

FOUR SEASONS SPOTLIGHT

This month's shout out goes to Dave Keeney! Him and all members of the IT Committee play an important role in the HOA. Dave has been part of the IT Committee since only 2018 and has done so much for the Association spending hours upon hours volunteering and saving the HOA thousands of dollars! He will drop whatever it is that he is doing and come up to the Lodge anytime we have problems. He replaced the Wifi in the building with more access points. The phone system has been upgraded along with the audio visual equipment in the ballroom and theater. Dave is assisting the office with re-designing the new website and performing updates on equipment on a regular basis. These are only recent accomplishments but Dave has done so much more! His efforts will never go unrecognized! The Association is extremely lucky to have him and his team, we don't have enough words to say, "Thank you"!



- The BOD Thanking Dave Keeney for all his hard work with a bottle of wine!
 (Left) Bill Ferguson, BOARD TREASURER
 (Right) Dave Keeney, IT CHAIR



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

Budget Townhall
will be held on
Wednesday, October 14th
at 5:30pm

ERROR IN SEPTEMBER NEWSLETTER

The September Article Smart Controllers and Fall Prepping contained a misspelling. By no means was this intentional and we apologize if this may have offended some of you. The work Perineal was used instead of Perennial.

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



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

Four Seasons October Happenings

MESSAGE FROM THE PRESIDENT— BY KATHY CLARK History of the Four Seasons Community

We are heading into Budget time for the association. For a lot of homeowner's the history of our community is not known. This community began in 2006 and the first home was sold in 2007. The development was to have 751 homes which is why our Lodge was built to accommodate an additional 272 homes. When my husband and I bought in 2008 we were told that the assessments would be \$250 once built out they could go down. That was because of the amount of homes that K. Hovnanian had initially intended to build. K. Hovnanian had the first right of refusal on the property east of our community (where the vinyl fence is) but let that go due to the housing market looking grim. In 2009 the housing market took a huge hit and K. Hovnanian slowed their building and the plans for the amount of homes were changed to 479. Of course, it is disappointing because if we had more homes to support our amenities it would be more cost effective for all of us, but the developer exercised their right to change the number of homes built. We are thankful K. Hovnanian did not leave after the slow down but stayed and completed the building of 479 homes.

Issue: **October 2020**

FROM THE BOARD OF DIRECTORS

A MESSAGE FROM THE PRESIDENT CONTINUED...

As K. Hovnanian kept building some of the things they did was to install Netafim in the west side of our community which was an inferior watering system for the grass. The HOA had to convert all the Netafim in the grass areas to overhead watering. We are still paying the price in our lawn quality and we are still attempting to amend this failure. Moreover, per documentation from KHOV to members on the Westside of the community, they had to delay planting so they could amend the inferior soil conditions. Again, this is still something the Association is trying to remediate. If you have ever tried to dig a hole in your yard, you would realize that.

The temporary sump installed by K. Hovnanian with approval from the City of Bakersfield, although the City would not take responsibility, is now failing. The board will be voting on fixing the problem with the sump. K. Hovnanian did provide \$52,221.00 to repave the street when the property east of us was built. So some of the money that was given to the HOA now has to be spent on fixing their problem.

The HOA is continuing to update and make the community you bought into a beautiful place to live. Not one community is perfect and I believe ours has a bright future with a lot of great people.

An encouraging sign of better things to come is the housing market outlook which the homes in our community are selling faster than ever and increasing in prices, which is encouraging for all of us.

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FOUR SEASONS CAFÉ & MARKET

If you take a look at the Monthly Calendar you will notice that we have created a Café Specials everyday we are open for the whole month of October!

You will see that we are bringing Taco Tuesday back! We will have Taco Tuesday on the second and fourth Tuesday of October. There will be three different kinds of meat and toppings available on the side. Hibachi Night will be on the first and third Thursday of October! For this event, you may call ahead and let us know how you would like your steak cooked to shorten the waiting time, since the meat will be cooked to your liking. Both events will be held on the Patio, you will pay at the front desk to receive your tickets and go out to the Patio to pick up your food. Your welcome to stay and eat outside or take home!

We also want to be sure that we provide enough seafood for Spicy Shrimp Night 10/15 and Garlic Butter Mussels 10/23 so if you are interested, please call the Front Desk to make your reservations!

If you haven't tried our "Grab & Go" yet, I urge you too! The Chef prepares a variety of dishes to keep it fun, interesting and diverse! We hope to see you this October!

