



**Pheasant Point I  
Homeowners Association**

**HELLO PHEASANT POINT 1 HOMEOWNERS  
ASSOCIATION (“HOA”), INC. MEMBERS!**

Hi neighbors and fellow HOA members! As an HOA we are trying something new this year. We have been searching for a better and more consistent way to communicate with lot owners/HOA members within the 53 lots of Pheasant Point 1. We hope you enjoy this newsletter format. We intend to send these out at least once per year.

**WELCOME NEW LOT OWNERS!**

Last year (2018) and this year (2019) we have seen many of the homes within the 53 available lots of Pheasant Point 1 sell to new owners. Therefore, we want to welcome all the new lot owners to the neighborhood. We believe you have moved into one of the best neighborhoods in all of Wisconsin! Feel free to call or email us if you have any questions about the neighborhood or HOA (contact information in the lower right hand corner of this page).

We have an active and friendly HOA Board of Directors (“BOD”) and Officers in this neighborhood that seeks to be a resource for all lot owners as questions or concerns arise. The roles and responsibilities of the HOA BOD and Officers are simple and are outlined in the Pheasant Point 1 Covenants and Restrictions (“Covenants”) in section 24 on page 8 with further clarifications provided in the Bylaws Of Pheasant Point 1 Homeowners Association, Inc (“Bylaws”). For your convenience we have made copies of all relevant HOA governance documents, meeting minutes, and Officer, Director and Committee Members contact information available online here:  
<http://bit.ly/pheasantpoint>

As a lot owner within the Pheasant Point 1 neighborhood you are automatically a member of the HOA and will have voting rights in-person or by proxy on issues that arise during our Annual Meeting Of The Members (“Annual Meeting”). All 53 lots will get a physical invitation in the mail before the annual meeting. Our annual meetings are typically held in the Spring of each year at the Town of Middleton building on Old Sauk Road. Our most recent meeting was held on Tuesday, June 4th, 2019 at 6:30pm.



**HOA BOARD OF  
DIRECTORS / OFFICERS**

**President:**

Craig J. (C.J.) Klaas

Cell Phone: 206-931-7604

Email: pheasantpointhoa@gmail.com

**Treasurer:**

Melissa Thomley

Home Phone: 608-827-6688

Email: mcthomley@tds.net

**Secretary:**

Jon & Deneen Wellik

Email: deneenwellik@me.com

Email: jwellik1@yahoo.com



# Nextdoor™

## NEXTDOOR APPLICATION (APP)

Our HOA has begun utilizing the “Nextdoor” website and smartphone mobile application for “on the go” updates within the neighborhood. Therefore, please consider going to the website [www.nextdoor.com](http://www.nextdoor.com) and/or downloading the “Nextdoor” mobile application and register to begin utilizing the technology.

## FREQUENTLY ASKED QUESTIONS (“FAQ’S”)

1) **FAQ:** When was the Pheasant Point 1 neighborhood originally organized/developed?

**Answer:** 1995

2) **FAQ:** How many lots are governed by the Pheasant Point 1 HOA, Inc?

**Answer:** 53

3) **FAQ:** Are all the available lots currently owned and developed?

**Answer:** Yes. Lot 14 was purchased and developed in 2016/2017 and was the last available lot.

4) **FAQ:** How often does the HOA meet and what happens during those meetings?

**Answer:** The HOA meets once per year (usually in the Spring) and invites all lot owners to participate. The purpose for these meetings and HOA responsibilities are all outlined in the Covenants and Bylaws.

5) **FAQ:** Who do I contact with questions , concerns or complaints about the neighborhood or a neighbor?

**Answer:** The HOA Board of Directors and Officers contact information is listed on the lower right hand corner of the first page of this newsletter or on our website here: <http://bit.ly/pheasantpoint>

6) **FAQ:** What is the current approximate annual cost **per lot** for being part of the Pheasant Point 1 HOA?

**Answer:** \$220/year

7) **FAQ:** What basic services does the HOA provide me/us for the annual fee?

**Answer:** A complete list can be found in the HOA Bylaws (Page 2, Article III, “Purpose”). Examples include: Maintenance of monuments (signage), ponds, outlot and enforcement of covenants.





## **WE NEED UPDATED CONTACT INFORMATION!**

The HOA used to provide all lot owners/HOA members with an annually updated directory. If possible, we would like to begin doing this again. However, we need your help to gather all of this up-to-date basic contact information.

