

Four Seasons North Condominiums Newsletter



Issue 2 Vol. 3

October 2025

“Winter is an etching, spring a watercolor, summer an oil painting, and autumn a mosaic of them all.”

Stanley Horowitz

From Your HOA Board

Happy Fall! As we begin the Fall season, we look forward to sharing warm and cozy times with family and friends.

The Four Seasons Annual Board Meeting was held at the Ogden Offices on October 11, 2025. It was attended by the Board, and the residents of three other units. Two HOA Board seats were up for election and with 21 votes cast, the current Board members were re-elected. Melissa, the Community Manager, gave the Management Report which was a summary of 2025. See the various sections below for information from the Management Report. Debi gave the Treasurer’s Report which was a financial summary as of September 30, 2025. See the Financial Findings for information from the Treasurer’s Report.

At the Organizational Meeting following the Annual Meeting, the Board elected its members to the following positions: Pete Reckas – President, Frank Pizzi – Vice President, Pam White – Secretary, Debi Galbraith – Treasurer, Will Trudell – Director- at-large.

A handout was presented for 2026 showing the effects of keeping the monthly assessment at \$250/mo., increasing the monthly assessment by 5% (per the CCRs) to \$263/mo., and a third option of keeping the monthly assessment at \$250/mo. and including a \$2,400 annual assessment. The annual assessment would have to be approved (voted on) by the owners. The purpose of assessments is to pay day-to-day operational expenses and begin to work on the estimated \$2 million plus in deferred repair and maintenance.

November 10 will be the first 2026 Budget Meeting. If you have any suggestions of how FSN can pay for the much-needed repairs, please let Melissa know.

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

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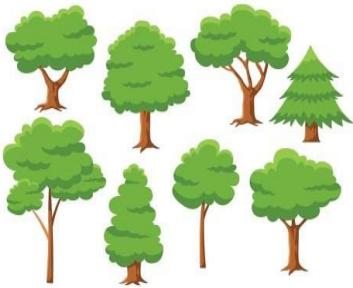


Annual Chimney Check

Inspections are required annually, whether you burn wood or not in your fireplace. The inspections are due annually. 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. You received a letter in September, which provided information about a local chimney sweep, as well as information on procedures, and what needs to be provided to the management company. Thank you to all who have already completed this inspection!



Landscape Lines



At the Organizational Meeting the Board formed a Landscape Committee which will be led by Pam White. Pam has been the landscape guru for a long time and has been the person working closest with the landscapers. If you would like to be on this committee, contact Melissa for Pam's information.

- ✓ The landscapers moved three small Aloe Vera plants from the shed area to the intersection of buildings 1, 2, 3 and 4, and placed some larger rocks around them as a border.
- ✓ 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 has been planted by the pool, next to building seven, where the water pipe was fixed.

Per the Management Report, in 2025:

- ❖ A dead tree was removed near building four.

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 (not a Board member) of any repair/maintenance projects** that you feel need to be done and complete the R&M form. Due to our financial situation, projects will be assessed by overall need, safety concerns, and/or additional damage that could be a result of not doing a repair.



Per the Management Report, in 2025:

- ❖ The emergency stairs on the back of buildings three and five were repaired/replaced including new landings and landing coatings.
- ❖ A stair was replaced on the emergency stairs on the back of building two.
- ❖ Mesh was added to all balconies to address safety concerns (as required by our insurance carrier).
- ❖ Replaced a downspout pipe on the outside of building four, near the pool.
- ❖ Painted a pipe on the exterior of building five.
- ❖ Fire suppression systems were inspected and repaired as needed.
- ❖ Replaced the safety issues on the balcony of unit in building three – cost split with the owner.
- ❖ An owner in building four repaired their balcony, added balusters and new deck coating. The HOA covered the safety issues of rotting wood on the balcony railing.

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. As a cost saving measure, we will begin to install mesh on the horizontal railings of the landings in building six. The slanted stair railings will receive new spindles. This will be a prototype, and if successful, will be done for all buildings, front and back.



Pool Play

The heat in the pool was turned off in mid-September 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. It will need to be replaced in 2026 before the summer pool season.

Financial Findings

Highlights from The Treasurer's Report presented at the Annual Meeting:

The Report covers the Year-to-Date (September 30) and Year End (December 31) financial condition for 2025.

As of September 30, 2025, it appeared that FSN was in good financial shape. However, due to unbudgeted (unknown at the time) fire suppression expenses it is expected that expenses will exceed income by around \$6,000. The unbudgeted (unknown at the time) insurance safety requirements will cause that deficit to be even higher.



The Reserve Fund balance continues to grow as \$1053 a month is transferred to that account. The purpose of that fund is to pay for Common Area item repair and replacement. We may be able to use some of the Reserve Fund balance for some of the repairs.

The 2025 budget called for three units to sell, which would have brought in \$9,000 in income. One unit sold in December 2024, and the income came to FSN in January. Because the monthly assessment in 2024 was less than in 2025, the full \$3,000 budgeted per sale was not received. The remaining \$6,756 on this income line will probably not be received as sales in the area are down.

Items that will affect this financial analysis:

- ✚ All these numbers are subject to change as the Ogden accounting department processes financial data.
- ✚ Since September 30, there are known expenses that have not been posted to the accounts yet, and the amount of some upcoming expenses is not known. This will add to the expenses, while income will stay the same.

Where we're at –

- ✓ The estimated cost of adding more wood spindles to the stairs and landing railings (front and back) may be around \$12,000. This is a requirement by the insurance company.
- ✓ 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.

An option was presented at the October Annual 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!

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.