ONE PAN BACON CHICKEN BAKE RECIPE:

Ingredients:

- 4 cups (8 oz) uncooked bow-tie (farfalle) pasta
- 1 box (9 oz) frozen baby sweet peas
- 6 slices bacon
- 1 large sweet onion, chopped (1 cup)
- 1 package (8 oz) sliced fresh baby portabella mushrooms
- 2 cups shredded deli rotisserie chicken (from 2-lb chicken)
- 2 jars (15 oz each) Alfredo pasta sauce
- 1 cup freshly grated Parmesan cheese



Directions:

1. Heat oven to 350°F. Spray 13x9-inch (3-quart) glass baking dish with cooking spray. Cook pasta as directed on package, adding frozen peas during last 3 minutes of cooking time; drain and return to saucepan.
2. Meanwhile, in 12-inch skillet, cook bacon until crisp; drain on paper towels. Reserve drippings. Crumble bacon; set aside. Cook onion and mushrooms in bacon drippings over medium heat 5 minutes, stirring occasionally, until tender.
3. In large bowl, mix the pasta and peas, mushroom mixture, chicken, Alfredo sauce and 1/2 cup of the cheese until blended. Spread in baking dish. Sprinkle with bacon and remaining 1/2 cup cheese.
4. Bake uncovered 20 minutes or until cheese is melted. Serve hot!

CLUBS & CLASSES CONTINUED...

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 and hygiene items.

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

Just a reminder that the Neighbor 2 Neighbor Club has produced a list of community members who have medical equipment that they are willing to loan. This list is available on the Four Seasons website, just click on the Clubs & Classes link and then on the Neighbor 2 Neighbor Club, or you can pick up a copy of the equipment list in the Craft Room. Anyone needing a medical item can directly call the community member on the list. If you have medical equipment and would like to be included in this list, just contact a club leader.

Please note: Neighbor 2 Neighbor club members do not store the medical equipment.

Our next meeting is October 13th at 1:00pm on the Patio. Please join us!

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

BOARD OF DIRECTORS MEETING RECAP

- The Board approved the August Secretary's Report
- Consent Calendar was approved by general consent
- The Board approved the August 2020 HOA and Café Financials
- The Board approved the revised ARC/Landscape Committee Charter
- The Board approved bid #18071 to aerate all turf areas for \$2,940.00
- The Board approved bid #16132 to install Pygmy Palms in pots on the back patio of the Lodge for \$1,920.00 to be paid for out of reserves
- The Board approved bid #18249 to convert the drip system with spray heads in area 1 (123 homes) for \$73,800.00 and bid #18252 for area 2 (90 homes) for \$54,000.00 and bid #18255 for area 3 (191 homes) for \$114,600.00 and bid #18256 for area 4 (71 homes) for \$42,600.00 all to be paid for out of reserves
- The Board approved David Sullivan to the Facilities Committee
- The Board approved the Facilities Committee Charter
- The Board approved bid #17866 to trim plants on west parking lot fence for \$720.00
- The Board approved bid #975305 to repaint west parking lot fence for \$3,600.00
- The Board approved bid #147491 to install vinyl in the office for \$3,910.63
- The Board approved Rick Johnson to the IT Committee
- The Board approved the Drafted Bylaws to be sent to the attorney with the suggested edits and be sent back to the Board of Directors for a second vote
- The Board approved Karen Peltier to the Rules & Regulations Committee
- The Board approved the Access Control Rule that was sent for homeowner review and comment on August 18, 2020
- The Board approved to close the Lodge at 7pm Monday-Friday during COVID
- The Board approved to close Saturday's until COVID restrictions are lifted leaving exterior amenities open 6:00am to 10:00pm 7 days per week. The HOA will accommodate the volleyball club with their use of the pool equipment the days the lodge is closed
- The Board approved to cancel Spectrum Cable Service until COVID restrictions are lifted
- The Board approved James Modig RV Parking Petition



SEABREEZE MANAGEMENT STAFF

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

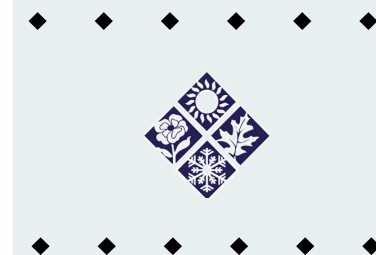
Lily Gomez
Property Manager
lily.gomez@seabreezemgmt.com

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

Alyssa Sepulveda
Lodge Attendant
alyssa.sepulveda@seabreezemgmt.com

Heather Nafus
Lodge Attendant
heather.nafus@seabreezemgmt.com

Lance Paik
Café Executive Chef



The next Board of
Directors will be

October 28th,

2020

at 6PM

in the Lodge
Ballroom

FROM THE CORNER OFFICE

HOME OWNERS ASSOCIATION - BY JEFF HAYWARD

Undoubtedly, there may be many reasons for people to move into a Common Interest Development or HOA. Some of those include the use of the many amenities or they got tired of their dream home being devalued by rentals, loud parties, dilapidated automobiles and trash littering front yards.

