



TEMPORARY CODE CHANGE

**New Temporary Gate Code
beginning September 1st, 2020**

#9141

Your Personal Gate Code will stay the same!

K. Hovnanian's Four Seasons Lodge at Bakersfield Community Association

10500 Toscana Drive
Bakersfield, California
93306

Phone: 661-873-0580
Fax: 661-873-0579

General Manager
Jeff Hayward



FOUR SEASONS SPOTLIGHT

I am a Four Seasons resident and a Vietnam Airforce Veteran that was born and raised right here in Bakersfield, California. As a mural artist, I had the pleasure of painting most of the large murals in town and many residential murals. You may have seen my work, if not, below are some murals I have painted. I am also responsible for the beautiful winter back drop you see in the ballroom during the Holidays.

- TOM ZACKERY, FOUR SEASONS NEIGHBOR



K. Hovnanian's Four Seasons Lodge at Bakersfield Community Association



Four Seasons Happenings!



MESSAGE FROM THE PRESIDENT – BY KATHY CLARK

Here we are in September! This has been quite an eventful year with the unexpected COVID-19 situation and day by day changes. In Four Seasons we have been trying to stay as normal as we can. The outside amenities have been open for your pleasure. The mermaids are exercising, and enjoying the pool, the pickle ball enthusiasts are playing and the dancers are dancing on the tennis courts. The Café, which is the only amenity in the Lodge that is open, Lance is preparing the Grab & Go foods. The foods are available for people to pick up to either take home or enjoy on our patio with the misters

(ask the staff to turn them on) or by poolside. I have heard lots of good comments on his food. Not only is Lance preparing the food, there are drinks including wine, beer, soft drinks, water, various cheeses, salami, ice cream, candy, chips, bags of ice, etc. for sale. If you are having a get together Lance can prepare charcuterie boards. Be sure to look for the weekly Café emails. Take advantage of this great amenity! Don't forget to either attend or listen to the monthly General Meetings to learn how the Board is keeping the community a beautiful place to live.

IMPORTANT PHONE NUMBERS

- Four Seasons Lodge Front Desk**
(661) 873-0580
- Four Seasons Lodge Fax**
(661) 873-0579
- The Beauty Bar**
(661) 873-0581
- Seabreeze Customer Service**
(800) 232-7517, Option (1)
- Seabreeze Escrow Department**
(800) 232-7517, Option (2)
- Seabreeze After Hours (Emergencies)**
(949) 472-1912
- K. Hovnanian's Customer Service**
(800) 767-1676

IMPORTANT WEBSITES

- Four Seasons at Bakersfield**
www.fsbhoa.com
- Seabreeze Management Company**
www.seabreezemgmt.com
- K. Hovnanian Homes**
www.khov.com/homeowner-services

2020-2021 BOARD OF DIRECTORS

- Kathy Clark**
Board President
- Robert "Bob" Bonacorsi**
Vice President
- Rodger Barnes**
Secretary
- Bill Ferguson**
CFO/Treasurer
- Mack Wimbish**
Director
- Rick Paglia**
Director
- Judy West**
Director

Issue: September 2020

FROM THE BOARD OF DIRECTORS

BOARD OF DIRECTORS MEETING RECAP

- The Board approved the August Secretary's Report
- Consent Calendar was approved by general consent
- The Board approved the July 2020 HOA and Café Financials
- The Board approved Betty Romm to the Finance Committee
- The Board approved the Swimming Pool Committee Charter
- The Board approved to send out for a 28 day review to the membership for comments to change the exterior amenities hours of operation from 6:00 a.m. to 7:00 a.m.
- The Board approved the East Hills Quote #1025 to replace the Waterfall Pump for \$2450 paid for out of Reserves GL 9220 Pool/Spa
- The Board approved to increase General Manager debit card limit to \$5000 from \$1500 and eliminate use of Seabreeze Amex Card

TREASURERS REPORT - BY BILL FERGUSON, BOD TREASURER

CAFÉ

OPERATING FUNDS

Cash & Cash Equivalents **7,802.05**

LIABILITIES

HOA Subsidy **123,947.09**
 Increase of 120,719.04
 Payable Sales Tax 1,026.76
 Accrued Expenses 590.02
 2,638.03

MONTHLY TOTALS

INCOME Total Income **8,614.48**
 Includes HOA Subsidy of \$1,479

EXPENSES

Cost of Sales **2,942.31**
 Payroll **4,453.51**
 Includes prior period correction
 Operating Expenses **1,020.57**
 POS Subscription Fees 0.00
 Bank / Merchant Fees 154.45
 Over / Shorts 16.12
 Management Services 850.00
 Maintenance **541.25**
 Janitorial Services 360.00
 Janitorial Supplies 181.25
 Kitchen Expenses **799.64**
 Supplies 365.60
 Paper Goods 434.04

Total Expenses **9,757.28**

July Profit / (Loss) (1,142.80)

FOUR SEASONS CAFÉ & MARKET



Now Serving...

