sprinkle
Lakeview Dr.

Treasurer:

Susie McCormick
Lake Forest Dr.

Financial Secretary:

Alden Hough
Monterey Dr.

Architectural Team:

Deborah Kelsey
Lake Forest Dr.

Common Area Team:

Steve Ward
Lake Forest Dr.

Daoming Li
Lake Forest Dr.

Secretary:

Stacy Seapy
Monterey Dr.

FSPHA PRESIDENT'S SUMMARY

SIGNS: If you post a sign in the common areas or at street entrances for a garage sale or other event at your house, please remove the signs promptly afterward.

SPEEDING: The speed limit in residential areas is 25 mph, but conditions on our roads often warrant slower speeds. Please honor the Stop signs at intersections and be aware of kids walking to/from the bus stop at Four Seasons Dr., and folks walking their dogs. To be sure, pedestrians should be aware of traffic, but it's normal for people to walk in the streets in neighborhoods, and neighborly to be mindful of this while driving.

DUES ARREARS: We have more folks than usual who haven't paid any dues so far this fiscal year - 12 as of this writing. Our monthly expenses for cable TV, common area and tree maintenance, security, and trash pick-up are over \$9000. Although we start the fiscal year somewhat flush because some annual dues get paid in full, by the end of the fiscal year in June what's left in our account barely covers those expenses – largely due to non-payments. We ask those in arrears to take responsibility and pay their fair share for the benefits provided by the HOA.

FINANCE

NEW DUES AMOUNT: \$1020/year; \$255/quarter; \$85 monthly. Second quarter invoices will be emailed and mailed in October. Those who are behind in dues payments will receive notices asking them to catch up with their payments.

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 Alden Hough (540-746-1420). The drop box is located at 1482 Monterey Drive. Annual dues are \$1020.00.

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.

Neighborhood Disposal

(434-985-2019)
www.neighborhooddisposalva.net
Pickup on Tues and Friday mornings.
Call about large item pickup.

CONTACT THE ASSOCIATION:

FSPHA Website:

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 but not limited to 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. For clarification regarding rules or guidelines regarding a change to your property, contact Deborah Kelsey 305-510-7373.

Should you receive a Letter of Concern regarding an issue with HOA non-compliance it is important that you contact Deborah Kelsey to communicate your intentions toward remediation of listed items. The board is always willing to work with you if you respond to a letter with questions or issues about remediation. Continuous disregard of notices may result in the board taking action to remediate the listed items at the expense of the homeowner.

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.

COMMON AREAS

In addition to bi-monthly mowing, landscapers weeded the planted beds along Lake Forest Lane and around our Four Seasons sign and Urban Habitat weeded and seeded the wildflower bed in common area G. Tree services removed a large fallen tree in common area K bordering the townhouses. In area F that runs uphill between Monterey and Lake Forest Drives they removed a hazardous tree and cleared and trimmed low-hanging limbs that impeded walking and mowing. Most recently large overhanging and broken limbs were removed from the large oak at the entrance to area M, the path to ACAC.

SHARE/UPDATE YOUR CONTACT INFORMATION

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