On the other hand, there are plenty of reasons to dislike an HOA. Most media outlets report of rogue boards, authoritarian rules, or rising assessments. One cannot argue with perception, however a look at the 2020 Homeowner Satisfaction Survey conducted by *Zogby Analytics for the Foundation for Community Association Research* found that 89% of residents rate their overall

community Association experience as very good or good (70%) or neutral (19%); 89% say member say their elected governing board “absolutely” or “for the most part” serve the best interest of their communities; and a whopping 94% say their Association’s rules protect and enhance property values (71%) or have a neutral effect (23%); only 4% say the rules harm property values.

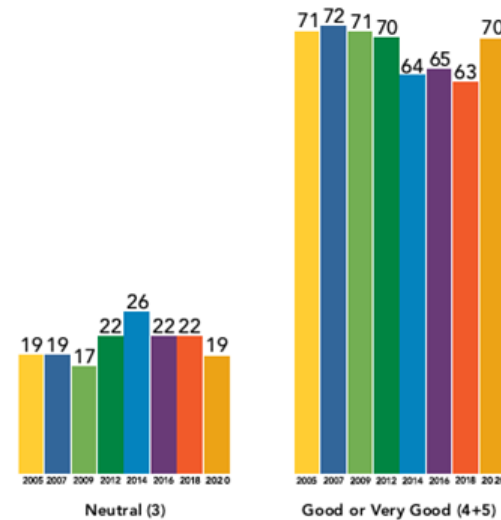
Over the past few months, you may have been the recipient or have heard of a neighbor receiving a violation letter. Rest assured, no one I know likes to send or receive these violation notices. Please know that in Article 3 of the Articles of Incorporation filed with the Secretary of State and

Do you think the members of your elected governing board strive to serve the best interests of the community as a whole?



89%
say members of their elected governing board “absolutely” or “for the most part” serve the best interests of their communities

On a scale of one to five, with one being very bad and five being very good, how would you rate your overall experience living in a community association?



89%
of residents rate their overall community association experience as good or very good (70%) or neutral (19%)

endorsed on March 20, 2006 states, “The specific purpose for which this Corporation is formed is to provide for the administration, maintenance, preservation and architectural control of the common interest subdivision project....described in the Declaration of Conditions, covenants, restrictions, reservations and easements of K. Hovnanian Four Seasons at Bakersfield Community Association, inc.’ Likewise, the primary responsibilities of the Board of Directors is to maintain and improve the common areas, enforce the governing documents, manage the Associations financials including insuring the common areas, and set policies for smooth operations.



COMMUNITY SHRED DAY: OCTOBER 8TH, 2020 AT 2PM

On October 8th at 2pm, we will have a table set up in the parking lot where staff will collect cash or checks and you will receive a ticket for each box, case or bin. Each box will be \$4.00. From there, staff will direct you to the shredding truck where you will hand the guys your tickets and your paperwork will be shredded on spot. You will need to pay before taking your items to the shredder. The truck will only be here for an hour so be sure to bring your boxes before 3pm. If you have any questions, please feel free to contact the Lodge Front Desk.



It's time to shred
all those papers, files and receipts



\$4.00 per box
Payable day of shredding by
Cash or Check
Banker Boxes, Case of Paper, or
Small Plastic Bin
Paper Products Only
Call 661-873-0580 for more information

Advanced Data Storage



Thursday, October 8th
2:00 pm to 3:00 pm

CLUBS & CLASSES

BOOK CLUB– BY KATHLEEN REISIG, CLUB LEADER

Life After Life by Kate Atkinson is the Book Club selection for October. It's basic premise is to imagine that we have endless chances of living our lives, parallel paths through the universe, where fractional decisions or fleeting moments decide our fate and the fates of those around us. As one of its characters says: "What if we had a chance to do it again and again, until we finely did get it right? Wouldn't that be wonderful?" The Book Club will meet on October 15 at 10:00 a.m. on the patio.

COMMITTEES

ARCHITECTURAL REVIEW COMMITTEE - BY JANN KLEIN, ARC/Landscape CHAIR

What has the Architectural Review Committee been doing for you besides reviewing applications? A lot! One of the most important projects we have undertaken was the development of a color board for the exterior paint colors of your homes. Frazee, the original paint supplier, went out of business and was purchased by Sherman Williams Paint. Paint color serial numbers did not match, therefore, through a tremendous amount of research, we were able to match the outdated serial numbers to the updated numbers.