Come down to the Four Seasons Cafe & Market to check out our variety of Sandwiches and Salads. We have Grab & Go Dinner Specials available Thursdays & Fridays (limited supplies). Sign up for Four Seasons website to get email updates on available specials

Snacks and More...

Mrs. Vickies Chips, Salami and Cheese Snack Packs. Assorted Cheeses; Hopscotch Cheddar Fiscalini, Humboldt Fog, or Elder Port Wine Cheese,

Dont Forget....

Chocolate Mousse Cake, Fruit and Yogurt Parfait, Dried Fruits, and Assorted Ice Cream, and Cookies.

Last but not least...

New Wine Pricing, Come in and Grab a Bottle. Assorted Soda and Teas, San Pelligrino and Fiji Waters. Beers; Firestone Mind Haze IPA, Dirty Bastard Scotch Ale, Black House Stout, Michelob Amberbock, ShockTop, Bud and Bud Light

LIMONCELLO LIQUEUR RECIPE:

Ingredients:
 10 lemons
 1 bottle pure grain everclear (1 liter)
 1 1/2 cups of honey

Step 1:
 Peel lemon skin (no white pith, will make it bitter) Put skins in a glass jar that seals tight. Cut lemons in half (no seeds), juice and add to jar. Pour everclear in jar. Leave for 1-3 months (I left for 1 month). The longer left in jar the more lemon flavor. Shake everyday and leave sealed

Step 2
 Take another jar and put cheesecloth over the top. Secure it with string around the rim very tight (before securing cheesecloth leave a small dip in center for it to drain better). Pour into cheesecloth jar slowly and filter. Last bit of lemon peels put in cheesecloth and squeeze the last of the juice. Add honey, seal once again and shake. Leave for another week to a month. (I left it for another month for flavors to marry).

Step 3:
 Bottle it up and store in freezer. Serve chilled in Brandy or shot glass.
 "When life gives you lemons, make Limoncello!" Susie Yslas & Van Mountz

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CLUBS & CLASSES

SUNSHINE CLUB - BY LINDA HOFER, CLUB LEADER

The Sunshine Club is here to help our neighbors. If you are in need of assistance in any way please do not hesitate to contact Linda Hofer via phone, email or text! She is in the directory. The Sunshine Club still needs the help of Four Season's Community in identifying neighbors in need, due to illness, hospitalization or death in the family.

Bakersfield has a Volunteer Senior Outreach Program which provides services for persons 60 years and older who are: homebound or isolated; in a fragile physical state and/or grief; suicidal or depressed; having issues controlling alcohol and/or substance use; or would benefit from mental health screening or socialization with peers. The Bakersfield coordinator is Martha Juarez and she may be contacted at (661) 868-5022.

NEIGHBOR 2 NEIGHBOR - BY MARGARET DEARMOND & DONNA HOLTZCLAW

As a community service project, the Neighbor 2 Neighbor Club has been providing support to The Dream Center for many years. The Dream Center is Kern County's only one-stop resource center for emancipated foster youth.

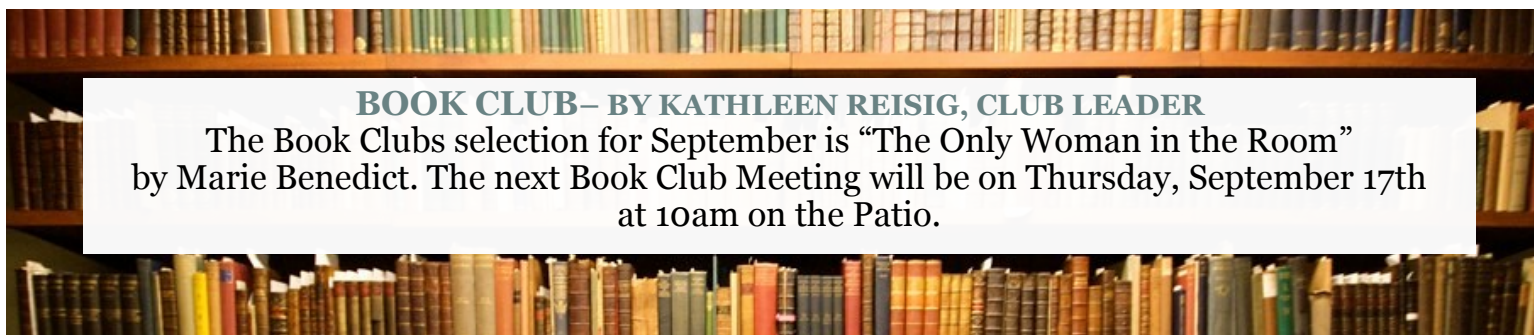
The Coronavirus pandemic has added stress and additional needs for these vulnerable youth. Currently the following items are of greatest need:

- Pots & pans
- Dishes
- Flatware
- Cooking utensils
- Linens
- Towels
- Food items (e.g., cup of noodles, pasta & sauce, tuna, crackers, snacks)

If you are cleaning cupboards and closets and have any items to donate, please contact the club leaders. We will be happy to pick up items and deliver them to The Dream Center. If you would like to donate cash, club members will purchase food items.

The Dream Center staff and the emancipated foster youth continue to express their appreciation of the generosity of the Four Seasons community.

Margaret DeArmond// Club Leader
[661-304-0093](tel:661-304-0093)// mdearmond@mac.com
 Donna Holtzclaw// Club Leader
[661-303-6649](tel:661-303-6649)// donnaholtzclaw@yahoo.com



TREASURERS REPORT CONTINUED...

HOA As of July 31

INCOME:	135,280.27
EXPENSES	150,551.40
TOTAL INCOME / (LOSS)	(15,271.13)

ASSETS

Operating Funds	Cash & Cash Equivalents	262,814.98
	Increase of	(10,181.69)

Reserve funds	A spread of MMAs and CDs	1,829,602.59
	Increase of	22,344.80

Accounts Receivable	119,156.41
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Café subsidy	111,353.21
Allowance for Doubtful Accounts	(48,840.00)
Past Dues	56,643.20

		46,255.06
5 At attorney		2,638.62
1 Attorney approvals		1,620.99
1 lien prepared		1,742.00
1 Pre-Lien Notice Sent		2,060.82
1 on payment plan		2,325.71
15 Current - on the watch list		

Prepaid Expenses	19,639.25
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Insurance	11,075.06
Prepaid Others	8,564.19

		7,395.00
Café Subsidy (5 months)		1,169.19
Copier Lease		

TOTAL ASSETS	2,231,213.23
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		10,572.51
	Increase of	

LIABILITIES	165,606.69
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Prepaid Assessments	44,733.47
Accounts Payable	63,652.22

		0.00
Income Tax		16,428.12
Payroll Payable		47,224.10
Accrued Expenses		
Collection service, Legal, General Repair, Trash Service, DoorKing Subscription, Utilities, Pool Service		57,221.00
Temporary Sump		



SEABREEZE MANAGEMENT STAFF

Jeff Hayward,
 CMCA, AMS & PCAM
General Manager
jeff.hayward@seabreezemgmt.com

Lily Gomez
Property Manager
lily.gomez@seabreezemgmt.com

Melissa "Missy" Sharer
Executive Assistant
melissa.sharer@seabreezemgmt.com

Audrey Johnson
Community Assistant
audrey.usrey@seabreezemgmt.com

Alyssa Sepulveda
Lodge Attendant
alyssa.sepulveda@seabreezemgmt.com

Heather Nafus
Lodge Attendant
heather.nafus@seabreezemgmt.com

Valerie Ruiz
Lodge Attendant
valerie.ruiz@seabreezemgmt.com

Lance Paik
Café Executive Chef



The next Board of
 Directors will be
September 23rd,
2020
at 6PM
 in the Lodge
 Ballroom

**FROM THE CORNER OFFICE -
BY JEFF HAYWARD**

HOURS OF OPERATION

Lodge & Café Hours

Monday-Friday:
6am-8pm

Saturday:
9am-5pm

Sunday:
CLOSED

Outdoor Amenities
Via Side Gate

Monday-Sunday:
6am-10pm

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**HAVE IRRIGATION
ISSUES?**

Please email your
irrigation issues directly
to:

fsbrrigation@outlook.com

An article about landscaping should not be complex. However, complex is exactly what Four Seasons landscaping is. I would guess that when many of the residents moved into Four Seasons, they saw their dream house, the beauty of the freshly planted and well-manicured landscape and the overall resort feel of the clubhouse. The builder of the community had plenty of money to ensure you would buy. But now they are gone what happens now? It is now your responsibility to ensure the ongoing resort feel and pristine landscape. Unfortunately, the builder did not tell you there will be some issues that you get to adopt.

