



## *Letter from our Board President*

Hello Neighbors:

While I think that we had more people attend our 20 June Board meeting than any other meeting we have ever had, there were still many residents that were not there. Therefore, I will try to give you my overview on Anthony Herring's presentation.

Mr. Herring, on behalf of HC Land, contacted Diane Caton, of MSC, requesting a meeting; and while his initial plan was to meet only with the Board, Diane explained to him that the Board could not meet with him in private and that the meeting had to be conducted in front of the whole HOA membership. Also, as many of you may know, Mr. Herring had worked for K. Hovnanian here at Four Seasons until a few days after the Clubhouse dedicated.

Mr. Herring sent Diane Caton a brief agenda a couple of days before the meeting indicating that he would discuss: an update on Lake Rucker, an update on the search for builders, and potential future opportunities for the development of the FSC properties. Mr. Herring has worked as a consultant for the Over 55 housing industry and now works for a consulting company focused on assisted living properties.

Concerning Lake Rucker, Mr. Herring told us that HC Land had done quite a bit of work on the dam and that the overflow pipe through the dam needed to be replaced.

Regarding HC Land's search for builders, Mr. Herring expressed a position that builders were not enamored with or attracted to the "over 55" communities. And he also said that the price of the HC Land lots was not a deterrent to builders. Quite frankly, I don't buy into either of these positions; I see the housing market as supporting the over 55 market and I think HC Land must be asking too much for the lots.

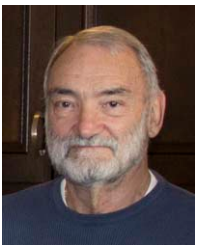
Now comes the really interesting part. Mr. Herring suggested that builders would be more attracted to Four Seasons if the zoning for maybe Phase V could be changed to an "open market" zoning to allow all age groups, and he suggested that the Phase V community would be targeted at the 30 to 40 age group—some of who will have children. He made it clear that the Phase V residents would be allowed to use the Clubhouse after paying the appropriate HOA fees.

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**Now my thoughts:**

- Now the question we must all ask ourselves is: Why do we want 110 homes in Phase V to be open to all age groups and to share the use of the Clubhouse to aid HC Land? And the second question to ask is: if we the residents of Phase I support a zoning change for Phase V, why would we NOT support a zoning change for all remaining phases?
- Our community is well received in Greene County; we pay our taxes, but we do not impact the schools. If I remember correctly, Greene County must borrow money to pay the added cost for every new student that is enrolled in the Greene County School system; so why should we support a zoning change that will increase the tax burden on our county? Sooner or later the county will need to increase our taxes to offset the cost of the new students.

In summary, Mr. Herring's comments were politely listened to by our community. He answered questions afterward. I heard nothing that would directly benefit our community and none of his remarks were sufficiently detailed to support any actions by us.



Regards,

*John Normand*, President  
Four Seasons at Charlottesville  
Community Association

## Are Modifications to your Property in Compliance?

***Please read the entire document***

The Modifications Committee would like to take this opportunity to share with the residents, information regarding our responsibilities to you. This information can assist you in preparing your modification application, define the steps we use to process your modification application, and the importance of having a modification application on file. We can assist you in documenting each modification made to your property.

### COMMITTEE'S RESPONSIBILITIES – from "Modification Committee Charter"

The responsibilities of the committee are to:

- Suggest and make recommendations to the Board for community design standards or modifications to existing design standards for Dwelling Unit alterations.
- Review and consider approval of all Dwelling Unit modifications that are submitted by Home Owners that are architecturally consistent with the Association's Governing Documents.
- Act upon all applications within thirty (30) days after the date of receipt of a completed application.
- Refer any applications and Dwelling Unit alterations that would require a variance from the adopted Association's design standards to the Board for their review.
- Serve as an informational resource for all Owners and Residents on architectural matters.

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*Modifications Committee continued*

- Perform a follow-up, final inspection of a modification project to ensure it was completed to application specifications. Perform other duties as assigned by the Board.