The committee was also able to categorize the colors by the community series and elevations; example Canyon Series (French Country, Spanish, Craftsman, and Italian) referred to as A, B, C, and D elevations. The paint colors are also itemized by the elements of your home per the original elevations such as decorative vents and gables, fascia, garage doors, stucco over foam, and utility doors, trim, and accent colors such as entry doors; and shutters. We also have the Carrera Series, Fresco and Patina Series and

so on. This involvement in recreating the exterior paint colors and then transferring them to a color board to assist you has been a tremendous undertaking. I would like to thank Bob Bonacorsi for getting this job started and a very special thank you to Eileen Callagy for reviewing 479 home combinations and providing the unbelievable attention to detail.

For the homeowner this means you are able find the paint colors of your home with ease, saving you time and money and expediting the ARC approval process.

Lastly, the ARC Committee is reviewing and amending the ARC Standards to provide you with a clear understanding of the allowable architectural changes you may make to your home.



MONTHLY RULE REMINDER

ASSOCIATION FEES- SUSAN GOOD, RULES & REGS CHAIR

It's no doubt most people do not like any discussion or reminder relating to Association Fees. But fees are a necessary part of living in an HOA and in particular, a beautiful community with the many amenities we enjoy here at Four Seasons. Our community is by far, the most beautiful 55+ community I have ever seen and that's saying a lot! Just remember, when you pay your fees every month, you are not just meeting an obligation, you are contributing to the community you chose to live in. Rules regarding Fees can be found below and on page seven (7) of Rules and Regulations.

Association Assessments & Fees

Assessments and fees are the bread and butter of our Association. Our monthly Assessments make possible the well-kept environment in which we live and the activities in which we may participate.

General

Assessments are due and payable in full on or before the first of each month. All other charges including, but not limited to, late fees, interest, collection costs and fines are due as incurred. A late fee and interest will be added to past-due assessments.

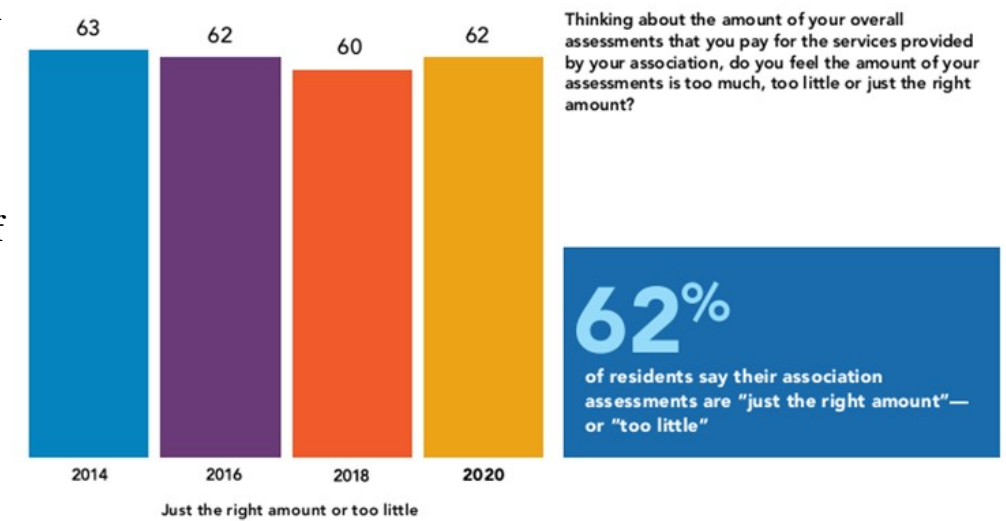
For further details of fees and fines, please see the CC&R's and the Association's Collection Policy sent to the Owners in June of each year. Application of Monies Payments received from an Owner will be automatically applied by the Association in the following order: Unpaid principal (including assessments and special assessments), late fees, interest and CC&R violation fines.