Please email Melissa Thomley (mcthomley@tds.net) with your most current contact information in the following format (please do this again even if you think we already have your information on file).

- 1) Lot Number (if known):**
- 2) Address:**
- 3) First and Last Name (of primary lot owner(s)):**
- 4) Children's Names & DOB's (MM/YY) (if living at home):**
- 5) Phone Number(s):**
- 6) Email Addresses:**

If you are uncomfortable providing any of this information then please only provide the information you are comfortable sharing with your fellow neighbors. Any updated contact information is appreciated!

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## **ARCHITECTURAL CONTROL COMMITTEE**

As a reminder, the HOA is required within our Bylaws to **“create and maintain an Architectural Control Committee to maintain a high standard of quality with respect to the development and maintenance of the Lots in accordance with the recorded covenants and restrictions.”**

Therefore, please be sure to always submit your plans for review and approval before beginning any project on your lot including (but not limited to) things like... **1-accessory buildings (storage shed), 2-new sun room, 3-change of exterior paint color, 4-permanent exterior structure of any kind, 5-new siding, etc.**





## COVENANTS & RESTRICTIONS REMINDERS

**Notice:** This is not a complete list of the Covenants & Restrictions Plat of Pheasant Point 1 but rather serves as a summary of areas where HOA members/Lot owners might have voiced questions OR where the HOA Board of Directors and/or Officers have historically seen violations.

- 1) **Accessory Buildings:** Accessory buildings are expressly prohibited in the front and side yard of any Lot but may be constructed in the rear yard of a Lot with the prior written approval of the Architectural Control Committee.
- 2) **Pets:** No more than 3 domestic animals may be kept on any Lot owner's premises and must be housed within the principal structure constructed on the Lot.
- 3) **Lot Appearance:** The Lot owner shall be responsible for maintaining the Lot in a neat condition.
- 4) **Parking of Vehicles:** The parking of service vehicles owned or operated by the Lot owners and their families is prohibited unless they are kept in garages. The storage of automobiles, boats, travel trailers, mobile homes, campers, snowmobiles, motorcycles or any other recreational vehicles is prohibited unless kept inside garages. This shall not prohibit the temporary parking of such vehicles for the purpose of loading and unloading.
- 5) **Fences:** No fences shall be erected on any part of any front yard. All other fences must be approved by the Architectural Control Committee. No exterior antennas or satellite dishes shall be erected on any structure or Lot without the prior written approval of the Committee and must be screened from view.
- 6) **Mailboxes and Yard Lights:** To provide continuity throughout the Pheasant Point 1 Development, Lot owners shall purchase from the developer a mailbox, a newspaper tube and a post to be installed by the Developer or the builder on the Lot in accordance with the regulations of the United States Post Office Department. Only mailboxes and newspaper tubes provided or approved by the Developer shall be allowed, except for mail depositories which are the property of the United States Post Office Department. Each homeowner, at his expense, also shall install a post light approved by the Committee in the front yard of the Lot. Each light shall use only a direct wire and shall be controlled by a photo cell. The Lot owner shall maintain the fixture and light bulb.
- 7) **Signs:** No signs of any type shall be displayed in public view on any Lot without the prior written consent of the Developer, except lawn signs of not more than four square feet in area advertising a Lot for sale.
- 8) **Landscaping:** See next page...



# LANDSCAPING REMINDERS FROM YOUR FRIENDLY NEIGHBOR DALE EGERBERG

I was asked at the last Homeowners Association Annual Meeting to draft this communication which addresses the landscaping requirements that we all bought in to when we purchased our Pheasant Point 1 properties.

(As an aside, we are one of the newer residents in the neighborhood (moved in in Feb 2016) and are thrilled to be here. We are loving Wisconsin, Madison and Pheasant Point. We have found the neighborhood not only to be beautiful, but also the residents (you) to be very friendly. We have felt very much welcomed. Thank you! Although, we built our home in 2015/16, we had purchased our lot back in 1997, before the roads were entirely constructed. One of the primary reasons for choosing Pheasant Point was the commitment/requirements/vision the developers had for the beauty of the subdivision, especially the vision for all the trees that would adorn the neighborhood.)

