



**Pheasant Point I  
Homeowners Association**

**HELLO PHEASANT POINT 1 HOMEOWNERS  
ASSOCIATION (“PP1HOA”), INC. MEMBERS!**

Hi neighbors and fellow HOA members! 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 (2020) and this year (2021) 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 Winter or early Spring of each year at the Town of Middleton building on Old Sauk Road. However, most recently due to the COVID pandemic, we changed the annual meeting format to ZOOM.

**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:**

Deneen Wellik

Email: deneenwellik@me.com



## 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.

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

**Answer:** The HOA meets once per year (usually in the Winter or early Spring) and invites all lot owners to participate. The purpose of these meetings and HOA responsibilities are all outlined in the Covenants and Bylaws which can be found on the HOA webpage here: <http://bit.ly/pheasantpoint>

**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.

**8) FAQ:** Do I need to notify anyone or ask for permission if I plan to make any changes to my house or landscaping?

**Answer:** Yes! We have an architectural control committee that must be notified and approval must be given for any significant changes. You can find there contact information on the website





## **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 Deneen Wellik ([deneenwellik@me.com](mailto:deneenwellik@me.com)) 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.



# COMMITTEE UPDATES & NOTICES

## PARKS COMMITTEE

**Our parks committee works with the PP1HOA Officers to oversee and manage our outlot and monuments maintenance.**

**This Park Committee update (below) comes from Michael Schubert.**

The parks committee worked on replacing two diseased pine trees at the south monument at the entrance to Pheasant Point near Timber Lane and Summerfeld Drive. We were able to get enough volunteers to cut down the two diseased trees, clean up the tree debris, dig holes for the replacement trees and get them planted. The committee decided to use a Norway Spruce variety of tree that will be much more resistant to disease in the future. Thanks to everyone for joining together to help get these trees replaced.



## ARCHITECTURAL CONTROL COMMITTEE (“ACC”)

**Our ACC works with the PP1HOA Officers to oversee and maintain a high stand of quality with respect to the development and maintenance of the Lots in accordance with the recorded covenants and restrictions.**

Hello from the Architectural Control Committee (“ACC”)! As a reminder, we wanted you to be aware of our Homeowners Association Covenants found here: <https://chatmandesign.com/pheasantpoint/>

A few highlights:

1. If you are making a significant change to your landscaping or home, please run your idea by the ACC before starting (Covenant 14 (i)). Why? – Because the ACC can tell you whether your change conflicts with an architectural requirement (like wood fascia, color, or roof material), building requirements, setback, easements, town ordinances, and the like, and that can save you lots of time and energy.
2. No structures are allowed to be built without ACC notification of the plans (Covenant 1). What’s a structure? A structure is anything that is built and not a living plant, so a shed, pool, swing set, raised garden box, pergola, windmill, pool house, fire pit, decorative fence, etc. Many structures are allowed in the backyard after plan review, but some – like treehouses – are prohibited.
3. We are all required to have 1000 landscaping points in our front and side yards (See Covenant 14 (e)). If you are not an original owner, you likely inherited approved landscaping when you arrived. If you are making a significant change to your front or side lot landscaping (installing a large new berm or front garden, or removing 5 trees, for example), please notify the ACC of your plans. If you have had some trees die, the covenants indicate you must replace them with comparable. If you are lacking points, now is a great time to add to your landscaping! Minimum requirements: 3 evergreens PLUS 6 large deciduous canopy trees (e.g. maples, oaks, ash, clump birch) OR 3 evergreens PLUS 18 additional evergreens or smaller deciduous trees (e.g. crab apple, serviceberry, redbud) OR a combination of the two formulas. This requirement applies to the front and side yards only. We ask that everyone keep their lots neat and clean.

The ACC is happy to help and is a volunteer-based committee of 3 neighbors who, with the HOA Board, work to keep our neighborhood looking great! How to contact us: Dale Egeberg ([mdegeberg@gmail.com](mailto:mdegeberg@gmail.com)), Sonali Ray ([sonaliray2@gmail.com](mailto:sonaliray2@gmail.com)), Mary Ozers ([mozers@proteovista.com](mailto:mozers@proteovista.com))



# COMMUNITY CORNER

Madison Area Food Pantry Gardens' Forward Garden is now in its second year at the Pope Farm Homestead on a lease-to-prove model. Madison Area Food Pantry Gardens (MAFPG, <https://www.foodpantrygardens.org/index.html>) is a non-profit 501(c)(3) with a 21 year history creating nutrition security for individuals and their families who rely on the Dane County emergency food system. In a typical season, through collaboration of numerous community partners and hundreds of volunteers, MAFPG collects surplus produce directly from area farms (including UW's West Madison Ag Research Station) and grows up to 100,000 pounds of culturally relevant produce in its network of gardens for pantries and other emergency food programs. Over the last two decades, MAFPG has donated more than 2 million pounds of produce with the support of over 10,000 volunteers.

With ongoing community support and engagement, MAFPG will be able to double its growing power and supply up to 200,000 pounds of produce to the emergency food system annually by 2025 by expanding Forward Garden at the Pope Farm Homestead. MAFPG currently has 5 acres in production at the homestead on a lease-to-prove model and has a generational opportunity to purchase the 15-acre homestead from the Pope/Zoerb family including the 12 tillable acres, the historic barn, and house. This would complement the additional 8-10 food pantry gardens MAFPG operates each year in other locations throughout west and south Dane County on temporary land loans (<https://www.foodpantrygardens.org/our-gardens.html>). Once MAFPG owns the Pope Farm Homestead, improvements will include a drip irrigation system, orchard plantings to meet the increased demand for fresh fruit in Dane County's emergency food system, renovation of the historic barn to be used as a pack shed and educational space, building a new equipment shed, and installing a greenhouse which will move MAFPG closer to realizing its vision of a year-round food production model. Renovations to the farmhouse will include a kitchen transformation to accommodate light processing and small group nutrition education, modifying the bathroom to be wheelchair accessible, and creating a comfortable indoor space for individuals looking for a break from the hot sun or to warm up in the late fall.

All are encouraged to check out Forward Garden including this season's addition of 8 chickens! Consider joining a standing volunteer work session on a Tuesday or Thursday 4:30-6:30 p.m., Wednesday 9:00-11:00 a.m., or most Saturday mornings 9-12. If you are interested in volunteering or would like more information about MAFPG, feel free to connect with Farm Manager, Matt Lechmaier, [matt@foodpantrygardens.org](mailto:matt@foodpantrygardens.org), (530) 650-5301 or Pheasant Point neighbor and MAFPG board member Brian Arndt (7794 Summerfield Dr), [bgarndt10@gmail.com](mailto:bgarndt10@gmail.com), (608) 469-9380.

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PLEASE  
PLACE  
STAMP  
HERE

Your Organization

