



FSPHA Quarterly Newsletter

Four Seasons Patio Homes Association – July 2026

Email: board@fspha.com

July 2026

FSPHA WEBSITE:

<https://fspha.com>

BOARD OF DIRECTORS

Email: board@fspha.com

President:

Shawn Clouse (*non-voting*)
1461 Monterey Dr.

Vice President:

Cynthia Bowles
1521 Lake Forest Dr.

Treasurer:

Gail Hassmer (Alden Hough)
1465 Monterey Dr.

Financial Secretary:

Sandie Gaylinn
305 Lake Forest Lane

Architectural Team:

Arnoldo Espinosa
1461 Monterey Dr.

Common Area Team:

Clay Hansen
289 Tennis Drive

Secretary:

Shawn Clouse (*non-voting*)
1461 Monterey Dr.

Alternate Member:

Alden Hough
1482 Monterey Dr.

FSPHA BOARD NEWS

Update from the Board: The FSPHA Board thanks you once again for all your support over the past year. Please remember that the board members are all volunteer, and many have full-time jobs and/or very busy lives outside of the board responsibilities. Know that the intent of our collective energies is to build a better community and to minimize and reduce costs where possible.

The board graciously welcomes Gail Hassmer and Cynthia Bowles as new board members (*and is ever so grateful for the returning members' service*). In our first meeting we reviewed, assigned, and voted in the new officers for the FY2027 Board:

- **President:** Shawn Clouse
- **Vice President:** Cynthia Bowles
- **Treasurer:** Gail Hassmer
- **Secretary:** Shawn Clouse
- **Financial Secretary:** Sandie Gaylinn
- **Architectural Team:** Arnoldo Espinosa
- **Common Areas:** Clay Hanson
- **Additional Voting Member:** Alden Hough (*who is volunteering to stay on as a voting member and also assist as back-up to several other roles as needed*)

Recruiting New Board Member Volunteers: The board is always looking for additional individuals to join our group, or to help out with special projects, etc. If you are interested, please send an email to board@fspha.com, and one of us will reach out to you.

HOA Covenants & By-Laws: Do you know that our governing covenants have not been updated since 2005? Most of the language and concepts have not changed since the original 1973 document. This year, the board will once again attempt to amend the existing Covenants & By-Laws to eliminate the requirement that compels the board to provide both Comcast (cable) and Security services, regardless of the expense to the community.

This year the Comcast Service cost went up to **\$66,923.37** (*that's \$503 per household*). The long-term goal is to amend the Covenants and By-laws, which would enable the board (*based on a successful vote*) to cancel the Comcast contract, which would pave the way for multiple options for how those funds could potentially be leveraged elsewhere in our community while also being able to provide a substantial reduction in future dues.

We still have time to try and make a change before the current Comcast contract is up for renewal (*April 2027*). If you have feedback, suggestions, or are interested in assisting with the effort, please email the board: board@fspha.com

HOA SERVICES

Security Patrol:

Service is temporarily paused

COMCAST (Bulk Customers)

1-855-638-2855

Algieri's Landscaping LLC

Please contact
board@fspha.com for any
landscaping matters.

Garbage Disposal

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

CONTACT THE ASSOCIATION:

FSPHA Website:

www.fspha.com

HOA Mailing Address:

Four Seasons Patio Home
Association, Inc.

P.O. Box 6569

Charlottesville, VA 22906

Board Email:

board@fspha.com

FY27 Dues: At the Annual Meeting, we delivered proposed budget options for the next fiscal year (July 2026 - June 2027). Once again, the board voted unanimously to keep the rates at the current levels (*no increase for the second year in a row*).

To enable the ability to keep rates flat, allow more time to collect on delinquent dues, cover the increasing Comcast & Landscaping fees, and be able to cover Common Area (*tree removal*) expenses, the board has unanimously voted to temporarily pause the Security Services. This was a great suggestion that came from previous board members who attended the Annual Meeting.

