

**PHEASANT POINT HOMEOWNERS ASSOCIATION ASSESSMENT NOTIFICATION  
2022**

Dear Homeowner(s):

PHEASANT POINT Homeowners Assessment invoicing is enclosed. The Assessment fee for 2022 remains at \$400.

2022 Assessment Invoicing for Pheasant Point Homeowners Association is dated January 1, 2022 and is due on January 31, 2022. **Association assessments are considered delinquent if not postmarked and or paid on or before March 1st.** If paid or postmarked after March 1, 2022 late fees and late charges as well as any additional collection fees will be attached to the owner(s) delinquent account.

If you require some type of payment agreement, you must put it in writing and mail or e-mail **on or before January 31, 2022.** If you wish, you may make monthly payments beginning in January thru March 1, 2020. The Board of Directors has asked IPM to communicate that no **late fees will be waived on any payments received after March 1, 2020.**

Invoicing is enclosed along with a copy of the approved 2022 budget.

### **Software Updates**

IPM has gone through some software updates which now provides for an owner access portal which allows for real-time access to your account. You can log on and view current balance, account history and make assessment payments.

*With the upgrade there is a new convenient online payment options! Simply login to your account to view, manage and make payments. You can setup recurring or one-time payments through our online portal and save your payment methods to use again in the future. Ready to get started?*

***Go to: <https://comwebportal.com/login> to Register.***

***If you choose to mail in your payment, checks or payment should be mailed to:***

***Pheasant Point HOA, P.O. Box 1757, Washington, MO. 63090.***

There are a total of 197 homes in the development. One hundred and ninety-two single family and five town homes, which make up Pheasant Point Town Homes. The Town Homes are assessed for both the HOA annual fees and for the Town Homes monthly fees.

The Association has contracted with Hansen's Tree Service to have a few of the trees removed on the common ground that have died. They have issued us a 5% discount. They are passing that on to any homeowner in the community that books to have a tree removed within the winter season (December – March). It is unfortunate that we have several Ash trees that are dying in the community. If they are not removed when died the City will require them be removed, so you may want to take advantage of the discount now.

Pheasant Point HOA Annual Meeting is held each year on the second Tuesday of June. Please mark your calendar and plan to attend on Tuesday June 14, 2022. Nominations and elections for Board Members are held in conjunction with the Annual Meeting.

Lawn care and landscape services for Pheasant Point will begin in the spring of 2022. Cooper Outdoor Services maintains the lawn care contract for all common ground areas including the detention basin. As a reminder during snow - please no sledding into the basin.

Snow removal is handled and coordinated by the City of O'Fallon, Missouri. In the case of any snow removal needs, please be conscientious about parking in your garage or driveway, in an effort to allow the plowing trucks the ability to maneuver through streets and to move snow.

When possible, please utilize your garages and driveways for parking. As a reminder for on street parking...please be considerate of your neighbors and park in front of your own property, so homeowner guests or visitors have a place to park near the home they are visiting. Vehicles must move every 24 hours and follow the City Ordinances

of O'Fallon. Police, Fire and all emergency vehicles must be able to move easily thru the streets and cul-de- sac areas of Pheasant Point. Thank you for your compliance with this matter!

Pro Pool is the selected pool contractor for lifeguard services again in 2022.

**Pool information and registration will be mailed out in early spring prior to the pool season. It is not included in this mailing.**

**The Board will follow the Assessment payment information aligned with the pool policy again for 2022.**

Architectural changes or additions must be approved by the board of Directors. Forms are available and will be provided upon request. Contact IPM at 314-922-8968 or [tif@innovativepm.biz](mailto:tif@innovativepm.biz) to request.

It is important to maintain a nice neat curbside appearance. Please remember that porches, driveways and yards are not to be used to store extra landscaping supplies, bbq's, propane tanks, tools, or other items that do not normally belong in those locations.

Pet owner(s) are reminded to clean up after your pet; if you are walking your pet in any of the common ground area, it is your responsibility to clean up. Please be a courteous pet owner! In accordance with O'Fallon City Ordinances, pets cannot be tethered in any manner.

Safety and security is foremost. Please keep your doors locked, close garage doors and lock your vehicles. Do not store or leave items in your vehicles or out in the open in an effort to prevent break ins. If you observe anything unusual in the neighborhood, do not hesitate to contact the O'Fallon Police Department.

Did you know that the Clubhouse is available to rent for private parties. If you are interested in renting the Clubhouse please contact Cindy at 636-978-4719.

The Board posts and provides community updates on the Official Pheasant Point face book page. Owners can comment on this page. Any other face book pages identified for the subdivision are not reflective of the Board or the HOA. You can also check out the community website for up to date information at: [www.pheasantpointsubdivision.com/](http://www.pheasantpointsubdivision.com/)

IPM provides management service for Pheasant Point HOA, Monday through Friday from 8:30 AM to 4:00 PM.

Please note: IPM will be closed December 24, 2021 thru January 4, 2022.

Have a fun and safe holiday season! Thanks for allowing us to serve you!

Innovative Property Management