## COMPLETING YOUR MODIFICATION APPLICATION:

Please provide all requested information on the modification application. If you are enlarging a flowerbed or building a structure, always provide the dimensions. A copy of your plat must be included to denote the location of your modification(s). Include any other documentation and pictures to help explain your project. Two copies of your modification application must be submitted. Your modification application will not be approved without the plat. If you do not have a plat you may contact the companies listed below. They will email your plat; there is no fee for this service. If you do not have a plat we recommend that you secure one for future use.

1. ATCS, PLC 540-825-1369
2. Urban, Ltd. 703-642-2306

## MODIFICATION APPLICATION APPROVAL PROCESS:

Return your application to the Club House staff and they will scan and email the modification application to Committee Members.

- Committee Members check their emails Monday through Friday to determine if applications are awaiting their review.
- After review, Committee Members will communicate their response to the Modification Chairperson within twenty-four (24) hours after receiving the email.

- When a quorum for approval, 3 of 5 is received, the Chairperson will contact the resident and schedule a site visit.
- If application is in order, a verbal approval may be given to allow the resident to move forward with the project.
- The official vote and approval of the project will be completed at the next business meeting. The goal of the committee is to complete the process within five (5) business days.

## MODIFICATION APPLICATIONS, A REQUIREMENT FOR RESALE:

When you sell your home, the Modification Applications for your property will become a part of the Resale Disclosure Package required for all home sales. In the past, if you have made any modifications to your property, such as: enlarged flower beds, created additional flower beds, planted trees in your flower beds or in your yard, removed trees, created structures, enlarged patios, installed railings, painted your front door, changed the color of your door, etc., and did **not submit a Modification Application**, please contact the Modifications Committee, and we will assist and advise you regarding steps to be taken to come into compliance. We strongly recommend you review your modifications and take the appropriate actions before September 30, 2016 if needed to be compliant. If not, non-compliance of modifications will be addressed when information is requested by Management Service Corporation (MSC), when you sale your property. Beware; non-compliance will delay the sale of your property.

Respectfully,

*Rauzelle Smith*  
Modifications Committee Chairperson

## Important Meeting!

Bart Svoboda, Greene County planning and zoning director, will be in the ballroom, Friday, July 8 at 9:30 a.m. to discuss the latest information he has regarding the intersection of routes 29 and 33.

Larry Baker asked him to talk about VDOT's plan for the intersection and also what the county is doing or hopes to do about the eyesores there.

Larry also asked him to comment about H-C land and if they have contacted the county regarding a zoning variance to our community.

Over 100 residents attended the board meeting and to hear Anthony Herring. Larry said we need more than 100 residents to attend on the 8<sup>th</sup>—so mark your calendar and be there so your voice can be heard!

## June Craft Club's Creations

The June craft group painted t-shirts with permanent ink and rubbing alcohol.



Eleanor Busa and her grandchildren, Olivia and Colton, came by to learn the technique and are pictured here.

“Some people feel the rain.  
Others just get wet.”

– Bob Marley



What a profound quote. Have you ever thought about what it means to you? Over the last 3 months there has been so much rain in this region, you can't help but think about it.

But, from a figurative perspective, I fall on the latter end of the quote, “I just get wet.” I do not like being out in the rain or walking in the rain, and I don't want to feel the rain on my face. There, I said it.

But, I love rainy days at home, where I can stay in and look out. I know the grass is getting greener and healthier, the flowers are growing, and we don't have to run the sprinkler for the lawn; that's a good thing, right? Ladies, a rainy day is a good day to organize and clean the house, or NOT! Men, that's a good day to work in your garage, oh YEAH!

In all honesty, and from a heartfelt perspective, and my point of view, the author is really saying: When you feel the rain it's an awareness for the moment, it's what is going on around you, with you and in you, right NOW! Feeling the rain is knowing you have choices, its embracing life and waiting for your rainbow. When you just get wet, you have forgotten, your yesterday is gone and tomorrow may never be yours, it's living one day at a time.

Stop, stand still and breathe, live and love, be kind and considerate and thankful that all is well. Our lives are not refundable!

--- Lucille Smith

### Landscaping & Grounds



after

The recent big project for the committee was the plantings put in on the hill slope across from the clubhouse. This was not only for aesthetics but mainly to stop the erosion problems!