FY2027 Annual Association dues can be paid:

- Annually in the amount of \$1,080.00
- Quarterly in the amount of \$270.00
- Monthly in the amount of \$90.00

See the website link (FSHPA.com/Pay-Dues) for payment options. Remember that the online 'Wise' payment service is one of many options for paying, and not receiving (*or not finding*) an email invoice is **no reason for not paying your dues**.

NEW DUES Lock Box location:

- All dues are due on the 1st of each month/quarter
- **Drop off dues at 305 Lake Forest Lane (*new location*)**
- Mail to Four Seasons HOA, P.O. Box 6569, Charlottesville, VA 22906
- Pay online via the 'Wise' link in your invoice sent via email each quarter

Make all checks payable to: **Four Seasons Patio Home Association, Inc.**
Please list your address on the check so we can credit the payment correctly.

FY2027 invoices are in the process of being emailed out. If you have any questions, please contact Sandie Gaylinn: board@fspha.com

Due to the number of households who are severely delinquent on their Dues payments, it introduces budget challenges that can ultimately impact those households that pay consistently and on time. As per the by-laws, if dues are not collected, additional legal steps will be taken. If your address is listed below, please reach out to board@fspha.com to make arrangements to get current on your dues.

Below are addresses that have not paid 2026 Dues (**\$1,080 balance due**):

1505 Lake Forest Drive

1538 Lake Forest Drive

1539 Lake Forest Drive

257 Lakeview Drive

266 Lakeview Drive

300 Lake Forest Lane

302 Lake Forest Lane

1454 Monterey Drive

1455 Monterey Drive

Make all checks payable to: **Four Seasons Patio Home Association, Inc.; P.O. Box 6569, Charlottesville, VA 22906**. Please include your address on the check so we can credit the payment correctly.

If you did not receive an invoice or have any questions regarding your invoice, please email the Treasurer at **board@fspha.com**.

Community Engagement

The board members are brainstorming ways to increase community involvement and volunteers, as well as common area awareness, including organizing social events, encouraging feedback, and recruiting new board members, with suggestions for potlucks, ice cream socials, and other interactive activities. If you are interested in volunteering to help or if you have ideas to share, please email the board at **board@fspha.com**

Landlords

Homeowners who rent their houses are required to provide the HOA Board with their renter's contact name, phone #, and email for emergency and informational purposes. If renters consist of unrelated individuals, please provide the contact names and phone numbers for each renter. Note that the Covenants and Bylaws restrict the number of unrelated individuals residing in a residence, as well as the number of cars visible on the property. [declaration-of-covenants.pdf](#)

ARCHITECTURE

MAINTENANCE STANDARDS: If a homeowner has issues or questions regarding a Letter of Concern, please respond to **board@fspha.com**. Also, remember that any homeowners interested in making changes to the exterior of their house and/or fencing are welcome to contact Arnoldo Espinosa (*our new Architectural board member*) for advice and approval.

It's been a hot, dry summer and several front yards are looking a bit ragged. Please make an effort to address weeds and overgrown grass, especially in areas between residents. If you need help, please reach out to the board to start a conversation vs. waiting until the board needs to step in to address the situation.

Gutters remain an area of focus. Several homes do not have gutters that direct run-off to the street. With heavy rain, the runoff from your house could be impacting the house just below you. If your home doesn't have gutters (*especially on your neighbor's side*), you should consider getting them installed. If you already have gutters, now is a good time to inspect them and have a plan for cleaning them to prevent back-up from leaves, etc.

Trash Cans: Please store your trash barrels out of sight or in your garage between pickup days. Also, please keep your driveways and front entrances clear, tidy, and looking nice. Your efforts only improve the overall look of the neighborhood for everyone's benefit.

SHARE/UPDATE YOUR CONTACT INFORMATION

Please provide association secretary Shawn Clouse with any contact info updates, especially new email addresses or phone numbers, to board@fspha.com. This information is kept confidential and not shared outside of the FSPHA Board. Email is the best way to remain in contact with the Board and to receive updates. If you know of someone who's new to the neighborhood, please encourage them to reach out to board@fspha.com and provide their contact info.

Contact Us: Please email the board using the board@fspha.com email address. Please Do Not reply to 'fourseasonshoa22901@gmail.com' if you want to reach anyone on the board.