Issue #1 Soil. In the eastern part of Bakersfield, as you are aware, lies a thick layer of clay that loves to hold water and expands and contract with each season. This clay, which is very hard and dense does not allow water to percolate through the soil. In Four Seasons, you will find many trees that's growth has been stunted because the roots have not been able to break the barrier thus, rest in a bowl of water. Furthermore, the hardness of the exposed topsoil does not allow irrigation water to adequately percolate to the plant roots. Lastly, a letter sent in 2017 from K. Hovnanian to residents in the Western side of the neighborhood explained the necessity of soil amendments.

Issue #2 Irrigation. Netafim is an irrigation hose with tiny holes that allows water to slowly drip to the plants. It is a great sustainable and environmental delivery method for water conservation. Unfortunately, the life of the Netafim material is approximately 5 to 7 years. In our case, we are finding we are repairing sun damaged tubing with slits far too often. Compound this with a drip delivery system that does not have the opportunity to moisten a large enough area needed to sustain the current plant material.

Issue #3 Ground Cover. To protect the topsoil from water evaporation, it needs to be protected from the harsh heat and direct sunlight. This direct sunlight not only caused the decay in the Netafim, but bakes the clay creating a harder topcoat preventing water percolation. Ground cover comes in many forms, bark, mulch, rock, and plants. Bark was the chosen method for this neighborhood, but 1500 cubic yards of bark cost a lot of money to be replaced every 3 years.

Issue #4 Finances. Being prudent with membership money is something that this Board takes very seriously. Every expense is looked at and measured up against the governing documents and the Boards legal responsibilities. In some association's boards try to keep assessments artificially low and delay maintenance obligations therefore, kicking the can down the road.

CONTINUED...

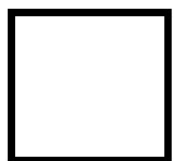
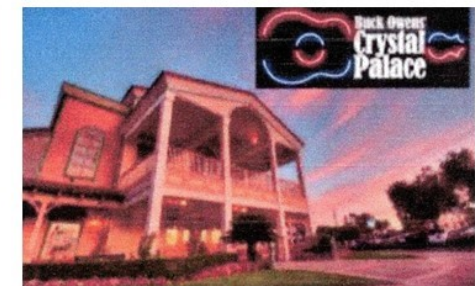
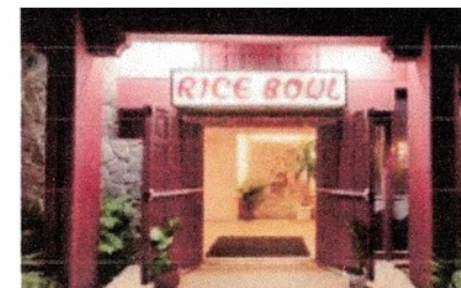
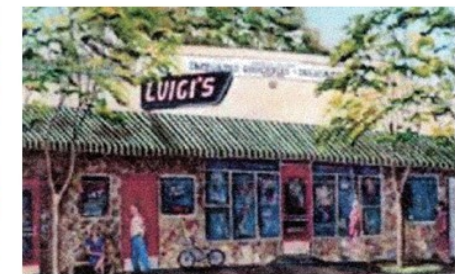
CLUBS & CLASSES

SCAVENGER HUNT CLUB – BY STACY DAVIS

Can you Find the Bakersfield Landmarks in our Lodge Scavenger Hunt?

There will be 10 landmark pictures hanging in the outside area of the lodge during Labor Day Weekend. The game will start at 6:00 a.m. on September 5 and end at 1:00 p.m. on September 7. There is a number on each of the pictures. Please write the number of the picture next to the picture on your form. Turn your form in at the box in the lodge office for a chance to win a prize. There will be a drawing in the afternoon of September 7 and the winner will be notified.

Name: _____ Phone Number: _____



COMMITTEES

SOCIAL COMMITTEE - BY DONNA TILLMANN, SOCIAL COMMITTEE MEMBER

Wow! Has this been a crazy year thus far, or what? It seems just when we think things are looking a little bit brighter...another lockdown is put upon us. I pray this finds those living in our beautiful community safe and well. I am saddened for those that have been affected by poor health and loss of loved ones during this Pandemic. I pray for things to get better and return to some type of normalcy soon.