Payments

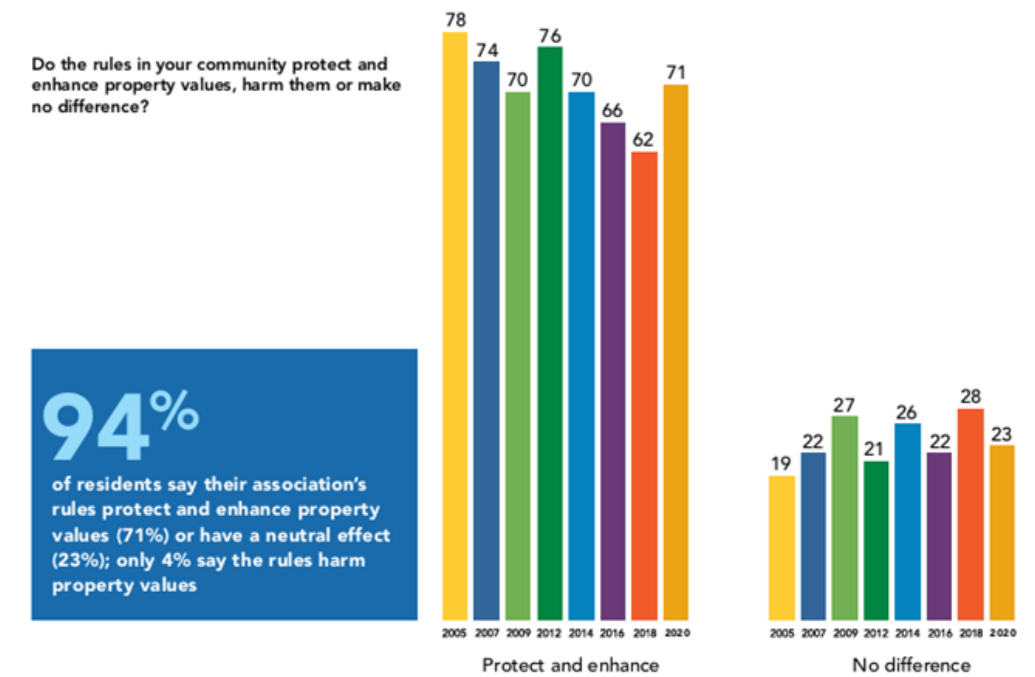
Payments must be made by check, automatic withdrawal or electronic bill pay.

In the office, sometimes members call after receiving a violation notice and state they have been allowed to have (insert violation) for several years; or we often hear that 'Management is picking on me and that I walk the community and see this violation, or that violation.' I cannot comment on why breaches of your rules were not remediated in the past, or that any of the violations come as a surprise to anyone. That surely is not the intent of this management staff, but rather to work with members to come into compliance with your rules. These are your rules, and staff nor I live here. We have an obligation to treat everyone equally and notify each homeowner if or when they are out of compliance. Of course, we may not notice every infraction as they occur, so we rely on weekly inspections and neighbor input.

With all that said, members of an Association have recourse. The rules that are enforced (or violations you have received) are primarily written by members of the Association. The Members of the Association have an opportunity to change the rules through the work of Member operated committees, such as Architectural Control Committee and Rules and Regulations Committee. You are welcome to attend a portion of those committee meetings or petition the Board for a rule change. There are statutory requirements that must be followed prior to the change in any rule, however they are not unsurmountable.



You will often hear me say that this is your community, not mine. I truly believe this. It is not the function of Management to determine the number decorations in your front yard, or how many Trump flags are permitted. Our job is to notify you if you may be out of compliance with your Governing Documents. The job of "Enforcement" lies squarely on the board, Management is simply the communicator.



If you ever have questions regarding this matter or any other, I am very happy to have a personal conversation with any member of this association. Come see me, I have the corner office.

FROM THE CORNER OFFICE CONTINUED...

READER QUESTIONS: THE RESERVE FUND – HOW MUCH IS TOO MUCH?

By Kelly G. Richardson, Esq. CCAL

Mr. Richardson: Something has been bothering me for a while regarding the reserve funding level that is appropriate for a given association. Many associations strive (and set the dues) to achieve 100% funded. Do they really need to carry such high balances? Wouldn't it be enough to carry only sufficient balances to meet the future projected reserve expenses (with a sufficient contingency cushion for uncertainties)? Why should we be paying dues to maintain an unnecessarily high reserve fund balance? Wouldn't a lower percent funded objective of say 50% be more than adequate?

Thanks for your thoughts. B.G., Huntington Beach

Dear B.G.:

Your question refers to comparing the amount of money in the HOA's capital replacement reserve fund to the recommendation of the HOA's most recent reserve study, and by "100% funded" you refer to the situation, also known as "fully funded," in which the HOA has fully accumulated the recommended amount. I relayed your question to leading reserve study experts, and two well-known experts, each holding CAI's "Reserve Specialist"(RS) designation, responded.

Scott Clements RS, CEO of Reserve Studies Inc, said, "the questioner mentions two important points, 'appropriate' and 'adequate'. However, there is another element to consider- equitable. Maintaining at or near 100% funded means that everyone owning a unit is paying their share of usage of all the common area components based on their period of ownership. It is unnecessary go above the 100% level, but anything below is a deferral to future owners".