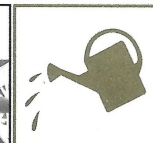


before

THANKS to all the ladies who are on the Landscaping & Grounds Committee (and their husbands) who are taking turns watering the beautiful flowers in the pots in front of the gates and at the club house!



Dorothy Lawrence  
Kim Pasini  
Linda Piertzak



Another big "Thank You" to Tim Meyer who cut down and removed two very dead trees in Southside Park.



A big "Thank You" to Phil DePoy who regularly picks up and stacks branches that have fallen to the ground in various areas so they can be hauled away!



Also, THANK YOU to all those who continue to give of their time and effort to support the care and beautification of our community.

## Shuffleboard and Bocce Lead in Survey of Recreational Preferences

During June, the Buildings and Streets Committee conducted a survey of resident preferences for possible new recreational facilities at the Clubhouse.

The three options under consideration were:

- (1) A pickle ball court in one of the Clubhouse parking lots.
- (2) A shuffleboard court on the back patio at the Clubhouse.
- (3) A Bocce court in one of the grassy areas adjacent to the Clubhouse.

Thirty-one residents responded, and these are the results:

- 19 for shuffleboard
- 17 for Bocce
- 6 for pickle ball

After discussing these results at the last meeting, the committee decided to pursue the shuffleboard court as a first priority.

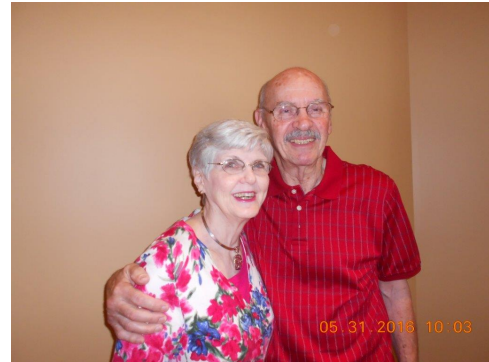
Since Bocce can be played either on a formal court or more informally on any grassy area, the construction of a formal Bocce court was put on the back burner. Instead, the committee will look to ways to encourage residents to play Bocce on the grassy areas near the Clubhouse.

With relatively little interest in pickle ball, the committee decided to put that option on the shelf.

---Terry Pratt

## Welcome to the Millers

Join us in welcoming Bob and Judy Miller and their daughter, Lisa Miller Gentry to our community!



### Free Summer Concerts!

Looking for an enjoyable summer evening of fabulous music? The Municipal Band of Charlottesville is now in its 94<sup>th</sup> summer season and will be performing free concerts throughout the summer.

Upcoming concerts are scheduled for July 19, August 2 and August 16 at Martin Luther King CHS. Doors open at 7:00 p.m. Concerts at 7:30 p.m. Free parking with easy front-door drop-off.

In addition, the band will perform a Family Pops Concert at the Sprint Pavilion on Saturday, July 23, from 2:00 p.m. to 4:00 p.m. For more information, visit [www.cvilleband.org](http://www.cvilleband.org).

## What Makes a Good Neighbor?

Here in Four Seasons we have been blessed by having friendly, caring neighbors we've come to rely on. So what are the hallmarks of a good neighbor and where do we rate on that scale?

**We care about our property.** One of the comments I hear often from visitors is how beautiful everyone's home is landscaped. This makes Four Seasons such a pleasure to come home to, and it maintains and improves our property values as well.

**We are friendly.** We've become known for the Four Seasons wave to residents and strangers alike. We welcome new neighbors, sometimes with a plate of baked goods or fresh garden vegetables. We host parties and go out of our way at socials to introduce ourselves.

**We respect privacy.** We extend friendship, while recognizing that some may accept it, and some may not. The fact is that some folks like to keep to themselves, and that is their right. Unless there is mutual agreement, we don't go over on our neighbor's property without an invitation.

**We are helpful.** If someone has a death in the family, or a vehicle that isn't running, we lend a helping hand. We are also willing to lend a cup of sugar or a tool needed for a special project. (Of course we also promptly return all loaned items in good repair.)

