



Four Seasons North Condominiums Newsletter



Issue 2 Vol. 1

August 2025

Saying Goodbye to Summer!

"Summer breeze makes me feel fine."

Seals & Crofts, "Summer Breeze"

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From Your HOA Board— The July 21 Board of Directors meeting was held at the Ogden offices. Prior meeting minutes and financials were approved. Discussions were held regarding building repairs, landscape projects, 2026 Board nominating process, fire suppression repair project and communication documents.

An email will be sent out asking for anyone who wants to run for the two open 2026 Board seats to submit their interest to Melissa.

Please see the **Financial Findings** section of this newsletter for information on the financial status of Four Seasons North Condominiums.

The complete minutes of this meeting will be on the FSN portal at <https://az.portal.ogdenre.com> once they are transcribed.

Annual Chimney Check

Inspections are required annually, whether you burn wood or not in your fireplace. These inspections not only keep the chimneys clean, but they also allow for a check on the integrity of the chimney. Each unit has its own chimney partition. A reminder email will be sent in September, which will provide information about a local chimney sweep as well as information on procedures, what needs to be provided to the management company, etc.



Landscape Lines— The irrigation system around the pool has been turned back on. The Landscapers are watching for any leakage. If you see any leaks, please let Melissa know. As funds allow, we will be looking at the entire irrigation system to repair/replace leaking hoses and eventually be able to turn the whole system back on. The current plants and trees will be left to nature to attend to, and the plants will be trimmed regularly to keep them shaped and looking healthy. Any plants that die will be removed.





Please keep the following in mind as you enjoy the upcoming Labor Day weekend:

- No smoking in common areas or at the pool or in the recreation area.
- Grills must be electric. No open flames.
- ABSOLUTELY NO FIREWORKS!

PARKING COURTESY

- * Each unit has one covered spot dedicated to their unit.
- * Guests and overflow may use any spaces that are not designated resident or covered.
- * At no time should anyone allow their guest to park in a covered space of another owner, without that owner's permission.

WATCH YOUR NOISE LEVELS

- * Quiet hours are 11 p.m. - 7 a.m. Friday and Saturday and 10 p.m.-7 a.m. Sunday through Thursday.
- * Please understand that voices carry from balconies and patios outside, and that the walls are pretty thin too.
- * Please be courteous regarding noise late at night.
- * This includes turning down your radio, in your vehicle, upon entering the parking lot.

KEEP PETS IN MIND

- * Pets must be on a leash when outside of your unit.
- * Please don't forget to clean up after your pets

Repair & Maintenance Projects

Although we are still limited this year in what repair and maintenance projects we can do because of the insurance premium, insurance R&M requirements, and fire suppression R&M expenses, please let Melissa know of any repair/maintenance projects that you feel need to be done and complete the R&M form. Projects will be assessed by overall need, safety concerns, and/or additional damage that could be a result of not doing a repair.

- ✓ Repairs have been done to a balcony in building 3.
- ✓ The insurance company is requiring us to make all the stairs and landings safer by adding more spindles or some type of covering to below the railings. The current gap between the spindles is not up to current building codes. The HOA is looking at adding over 1,000 spindles, installing some type of mesh, or a combination of both.
- ✓ Although the back stairs on all the buildings need work, we are hoping, soon, to be able to repair the worst of the back stairs on the two of the buildings.
- ✓ The rain gutters were cleaned out on all buildings in July.



Balcony/Patio Do's and Don'ts

While your balcony or patio can become an extension of your living space, there are some rules that have to be abided by.

* Absolutely no coverings can be installed on balconies. Deck covers can lead to rotted wood, causing additional maintenance for the association. No indoor/outdoor carpeting, carpets, etc. can be installed.

* Any potted plants must be monitored to ensure that they are not being overwatered, which can lead to wood rot, and also become a nuisance to owners below you.



* All patios and balconies must remain clean, no trash, debris.

* Non-outdoor furniture may not be used in these areas. No refrigerators or freezers may be stored on balconies or in patio areas.

Also, front entry alcove areas are not to be used for bikes, skates, water bottles, or any other type of storage. Each unit comes with a storage unit, and this is where any overflow items must be kept.



Pool Play

End of summer - The pool will continue to be heated until the end of September. At that time, owners may continue to use the pool, but definitely at their own risk as the pool will only be circulating water, not heated. So, if you are enjoying the last few weeks of being able to use the heated pool, please enjoy, but also remember to follow the rules! The rules are posted at the pool and at the bulletin board near the mailboxes.