Robert Nordlund RS, CEO of Association Reserves, Inc., said "the reserve fund provides for the predictable upcoming capital element replacement projects at the association. But life does not always occur according to plan, so some margin in excess of the bare amount of cash to provide for anticipated reserve expenses (called "baseline funding") is needed to insulate the association's members from special assessments. Full funding is the goal to set aside reserves to match the deterioration at the association. Our experience is that special assessments occur only about 1% of the time within the next three years among "fully funded" associations. For baseline-funded associations, special assessments are needed between 30% and 50% of the time within the next three years, so pursuing fully funded status is a worthy and responsible objective. However, for very large associations the benefits of full funding may be achieved at approximately the 50% level."

B.G., Major property components are continuously deteriorating at a calculable rate even while you are reading this article. Associations that do not regularly deposit money to offset that deterioration are quietly falling into unliquidated debt. Since the reserve studies are designed to gradually accumulate repair funds at about the same pace as deterioration, any funding below the recommendation is a gamble. When a major item needs refurbishing, the debt becomes liquidated, and the HOA "discovers" a financial need which was predicted years before in its reserve study. Many HOAs are penny wise by keeping assessments lower (and not funding the reserves account as recommended) but pound foolish because they are forced to specially assess and/or borrow when repairs are needed. As Robert Clements said, it isn't fair to foist the cost of present deterioration upon future owners.

Thanks to Messrs. Clements and Nordlund, Kelly.

Kelly G. Richardson Esq., CCAL, is a Fellow of the College of Community Association Lawyers and a Partner of Richardson | Ober | DeNichilo LLP, a California law firm known for community association advice. Submit questions to Kelly@rodllp.com. Past columns at www.HOAHomefront.com. All rights reserved®.

Flowerbeds

- Replace Netafim irrigation in all front yard flowerbeds with popup spray heads (Approved at the 09-23-2020 Board Meeting)
- Remove some plants in overplanted or overgrown front yard flowerbeds to maximize water efficiency
- Relocate and replace with sustainable plants in flowerbeds for a consistent appearance throughout the community
- Install bark or mulch to prevent water evaporation and encourage water penetration

Sod

- Dethatch and overseed all front yards annually
- Aerate all sod areas annually
- Hard edge all turf areas with sod cutter to re-establish edging
- Standardize mowing schedule 3"- 4" height for fescue and 0.5"-1" Bermuda (Height dependent on weather)
- Remove and replace sod in select areas

Chemical

- Implement industry standard pre-emergent and post-emergent schedule
- Implement industry standard fertilization schedule
- Implement bi-annual soil conditioners and amendments



Trees



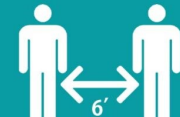
- Identify, remove, and replace dead or dying trees
- Identify, remove, replace trees planted that will cause potential damage
- Standardized Prune Schedule

Right now, all the aforementioned items are merely proposed. Please anticipate some amendments, nevertheless, the development of a sustainable plan will not only increase the beauty of the community, but in the long run provide for a predictable cost-effective approach to the association landscaping.

KHOV Landscape Schedule
Annual Recommendations

Treatment	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Grub Treatment				x								
Fertilizer with Dimension				x		x						
Fertilizer with Pendimethalin		x										
Feed Roses and Crepe Myrtles (Systemic)			x						x			
Gypsum Entire Property		x								x		
Shrub & Tree Fertilizer		x							x			
Tree Prune			x							x		
Turf Fertilizer								x			x	
Aerate Entire Property			x							x		
Dethatch and Overseed										x		
Trim Palms							x					

PROTECT YOURSELF, YOUR LOVED ONES AND YOUR COMMUNITY WITH THESE
COVID-19 SAFETY MEASURES

<p>STAYING HOME WILL SAVE LIVES Leave home only to:</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <i>Get essential items</i> </div> <div style="text-align: center;">  <i>Seek health care</i> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;">  <i>Care for others</i> </div> <div style="text-align: center;">  <i>Spend time outside</i> </div> </div> <div style="text-align: center; margin-top: 10px;">  <i>Provide critical services</i> </div>	<p>STAY SAFE WHEN IN PUBLIC The best way to stay healthy is to stay home</p> <p><i>If you need to go out in public:</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <i>Wash your hands</i> </div> <div style="text-align: center;">  <i>Do not touch your face</i> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="text-align: center;">  <i>Cover your coughs and sneezes</i> </div> <div style="text-align: center;">  <i>Keep six feet between yourself and others</i> </div> </div> <p>Feeling sick? Stay home!</p>	<p>WEARING A MASK Leave N95 and Medical Grade masks for health care professionals</p> <p><i>Homemade masks are meant to be worn by people who do not have symptoms. They protect other people by reducing the chance that the wearer, who does not have symptoms but still may be infected, can pass the disease.</i></p> <p>Consider using a homemade cotton mask, scarf, or bandana</p> <div style="display: flex; justify-content: space-around; margin-top: 10px;">    </div>
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Landscape Improvement Plan

What is the future of Four Seasons Landscaping?