**We watch out for each other.** We are aware, without spying. If we notice suspicious activity or something amiss, we call or check it out. If someone is on the ground crying for help, whether a resident or a visitor, we don't just stand on the corner gawking. We come over to offer our help!

**We keep the peace.** Noise can be incredibly irritating and in this neighborhood, noise travels great distances. Conversations can be heard from a block away. While we can't do much about the noise coming from folks

fishing across the lake, on our side, thankfully it's relatively quiet!

**We give the heads up.** If we are going to make an unavoidable racket (e.g. during construction), we try to limit the impact. If we are planning to make a change that could affect our neighbors, (like planting trees that could obscure a view) we talk with each other about it first, offering the possibility of agreeing to a compromise.

**We don't drive too fast.** The posted speed limit in Four Seasons is 25 mph and for the most part, we adhere to that limitation.

**We manage our guests and our pets!** We give our guests the ground rules about visiting Four Seasons and we make sure our pets are kept in our yard or on a leash. When we walk our pets, a plastic doggie bag goes with us!

**We volunteer when we can.** We do our part to maintain the lifestyle that we've come to know and rely on here in Four Seasons by becoming active on one of the community's many committees. It is a great way to get to know your neighbors better and to know you are playing an active role in the community.

Right now there are six openings that need filling, including the Communications Committee, the Social Committee, Covenants (2) and Budget and Finance (2).

If you're interested, contact a current committee member and ask them what it's like to serve on that committee. Then download an application from [www.our4seasons.org](http://www.our4seasons.org) or pick up one from the front desk.

### **EUROS FOR SALE?**

*"Neighbors, we are traveling in Europe this fall (to one of our old neighbors, the Smiths) and need some Euros for the time between arrival and reaching their house. Does anyone in the community have any Euros they would like to sell? If so please contact either Jerry Weber at [weber00@comcast.net](mailto:weber00@comcast.net) or Vibe at [vbweber@aol.com](mailto:vbweber@aol.com)*

**PHONE NUMBERS TO REMEMBER!**

**Club House**  
434-990-2012

**Emergency**  
911

**Greene County Sheriff's Office:**  
434-985-2222

**Identity Theft Hotline**  
877-438-4338

**National Do Not Call Registry**  
888-382-1222

**Better Business Bureau of Central  
Virginia**  
804-648-0016

**The Mountain Breeze  
at Four Seasons Charlottesville**

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## Have You Been to Jack's Shop Kitchen?

If you haven't, you're in for a treat. Located on the corner of Route 33 and Route 29, Jack's Shop is open for breakfast and lunch daily from 8:00 a.m. to 6:00 p.m.

Breakfast includes several delectable options including a Pastry Basket; Steel Cut Oatmeal; Yogurt; French Toast; Farmer's Breakfast; Truffle Eggs Benedict; Breakfast Croissant; or Build Your Own Omelet.

Lunch has two soups, including a Spring Vegetable and Smoked Corn Chowder; four different salads, such as Chicken Salad + Fruit; Blue Crab Cobb; Bibb Lettuce; and Quinoa "Power" Salad.

Sandwiches include a chicken salad croissant; BBQ pork; garden grilled cheese; fried green tomato + turkey BLT and Jack's Shop Burger, each served with parmesan fries, tomato cucumber salad, or fruit salad.

Each day, Jack's offers a different Supper To Go. It must be reserved the previous day and is intended as supper for two. Monday is Chicken + Dumplings; Tuesday – BBQ Pork Platter; Wednesday – Corned Beef & Cabbage; Thursday – Sweet Tea-Brined Fried Chicken; Friday – Shrimp & Grits; and Saturday – Shepherd's Pie.

If the grandkids are visiting, bring them along for the kids menu that features a lil' Farmer's Breakfast; grilled cheese; homemade chicken noodle soup or a turkey sandwich—each served with soda, milk or juice.

Beverages include coffee; herbal tea; fresh orange or grapefruit juice; iced or sweet tea; Still Water; craft Soda; Coca-Cola soft drinks; plus beer, wine and Mimosa.

While you have to order at a counter, the food is brought to your table. Jack's has many booths and tables and the atmosphere is reminiscent of an old soda shop.