Financial Findings

Where we're at - At the July 21 HOA Board Meeting the current financial situation was discussed. We are happy to say that as of June 30, we received 50% of the expected revenue and have spent 50% of the expected expenses. Items of note:

- ✓ The *Working Capital Income* has a matching expense, *Misc. Repairs – Common Area*. This expense will not be used unless the income has been received.
 - The income comes from the HOA receiving a full year of monthly assessments at the time a unit is sold. We have 6 units on the market, as of July 23, 2025.
- ✓ The estimated cost of adding more wood spindles to the stairs and landing railings (front and back) is around \$12,000. This is a requirement by the insurance company. We are looking for more inexpensive methods, such as a mesh/wood spindle combination.
- ✓ The cost to repair the two backstairs that are in the worst condition is around \$13,200. This is a safety issue due to missing and rotting wood.
- ✓ As of June 20, 2025, we had a total of \$59,500 in the Reserve funds. Most of the above repairs will come from these Reserve funds.
 - Our Reserve fund should have a much higher balance for a 42-unit condominium complex.
 - Our insurance deductible is \$25,000 so we will always keep that much in reserves to cover **one** insurance emergency.

How we got here - FSN went for over a decade with no monthly assessment increases and very few, if any, repair and scheduled maintenance. This complex is 41 years old and is beginning to show, in some areas, the lack of care. Also, many insurance companies have stopped covering condominium complexes, especially ones as old as ours

(40-year-old wiring and plumbing) located in a fire zone. Current owners are left with ‘catching up’ with repairs and maintenance that should have been done and paying for higher insurance premiums caused by factors we cannot control.

Where do go from here – The HOA Board thanks you so much for understanding and agreeing to monthly assessment increases that have been asked for in the past. A contractor that was here in July giving a quote on a specific job noted that it looks like this complex has around \$2 million in repairs that need to be done. While the Board carefully reviews R&M projects for safety issues and funds available, we are still left with how to cover the R&M costs needed just to maintain what we have.

A suggestion was made at the Board meeting for a \$2,400 annual assessment in 2026. This would need to be approved by a vote of the residents. It would bring in \$100,800 in income and would be a start on the repairs that are needed.

If you have any suggestions as to how we can raise the money to achieve the repairs we need, the repairs that should have happened years ago, please let Melissa or a Board member know.

Again, thank you so much for your support! A letter from the Board will be sent soon.

Home Sweet Home

Growing Vegetables on a Patio

Start small, and yes, growing an herb or two in your windowsill counts! Who says you have to start with a thoroughly planned layout? Whether you want to start with fruit or vegetable seeds or plant a bunch of herbs that have already grown a bit, start with one or two plants and go from there. You’ll slowly figure out which areas of your space work for nourishing the plants the best.

If you have the space, invest in a raised garden bed. It allows you to plant different types of vegetables and herbs all at waist-level, instead of on the ground in pots. It also made it easy to figure out which parts of the patio got the best sun, and to move around the different vegetables and herbs accordingly.

If you’re on a budget, use an old drawer! This can make more room for different types of vegetables like kale and other healthier leafy good reminders that any container can be a garden bed with a little creativity. Invest in some landscaping fabric, drill some holes in the bottom of the container, add soil and seeds, and you’re good to go.

Chicken wire is your friend. When your plants are just getting their start in the soil, it’s especially important to protect the seeds and seedlings from adverse environments — and squirrels absolutely count. This doesn’t mean you have to build a fancy enclosure or use any chemical deterrents. Instead, invest in some simple chicken wire — animals like squirrels, birds, and raccoons hate it, and you can bend and curve your wire, so your plants have something to hold onto as they grow higher.

Look out for pests. Not having a ton of experience with gardening often means I’m easily confused when it comes to pests and bugs. In my experience, any time I notice a weird pattern on leaves (small white dots are a big no-no, as they’re usually aphid eggs), I spray the plant with a gentle cleaning solution. My go-to is Branch Basics’ all-purpose cleaner, but as the Farmer’s Almanac suggests, most soapy water solutions will work for getting rid of pests, too. After thoroughly covering the plants with the solution, I wash the cleaner (and any pests) off with water. Doing this once or twice every few months has been key to maintaining healthy, pest-free plants.

There are many great herbs that do well in the fall including parsley, sage, rosemary, thyme, chives, lavender, mint and cilantro. These herbs can really make your fall



flavorful! Don't forget that if you do have potted plants on a balcony, you must water them carefully, so as not to create damage (water rot) to your balcony or cause issues for your neighbor(s) below you. (Excerpt from <https://www.apartmenttherapy.com/patio-vegetable-garden-tips-36931390>).

DID YOU KNOW?

Our Management Company – FSN is managed by a professional management company, Ogden & Company, Inc. Melissa Glinzak is our Community Manager. Ogden provides full-service management including processing financials, compliance review, maintenance request management, meeting with owners and Board members, and so much more! They also offer access to a website where you can find the governing documents, policies, financial documents, minutes and more where you can make online assessment payments. Check it out at <https://az.portal.ogdenre.com>. If you have problems getting on the website, contact Melissa at 928-363-1696.

Newsletter Submissions - If there is anything you would like to put in the Newsletter, please email it to Melissa Glinzak at melissag@ogdenre.com by the 10th of the month for the next issue. Newsletter submissions cannot be used to harass or make threats, nor be offensive or disruptive in nature and may not include language or images related to race, gender, age, sexual orientation, pornography, religious or political beliefs, national origin, or disability.

Payson Police Non-Emergency Phone Number is (928) 474-5177. They will send an officer when one is available.