Up until now, there has not been a strategic plan to fix and maintain the front yard landscaping to a level equivalent to the rest of the beauty of this community. Many of you have called and requested plant replacements, prune or not prune, broken irrigation and much more. Your requests have not been brushed aside (pun, intended), but the remedies have been not much more than temporary at best.

In developing a sustainable plan, the Landscape Committee, Stay Green and Management have researched all the deficiencies and barriers to our landscape dilemmas. We noted the expansive soil and hard packed clay conditions in this part of the city, tested soil samples, talked with experts, observed by weekly inspections, analyzed the HOA budgets, and unsurprisingly we found that what we have been doing doesn't work.

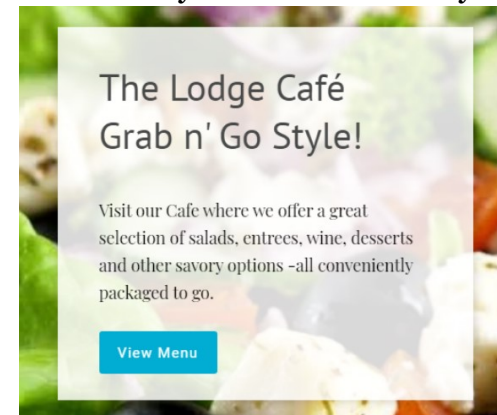
The irrigation methods originally installed are sorely inadequate for our soil conditions and plant health, lack of any soil treatments prevented most plants to grow, and lack of budgeted funds to fulfill the landscape maintenance only compounded the issues. Therefore, a sustainable plan is being proposed to the Board. Although, soil and plants take time to amend and grow, once again you will be asked for patience while the plan is implemented.

The plan, thus far, is proposed.

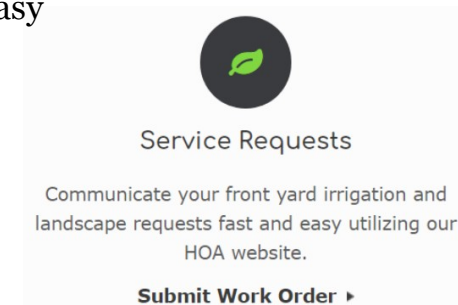
NEW FSB WEBSITE COMING SOON! - BY LILY GOMEZ

As announced in last week's Board Meeting, this October, Four Seasons Bakersfield will be moving the community website (www.fsbhoa.com) to a much more user-friendly and cost-effective platform. We would like to highlight a few key features we are excited to tell you about, here's a sneak peek.


1. You'll soon have the ability to view a monthly menu of the Grab n' Go Café!



2. Submit landscape/irrigation work orders directly from your home. Fast and easy




3. If you haven't already, register for an HOA account to view your HOA balance, payment history and more.



Pay your assessments quick and easy with the your Four Seasons HOA payment portal. Homeowners can access their online payment portal 24-7 from their desktops, laptops, or mobile devices. You can log on, click a few buttons, and swiftly pay your HOA assessment. No longer is there a need for written checks, special trips to the post office, or phone payments.

Our online payment portal accepts credit cards and ACH payments minimizing the chances of forgotten payments. You can review your balance, see payment history, and track future payments. Don't wait and sign-up today.

- [I need to create my HOA account](#)
- [Opt in E-Statements](#)
- <https://seabreeze.opt-e-mail.com/admin/login/>



(TEMPORARY) OFFLINE PERIOD

As we prepare to move over to a much more efficient website, we also must prepare for the downtime we will experience while moving the website domain (www.FSBHOA.com). The downtime is simply the offline interim period that is inevitable when a transfer of domain ownership is made. The last day of the current FSB website is October 2nd with an anticipated and approximated 'Go Live' date of a week after.

If you have any questions, please give us a call at The Lodge at 661-873-0580 or send an email to fsb@seabreezemgmt.com.

HOURS OF OPERATION

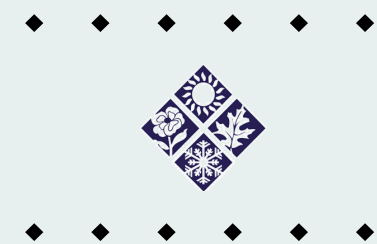
Lodge & Café Hours

Monday-Friday:
6am-7pm

Saturday & Sunday:
CLOSED

Outdoor Amenities Via Side Gate

Monday-Sunday:
6am-10pm



HAVE IRRIGATION ISSUES?