Last month was our first meeting since the new volunteers were in attendance. We want to welcome Joan Caldwell and Karen Hill to our committee. We know they will be a great addition. All of the last year's committee members have remained as well. We would like to thank Nancy Gurnsey for her dedication and hard work the past two years as the Chairperson of our Committee. Although she decided to step down from the lead position, we are so grateful that she will remain on the committee for the coming year. We are very happy and please that Chuck Wonderly has most graciously agreed to be the Social Committee Chairperson this year. Thanks for stepping up to the plate Chuck! Of course, due to the virus that is upon us, life as we know it has become very difference and unpredictable to say the least. As a committee that plans events and fun activities for our community, we can only "plan" with no guarantees that our plans will actually become a reality. However, you can be sure we are, and will be working on the "what if" and "maybe" scenarios every time we meet.

As of now, we are planning a Tuscany Nights to be the first BIG event we hold this year. The

tentative date is for October 17th. For those of you new to the community, this is one of our favorite events. We hold it out on our beautiful patio. In the past everyone has brought wine and their favorite dish to share. We have had live entertainment as well. It's a wonderful evening of great community fellowship. That being said, we are working on a way to make the event just as enjoyable, and close to the same, while keeping everyone's well being our priority.

The other events we have discussed, and are shooting around some ideas about, are a Holiday Gift Exchange in December and our New Year's Eve Dinner Dance.

All of this being said, your guess is as good as our as to if and when we will have any "Social" events for the remainder of the year. Just be assured that when the time comes that we are free to move about and socialize without these restrictions that are in place today...your Social Committee is ready and willing to get the fun started again with our friends and homeowners.

In closing, I want to say that these are some crazy, different times we are living in, and I pray everyone is doing what they can to stay well and safe. I, for one, am pretty thankful that I'm the age I am, living in such a beautiful, friendly, active, adult community. Hoping we can get back to some type of normal sooner than later. Until next month...stay safe everyone and I hope to see you around "The Hood"

MONTHLY RULE REMINDER - BY SUSAN GOOD, R&R CHAIR

POLITICAL SIGNS - SUSAN GOOD, R&R CHAIRPERSON

It's that time again. Love them or hate them, politics are here to stay, and so are the signs. We may not agree with our neighbors but we need to respect everyone's views. Although we as an HOA can't prohibit political signs, we can apply some limited rules. These rules can be found below and on page 15 of Rules and Regulations. Please remember that the timeframe also applies to and includes, primaries

- Political signs cannot be placed in common areas or in grass front yards.
- Signs should only be placed in residents flower beds and caution needs to be taken for irrigation.
- Signs cannot be put up earlier than 45 days prior to the scheduled the election and removed no later than 7 days after the election.

The landscape committee is diligently working on a sustainable plan that is fiscally prudent in the near and far term. With prime planting season nearly here, decisions will have to be made quickly. Stay Green has agreed, at their cost, to install popup spray heads in the flowerbeds in four sample homes to replace the current drip system and provide a long-term solution to the costly and decaying Netafim. However, should this method generate better results, the cost initially will be higher, but yield lower ongoing maintenance cost and better landscape appearance. This will be followed up with bark and new plantings. Moreover, soil amendments will be added, however, this will not reveal success for a few years to come. In addition, this winter, the HOA is discussing aeration all turf areas in the community. Proven successful, the HOA will be able to move forward planning that is consistent, sustainable, and fiscally prudent.

"The best time to plant a tree was 20 years ago. The second best time is now."

– Chinese Proverb



SMART CONTROLLERS AND FALL PREPPING - BY BRIAN STEPHENS, STAY GREEN

As technology continues to advance, irrigation controllers are no exception. The HOA recently completed a replacement project on all the controllers in the community. Some of the previous controllers were 16 years old. If you can imagine using a 16 year old computer, it may work, but lack many of the features and abilities as a newer model. The same was true of the Eagle Rain-master controllers. The new controllers are Weathermatic. Weathermatic has controllers in over 450,000 site around the world, including AT&T Cowboys Stadium, the U.S. Capitol Building, and Buckingham Palace.

You may be wondering what makes them "smart". These units allow us to monitor and make adjustments remotely by using the latest cellular abilities. They are weather based, automatically adjusting run times based on temperature, humidity, plant type, soil type and sprinkler type. We will also be able to do in depth irrigation reports and inspections. These features will allow us to be more proactive with irrigation management and help save water. We were also able to take advantage of rebates offered through Cal Water. Those rebates covered a large portion of the costs of the controllers.

