

Four Seasons North Condominiums Newsletter



Issue 3 Vol. 1

January 2026

“In February, let gratitude be the compass that guides us towards greater abundance and contentment.”

Oprah Winfrey

From Your HOA Board

Thank You! Thank You! Thank You! The results of the vote on the annual special assessment were revealed at the February Special Meeting of the HOA Board. We received 32 votes (76% of the owners) with 30 YES votes and 2 NO votes. While paying two assessments is not something that most people want to do, we thank you for showing your support for and confidence in your investment in Four Seasons North. This special assessment will allow a complete overhaul of the outside of three buildings and the repair of the landings on a fourth building. This is the beginning of making Four Seasons North the jewel that it can be.

At the Regular Meeting of the HOA Board (that followed the Special Meeting) more good news was announced. For the past couple of years due to changes in the insurance sector and the age of our buildings, the cost of liability insurance, and even if we would be covered again, was always a concern. As the premiums went up, we increased the possible cost in our budget. We increased the 2026 insurance budget expense by \$10,000. This past week we received the 2026 quote for insurance. Farmers Insurance will remain our carrier and they are not raising the annual premium. That means instead of having only \$1,800 for repairs and maintenance, we now have \$11,800 that can be used for the normal repair and maintenance that is needed during the year. This is about the amount we’ve had for repair and maintenance in past years.

See the Repair and Maintenance section below for an update on the Spindle Project.

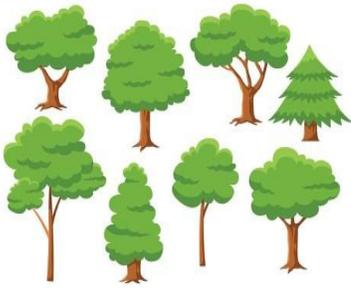
Keep an eye on the website at www.fourseasonsnorth.net for announcements and other information!

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Landscape Lines



If you would like to be on the Landscape Committee, led by Pam White, contact Melissa for Pam’s information.

✓ There are some Trumpet Vines in the Recreation area that are lying on the ground or have attached themselves to structures. Pam is looking into installing arched trellises for these vines.

✓ A new Butterfly bush planted by the pool, next to building seven, continues to thrive.

Repair & Maintenance Projects

The Spindle Project has begun. As a requirement by the insurance company, we are in the process of installing new spindles on the front and back stairs of all the buildings. The new spindles are being placed between the spindles that are already there, closing some of the gap between the original spindles. Spindles have been installed on five of the seven buildings. More spindles have been ordered and installation on the last two buildings will be completed soon. Once all the spindles are in, the screws will be painted, and paint touch up will be done. At that time new spindles will be ordered/installed to replace original spindles that have rotted over time.



A volunteer group, the Handy Helpers, has been formed. Currently there are two members in this group, Frank Pizzi and Rick Orrin. They finished working on the back gate, repaired a step on the back stairs of building 7, and changed light bulbs. If you would like to join this volunteer group, contact Frank. **If you see a small maintenance job that this group might be able to do, contact Melissa.**

Upon Board approval owners may repaint railings or other portions of the exterior of the buildings. The following paint colors are the official paint colors for Four Seasons North and can be purchased at Neumann Paint:

- Body color - “Taupe”
- Trim color – “Coal Gray”



Pool Play

The heat in the pool was turned off in mid-September 2025 as a PVC pipe from the heater developed a crack causing the pool not to be able to maintain the appropriate water level. The pipe has been fixed, but the crack caused the pool heater to overheat and stop working. It is estimated that the pool heater is over 15 years old. The quote for replacing the pool heater is close to \$10,000. At this time, that expense is not in the 2026 Budget.

Financial Findings

At the February 9 HOA Board Meeting December 2025 financial documents were approved. These are the final financial documents for 2025.

2025 financial highlights:

- ✓ Income:
 - Total: \$132,534.
 - Budget: \$139,190. \$6,656 **under** budget.



- Income includes \$2,244 for the sale of 1 unit that sold in December 2024. No units sold in 2025.
 - Budget for sales of units \$9,000. \$6,756 under budget.
- ✓ Expenses:
 - Total: \$141,748.
 - Budget: \$139,040. \$2,708 **over** budget.

We ended 2025 with \$5,212 in our Operating bank account and \$60,781 in our Reserve bank account.

✓ The Reserve Fund

\$25,000 in the Reserve bank account is for our insurance deductible for 1 insurance claim. The remaining funds in that account are to be used for repair and maintenance of common elements within the community. On December 31, 2025, we had \$35,781 available in the Reserve account for common element repairs or an emergency repair. Based on the December 2025 numbers, a healthy Reserve account should have around \$96,000 in it at a minimum. Each month 10% of the expenses spent are transferred to the Reserve fund. In 2025 we used the Reserve fund to make safety repairs to the stairs on 1 building.

2026 Budget with \$2,400 Special Assessment and Amended Insurance Quote

Four Seasons North Council of Co-Owners

2026 Annual Assessment Option

	2026B Mo. \$263	2026C Mo. \$250 \$2400/Annual
INCOME		
Assessment Income - \$263/mo (5% increase)	132,552	-
Special Assessment Income - \$2400/yr	-	100,800
Storage	2,160	-
Working Capital Income	9,468	-
Legal/Collections Reimbursement	-	-
Late Charges	-	-
Interest Income	10	-
Reserve Interest	150	-
TOTAL INCOME	\$ 144,340	\$ 100,800
EXPENSES		
Administration		
Office Supplies	2,100	-
Admin Expense - Miscellaneous	-	-
Audit/Tax Prep	500	-
Legal/Collections	750	-
Insurance	31,200	-
Income/Property Taxes	110	-
Permits/Licenses	-	-
Management Fee	10,800	-
Total Administration	45,460	-
Common Area Maintenance		
Landscaping Services	12,600	-
Landscaping Supplies	-	-
Common Area Misc Supplies & Repair	9,468	-
Common Area Additional R&M	12,360	91,636
Pool Services	3,350	-
Pool Supplies	3,000	-
Fire Suppression Services	10,000	-
Gutter Cleaning	1,000	-
Snow Removal	500	-
Total Common Area Maintenance	52,278	91,636
Utilities		
Garbage	6,000	-
Electricity	4,100	-
Propane	1,500	-
Water	3,780	-
Sewer	18,100	-
Total Utilities	33,480	-
Transfer to Reserve Fund	13,122	9,164
TOTAL EXPENSES	144,340	100,800
Income Over/(Under) Expenses	0	0
Total Expenses	131,218	91,636
10%	13,122	9,164

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.