Please email your irrigation issues directly to:

fsbirrigation@outlook.com



OCTOBER 2020 CALENDAR

LODGE & CAFÉ HOURS: MONDAY-FRIDAY 6AM-7PM
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>Pool Closed Mon & Fri 7AM-10AM</p>	<p>1 Beginners Pickle Ball 8am Architectural Review/ Landscape 10am Dance Fitness 7pm</p> <p>Café Special: Meatloaf w/ Mushroom Gravy</p>	<p>2 Dance Fitness 7am Advanced Pickle Ball 8am R&R 1pm Advanced Pickle Ball 5:30pm</p> <p>Café Special: Fresh Catch of the Day</p>	<p>3</p>
<p>4 Water Volleyball 4:00pm</p>	<p>5 Dance Fitness 7am Advanced Pickle Ball 8am</p> <p>Café Special: Beef Braised in Coconut Milk</p>	<p>6 Beginners Pickle Ball 8am Social 1pm Pool 6pm Dance Fitness 7pm Bocce Ball 7pm</p> <p>Café Special: Chicken Cordon Bleu</p>	<p>7 Dance Fitness 7am Advanced Pickle Ball 8am Water Volleyball 5:30pm</p> <p>Café Special: Spaghetti Bolognese</p>	<p>8 Beginners Pickle Ball 8am Community Shred Day Dance Fitness 7pm</p> <p>Café Special: Hibachi Night</p>	<p>9 Dance Fitness 7am Advanced Pickle Ball 8am Advanced Pickle Ball 5:30pm</p> <p>Café Special: Misoyaki Salmon</p>	<p>10</p>
<p>11 Water Volleyball 4:00pm</p>	<p>12 Dance Fitness 7am Advanced Pickle Ball 8am Facilities 1pm</p> <p>Café Special: Sweet Sour Spare Ribs</p>	<p>13 Beginners Pickle Ball 8am Neighbor2Neighbor 1pm Dance Fitness 7pm Bocce Ball 7pm</p> <p>Café Special: Join us for Taco Tuesday</p>	<p>14 Dance Fitness 7am Advanced Pickle Ball 8am Veterans Club 9:30am Virtual Health Seminar 12pm Budget Townhall 5:30pm Water Volleyball 5:30pm</p> <p>Café Special: Chicken Fettuccine</p>	<p>15 Beginners Pickle Ball 8am Book Club 10am Dance Fitness 7pm</p> <p>Café Special: Spicy Garlic Shrimp</p>	<p>16 Dance Fitness 7am Advanced Pickle Ball 8am R&R 1pm Advanced Pickle Ball 5:30pm</p> <p>Café Special: Clam & Surimi</p>	<p>17</p>
<p>18 Water Volleyball 4:00pm</p>	<p>19 Dance Fitness 7am Advanced Pickle Ball 8am</p> <p>Café Special: Roast Pork</p>	<p>20 Beginners Pickle Ball 8am Finance 1pm Dance Fitness 7pm Bocce Ball 7pm</p> <p>Café Special: Wagyu</p>	<p>21 Dance Fitness 7am Advanced Pickle Ball 8am Water Volleyball 5:30pm</p> <p>Café Special: Seared Duck Breast</p>	<p>22 Beginners Pickle Ball 8am Dance Fitness 7pm</p> <p>Café Special: Hibachi Night</p>	<p>23 Dance Fitness 7am Advanced Pickle Ball 8am Advanced Pickle Ball 5:30pm</p> <p>Café Special: Mussels w/ Black Garlic Butter</p>	<p>24</p>
<p>25 Water Volleyball 4:00pm</p>	<p>26 Dance Fitness 7am Advanced Pickle Ball 8am</p> <p>Café Special: Beef Stew</p>	<p>27 Beginners Pickle Ball 8am Dance Fitness 7pm Bocce Ball 7pm</p> <p>Café Special: Join us for Taco Tuesday</p>	<p>28 Dance Fitness 7am Advanced Pickle Ball 8am Water Volleyball 5:30pm BOD Meeting 6pm</p> <p>Café Special: Bone in Pork Chop w/ Spicy Ko Chu Honey</p>	<p>29 Beginners Pickle Ball 8am Dance Fitness 7pm</p> <p>Café Special: Teriyaki Steak & Shrimp Scampi</p>	<p>30 Dance Fitness 7am Advanced Pickle Ball 8am Advanced Pickle Ball 5:30pm</p> <p>Café Special: Baramudi w/ Mushroom Demi</p>	<p>31 </p>