A couple of things to plan for once this long hot summer comes to a close. If you have trees in your backyard that need to be trimmed, September is a good month to start getting bids. Tree companies get very busy in October, so get on their schedule now so the trimming can take place in the optimal month of October. Also, over seeding of Bermuda will start the latter part of September into mid-October. We recommend using perennial rye grass instead of annual. The perennial is a bit more expensive, but it has a darker green blade and a much nicer look. Always look at the purity rate on the label to ensure you are getting a high quality product.

Bring on Autumn!















SEPTEMBER 2020 CALENDAR



LODGE & CAFÉ HOURS: MONDAY-FRIDAY 6AM-8PM, SATURDAY 9AM-5PM

OUTDOOR AMENITIES: MONDAY-SUNDAY 6AM-10PM

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>Committee Meeting & Club Times are Subject to Change Check with Lodge for most current information</p>		<p>1 Beginners Pickle Ball 7am Water Aerobics 9am Ping Pong Club 10am Pool 6pm Dance Fitness 7pm Bocce Ball 7pm</p>	<p>2 Advanced Pickle Ball 7am Dance Fitness 7am Water Aerobics 9am R&R 2pm Water Volleyball 5:30pm</p>	<p>3 Beginners Pickle Ball 7am Water Aerobics 9am Ping Pong Club 10am Architectural Review/ Landscape 10am Dance Fitness 7pm</p> 	<p>4 Advanced Pickle Ball 7am Dance Fitness 7am Water Aerobics 10am Advanced Pickle Ball 5:30pm</p>	<p>5 Scavenger Hunt 6:00am</p>
		<p>6 Water Volleyball 4:00pm</p>	<p>7 Advanced Pickle Ball 7am Dance Fitness 7am Water Aerobics 10am</p>  	<p>8 Beginners Pickle Ball 7am Water Aerobics 9am Ping Pong Club 10am Neighbor2Neighbor 1pm Dance Fitness 7pm Bocce Ball 7pm</p>	<p>9 Advanced Pickle Ball 7am Dance Fitness 7am Water Aerobics 9am Water Volleyball 5:30pm</p>	<p>10 Beginners Pickle Ball 7am Water Aerobics 9am Ping Pong Club 10am Dance Fitness 7pm</p> 
<p>13 Water Volleyball 4:00pm</p>	<p>14 Advanced Pickle Ball 7am Dance Fitness 7am Facilities 1pm Water Aerobics 10am</p> 	<p>15 Beginners Pickle Ball 7am Water Aerobics 9am Ping Pong Club 10am Finance 1pm Dance Fitness 7pm Bocce Ball 7pm</p>	<p>16 Advanced Pickle Ball 7am Dance Fitness 7am Water Aerobics 9am Water Volleyball 5:30pm</p>	<p>17 Beginners Pickle Ball 7am Water Aerobics 9am Ping Pong Club 10am Book Club 10am Dance Fitness 7pm</p> 	<p>18 Advanced Pickle Ball 7am Dance Fitness 7am Water Aerobics 10am Advanced Pickle Ball 5:30pm</p>	<p>19</p>
<p>20 Water Volleyball 4:00pm</p>	<p>21 Advanced Pickle Ball 7am Dance Fitness 7am Water Aerobics 10am</p> 	<p>22 Beginners Pickle Ball 7am Water Aerobics 9am Ping Pong Club 10am Dance Fitness 7pm Bocce Ball 7pm</p>	<p>23 Advanced Pickle Ball 7am Dance Fitness 7am Water Aerobics 9am Water Volleyball 5:30pm BOD Meeting 6pm</p>	<p>24 Beginners Pickle Ball 7am Water Aerobics 9am Ping Pong Club 10am Dance Fitness 7pm</p> 	<p>25 Advanced Pickle Ball 7am Dance Fitness 7am Water Aerobics 10am Advanced Pickle Ball 5:30pm</p>	<p>26</p>
<p>27 Water Volleyball 4:00pm</p>	<p>28 Advanced Pickle Ball 7am Dance Fitness 7am Water Aerobics 10am</p> 	<p>29 Beginners Pickle Ball 7am Water Aerobics 9am Ping Pong Club 10am Dance Fitness 7pm Bocce Ball 7pm</p>	<p>30 Advanced Pickle Ball 7am Dance Fitness 7am Water Aerobics 9am Water Volleyball 5:30pm</p>		<p>Pool Closed Mon & Fri 7AM-10AM</p>	