As mentioned in the minutes of the last HOA meeting, the landscape requirements that each of us have for our properties is quite significant. Although many have satisfied those requirements, many of us have not yet accomplished all that is required. To put this in a nutshell, the minimum requirement for landscaping our front and side yards would include the required three evergreen trees PLUS six large canopy trees - canopy trees being Oak, Maple, Ash, Birch (a clump counted as one), etc.

I have reproduced the pertinent paragraphs of the Covenants below. So, stating it a little more fully, in addition to the required three evergreen trees, the requirements are defined in terms of points, with different plantings being worth different numbers of points. Total required is a minimum of 1000 points. If we assumed all of us have roughly 100+/- points for foundation plantings, that leaves 900 points. At 150 points a piece for large canopy trees, that gets us to the six canopy trees I mention above. If we choose other plantings such as more evergreens or small trees (e.g. Crab Apple, Serviceberry, Eastern Redbud, etc), then more than six trees will be required as these trees only have a third of the point value of the large canopy trees. Or, obviously, a combination of canopy trees, small trees and evergreens can be used to accumulate to the required 1000 points. Hopefully that makes sense as you read the covenants below. As noted in the HOA minutes, the recommendation was that we all do an inventory of our existing trees and make additions as necessary. No doubt, there are many landscapers who would be happy to help design additions to our landscapes. Thanks much for your efforts!!!

## Excerpt from Covenants and Restrictions Plat of Pheasant Point I

Par (15) Landscaping. The following are the minimum landscaping requirements:

(d) Each lot owner shall plant three conifers ranging in size from 6 to 8 feet in height in the front lawn area, chosen from the following varieties - Colorado Blue or Green Spruce, Black Hills Spruce, Scotch Pine, Austrian Pine or Douglas Fir. The landscaping points required in subparagraph (e) below shall be in addition to this requirement such that no points shall be received for fulfilling this requirement.

(e) In addition to the requirement in paragraph (d) above, the landscaping plan for each Lot shall achieve a minimum of 1,000 landscaping points as determined by the following point schedule. All 1,000 points must be located in front of the residence and side yards. Side yard points shall not exceed 40 feet from the front of the residence. No more than 200 points total shall be allowed for any combination of walls, fences and berms:

### Landscaping Element Point Value

- Canopy Tree (2"-3" caliper at 18 inches) 75
- Canopy Tree (3"-4" caliper at 18 inches) 100
- Canopy Tree (greater than 4" at 18 inches) 150
- Canopy Tree or Small Tree (1-1 1/2 " caliper at 18 inches, i.e. Crab, Hawthorn, etc.) 50
- Evergreen Tree (4 to 6 feet in height) 50
- Large Deciduous Shrub (3-year transplant - 36" min.) 10
- Small Deciduous Shrub (3-year transplant - 18" min.) 5
- Evergreen Shrub (3-year transplant - 24" min.) 5
- Decorative Wall (per face foot) 2
- Rail Fence (per lineal foot) 1
- Earth Berm (average height 30" - per lineal foot) 1



## OTHER ITEMS OF INTEREST...

**1) The Japanese Beetles are descending upon us.** Little Leaf Linden trees seem to be their favorite food, followed by Birches, roses and others. You may want to consult a reputable arborist to develop a treatment plan. Feel free to contact one of the HOA Officers for referrals.

**2) Many of you have noticed that a number of our spruces are dropping needles.** Evidently with the wet weather, many of these trees have contracted a fungus, called Rhizosphaera Needle Cast Disease. Untreated, the branches can become defoliated and will look unsightly. The fungus can eventually kill the tree. There are arborist who can treat your trees if you find similar problems. The sprays will, over a series of treatments, arrest the fungus and any future damage.

**3) For those of us who have some more "wild" areas on our properties such as hedge rows or natural prairies, we should be on the lookout for invasives.** Some people continue to battle Canadian Thistle and Burdock. We have also seen a few sprigs of Dames Rocket. All of these can be contained with some diligence. We have also recently come to understand that the common Dandelion is an invasive or, at least, a non-native (from Europe). Although we are not going to get the genie back in the bottle for any of these, we can do our part to keep these plants from spreading within our own properties and beyond, to our neighbors and to the wider environment.

Pheasant Point 1 HOA, inc.  
3869 Pheasant Point Court  
Verona, WI 53593

Your Organization

PLEASE  
PLACE  
STAMP  
HERE

Mailing Address Line 1  
Mailing Address Line 2  
Mailing Address Line 3  
Mailing Address Line 4  
Mailing Address Line 5



