



Four Seasons North Condominiums Newsletter

Issue 3 Vol. 1

January 2026



HELLO
JANUARY

“There is beauty in every January sunrise -a new day, a new opportunity to grow.”

Unknown

From Your HOA Board

At the December HOA Board Meeting, the Board approved starting the process of a \$2,400 annual assessment. Each owner should have received a letter describing the need for the special assessment, including what the special assessment might be used for, and some questions and answers (see below) regarding the special assessment.

A Community Meeting will be held on January 10 at 9 AM at the Ogden offices to discuss the special assessment. The annual assessment has to be approved (voted on) by the owners. Following the January meeting a letter and a ballot will be mailed to all owners.

IT IS IMPERATIVE THAT EVERY OWNER VOTE! The result of the vote is determined by the votes of 2/3 of those voting. If only a few vote, a very small number of votes can determine the result – a result you will have live with. Please let your voice be heard!

The purpose of monthly assessment is to pay day-to-day operational expenses. The special assessment would be used to begin to work on the estimated \$2 million plus in deferred repair and maintenance.

SPECIAL ASSESSMENT Q & A

Question: Why is this Special Assessment necessary?

Answer: Simply put, we have no funds left to make needed improvements to the community or to prepare for emergencies.

Question: How did we get to this point?

Answer: Up until five years ago, this community was self-managed. For roughly twelve years there were no monthly rate increases, repairs and maintenance were not consistently performed, and no long-term planning occurred. So here we are, making up for that shortsightedness.

Question: How did we arrive at the \$2,400 figure?

Answer: We discussed this amongst ourselves, spoke with members of the community, and reviewed how other HOAs have handled similar situations. We felt this amount was reasonable and generally affordable for most owners. While it may still be a hardship for some, we did not want to impose a higher amount that could push people out of their homes. Another factor is that there are only so many repairs that can realistically be completed within a twelve-month period. Finding contractors willing to work in Payson has been difficult, and most of the major work completed recently has been done by contractors from the Valley.

Question: What will this money be used for?

Answer: The primary use will be repairing and painting three buildings. Any remaining funds will go toward additional repairs and maintenance throughout the community.

Question: How will this money be collected?

Answer: Ideally, the full amount would be collected by June 1, 2026. However, this may not be practical for everyone. The plan is to collect the assessment in three payments. Two payments of \$900 each (April and July) and then the final \$600 in September. However, if owners want to pay sooner, that is encouraged, because the sooner we raise the funds, the sooner the work can be done.

Question: Why should I care? Why should I vote?

Answer: We all have a stake in our homes, whether we live here full-time, use the property as a second home, or rely on it as an investment.

Not voting, or voting “no,” will further diminish property values for all of us. Apathy is just as harmful as a “no” vote.

Question: What happens if this assessment doesn’t pass?

Answer: Nothing—literally. We will be unable to perform needed repairs or maintain the property in any meaningful way. We will only be able to pay our basic bills, and that’s it.

We will slowly walk ourselves into receivership, and we will all ultimately be looking for another place to live. This is not an exaggeration; it is a realistic outcome. There are other possible scenarios, but the end result is the same.

Question: What can we do to avoid such negative outcomes?

Answer: Please vote yes so we can restore this community to what it should be. Get involved. Attend meetings and ask questions. Share your ideas and guidance.

Simply put, help us help our community.

AGAIN, IT IS IMPERATIVE THAT EVERY OWNER VOTE!

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



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 2026 Budget allows for only \$1,800 to be spent on repairs and maintenance in 2026. All projects will be assessed by overall need, safety concerns, and/or additional damage that could be a result of not doing the repair.

A volunteer group, the Handy Helpers, has been formed. Currently there are two members in this group, Frank Pizzi and Rick Orrin. They have been working on the back gate, repairing a step on the back stairs of building 7, and changing light bulbs in some of the landscape lights. If you would like to join this volunteer group, contact Frank.

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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"



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. 1,400 spindles have been ordered, and we are getting quotes for painting and installation of the spindles. The cost will come from the Reserve Fund as this is a required expense. The spindles will be installed on the front and back stairs of all seven buildings.



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 to not 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

PLEASE SEE [From Your HOA Board](#) ABOVE FOR INFORMATION ON THE PROPOSED ANNUAL SPECIAL ASSESSMENT FOR 2026!!

At the November 13 Budget Meeting the 2026 Budget was approved.

2026 Budget highlights:

- ✓ Income:
 - Monthly assessment will be \$263
 - Income includes \$9,468 for the sale of three units. No units sold in 2025.
- ✓ Expenses:
 - Expenses were estimated to increase by 5%.
 - Insurance budgeted expense was increased by 30%. We will not know how much the actual premium will be until February. It could be lower or higher than budgeted.
 - Common Area Misc Supplies & Repair is budgeted to match the Working Capital income of \$9,468. This will only be expended if the income comes in.
 - Common Area Additional Repair & Maintenance is budgeted at \$1,860 for the entire year.
 - We have an invoice for the fire suppression sprinkler inspection.



Four Seasons North Council of Co-Owners

2026 Adopted Budget

<u>INCOME</u>	
Assessment Income - \$263/mo (5% increase)	132,552
Storage	2,160
Working Capital Income	9,468
Legal/Collections Reimbursement	-
Late Charges	-
Interest Income	10
Reserve Interest	150
TOTAL INCOME	\$ 144,340
<u>EXPENSES</u>	
<u>Administration</u>	
Office Supplies	2,100
Admin Expense - Miscellaneous	-
Audit/Tax Prep	500
Legal/Collections	750
Insurance	41,700
Income/Property Taxes	110
Permits/Licenses	-
Management Fee	10,800
Total Administration	55,960
<u>Common Area Maintenance</u>	
Landscaping Services	12,600
Landscaping Supplies	-
Common Area Misc Supplies & Repair	9,468
Common Area Additional R&M	1,860
Pool Services	3,350
Pool Supplies	3,000
Fire Suppression Services	10,000
Gutter Cleaning	1,000
Snow Removal	500
Total Common Area Maintenance	41,778
<u>Utilities</u>	
Garbage	6,000
Electricity	4,100
Propane	1,500
Water	3,780
Sewer	18,100
Total Utilities	33,480
Transfers	13,122
TOTAL EXPENSES	144,340
Income Over/(Under) Expenses	0

Where we're at –

- ✓ 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.

The Board approved the process for the owners to vote on a \$2,400 annual assessment in 2026. 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!

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.