



FSPHA Quarterly Newsletter

Four Seasons Patio Homes Association – Sept 2026

Email: board@fspha.com

September 2026

FSPHA WEBSITE:

<https://fspha.com>

BOARD OF DIRECTORS

Email: board@fspha.com

President:

Arnoldo Espinosa
1461 Monterey Dr.

Vice President:

Cynthia Bowles
1521 Lake Forest Dr.

Treasurer:

Gail Hassmer
1465 Monterey Dr.

Financial Secretary:

Sandie Gaylinn
305 Lake Forest Lane

Architectural Team:

FSPHA Board collective

Common Area Team:

Clay Hansen
289 Tennis Dr.

Secretary:

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

Alternate Member:

Jane Christmas
1534 Lake Forest Dr.

FSPHA BOARD NEWS

Update from the Board: Once again, the FSPHA Board thanks you for all your support during this 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, and your patience is much appreciated.

The board graciously welcomes Jane Christmas as a new board member. Since our first meeting of this fiscal year, we've made some adjustments to our role assignments for the FY2027 Board as noted below:

- **President:** Arnoldo Espinosa
- **Vice President:** Cynthia Bowles
- **Treasurer:** Gail Hassmer
- **Secretary:** Shawn Clouse (*volunteer / non-voting*)
- **Financial Secretary:** Sandie Gaylinn
- **Architectural Team:** FSPHA Board collective
- **Common Areas:** Clay Hansen
- **Additional Voting Member:** Jane Christmas

*New - Community Engagement

The board is announcing a **Volunteer Neighborhood Cleanup & Fence Repair** working day for the morning of **Saturday, October 24th**. The board is looking to provide water and snacks for volunteers, and is also considering making other supplies like leaf bags and gloves available (*updates to follow*):

Neighborhood Cleanup:

The goal is to have as many homeowner volunteers come out to help address some of the Common Area clean-up and clearing activities that go beyond what's covered in our landscaping contract, and to provide an opportunity for homeowners to address items in your own yards:

- Removal of tree limbs/branches too big for Waste Disposal to take (*a Chipping Service is being considered*)
- Cleaning up and addressing any ivy, weeds, and additional growth that inhibits mowing in the common areas
- Requesting qualified residents with chainsaws and skills to help address clearing paths and removal of larger tree debris from earlier storm damage
- Opportunity to assess your own property and take advantage of the day to tackle any clean-up projects you may require

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

Fence Repair:

The goal here is to request volunteers with battery-powered screw guns to assist with making repairs to the fence running along Rio Road. We need to secure many of the slats, and creatively repair those that may be broken:

- Hardware will be provided

More information and reminders will be issued as the date approaches.

Budget & Finance

FY27 Budget Update:

See the website link ([FSHPA Budget Update](#)) for the quarterly budget update. Please reach out to board@fspha.com, if you have any questions or concerns.

FY27 Dues:

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**.

- 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.**

Severely Delinquent Dues: Thanks to all who are attentive to paying their dues regularly and on time. The board has made significant progress in collections while greatly reducing the number of those who are severely delinquent. The time and effort to collect on these accounts introduces budget challenges that ultimately impact those households that pay consistently and on time. As per the bylaws, 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. We have made several formal attempts to contact you, and the board will be taking legal steps necessary to collect:

Below are addresses that have not paid 2026, or 2027 Dues (**+\$1,080 balance due**):

1505 Lake Forest Drive

1538 Lake Forest Drive

302 Lake Forest Lane

Landscape & Common Area

Tree Damage & Common Area Maintenance: As we're all aware, the amount of tree damage the neighborhood has experienced this last summer has been much greater than expected. We're hoping that things calm down, but we all know the winter can also bring on additional challenges. At this point, (*barely 3 months into the new fiscal budget*) we have pretty much exhausted the funds allocated for addressing tree damage in the common areas. Please note that the board will be prioritizing the most dangerous/critical issues first, and other concerns brought to our attention will be noted and assessed as best we can. With the bulk of our overall budget targeted to Comcast fees, the ever-increasing Common Area needs are becoming more of a concern.

Please reach out to the board if you know of or can recommend other Tree Service providers to help us negotiate cheaper rates.

Covenants & By-Laws

HOA Covenants & By-Laws: 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 be leveraged elsewhere in our community (*e.g., common area tree remediation*) while also being able to provide a substantial reduction in future dues.

The Board has outlined and posted a proposed 'Voting Policy Statement & Procedure' process (*well in advance of any potential vote*) that will be followed as we move forward with preparing for and scheduling a Special FSPHA Vote Meeting in early Spring '27 to take place well before next summer's Annual Meeting (*more to come*). See the '**Association News and Updates**' section on the FSPHA.com website ([FSPHA Voting Process, Procedures, and Related Information](#)).

The goal of the document is to outline and establish the Board of Directors' procedure for (1) recognizing who is legally entitled to vote as a Lot Owner, (2) resolving ownership held through trusts, entities, multiple co-owners, or contractual arrangements, (3) determining the exact number of affirmative signatures required to amend the Declaration, and (4) verifying, tabulating, and certifying the vote so that the resulting amendment can be validly recorded in the land records of Albemarle County, Virginia.

This policy is being adopted to ensure the amendment process satisfies the Association's governing documents and the Virginia Property Owners' Association Act (Va. Code § 55.1-1800 et seq.), and to prevent the amendment from being

challenged or invalidated after the fact due to a procedural defect in how ownership, voting rights, or certification were handled.

If you have questions, suggestions, or are interested in assisting with the effort, please email the board: board@fspha.com

ARCHITECTURE

MAINTENANCE STANDARDS: If a homeowner has issues or questions regarding a Letter of Concern, please respond to board@fspha.com. Remember that any homeowners interested in making changes to the exterior of their house and/or fencing are welcome to contact the board members for advice and approval.

Gutters remain an area of focus. 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 backup from leaves, etc.

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](#)

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.