

Pheasant Trail Communicator

OUR MISSION: *To secure the assets of our homeowners and the quality of our Community. This will be accomplished by supporting common areas, enforcement of policies and covenants, while providing value-added enhancements.*

OUR CORE VALUES: Integrity & Transparency, Community Engagement, Protection, Financial Responsibility, Fairness & Respect, and Communication

It's been a moment, so let's get right to it! Your HOA Team has been working hard behind the scenes, so this will be a catch-up newsletter. Here we go!

The HOA Team this year modified our core values. Some are the same, some changed just a bit, and some new.

Integrity & Transparency: Operate openly, being honest, making decisions in the community's best interest, and providing clear information

Community Engagement: Encourage participation and create opportunities for interaction

Protect: Retain standards, enforce rules and policies, while also maintaining property values

Financial Responsibility: Manage budgets, reserves, and assessments responsibly to ensure long-term financial health

Fairness & Respect: Treat all residents equally and with respect, with an expectation residents will reciprocate

Communication: Keep residents informed through varied channels

2025 was quite the year! Here's a quick recap:

Drainage ditch project completed

Flumes cleaned and rocked

Green shutters replaced

New trees planted

Sump pump inspections completed

Annual meeting held

Pink flamingo conversation in August

Financial goals met

Review of service providers before 2026 budgets

Governing policies reviewed, updated, and posted to website

Spring walk-around completed



As we prepare for 2026, the HOA Team believes there could be significant financial hurdles. In preparation, we asked several residents to join us for an Advisory Team Breakfast.

This was held on January 24th at Goldfinch Restaurant. It was VERY cold and we appreciate those who attended.

The following items were discussed, in no particular order:

1. Evaluate rooftops of all buildings
 - Do we repair/replace or cross our fingers. (Proactive? Or Reactive?)
2. Financials
 - What amount should we maintain in a working account? How do we prioritize roof repairs? When do we assess the residents? How much do we keep in our investments for the unexpected?
3. When is the right time to look at hiring a property management company
 - What services do they provide? How much is too much to pay? How do we increase our dues to pay for them?

These were serious conversations and the Team appreciates the time others gave in support.

As we have stated many times, we are you. In other words, the three individuals currently serving on the HOA Board Team are simply residents who have stepped forward and offered their assistance to the whole.

We hold no assumption to have all the answers. However, we work very hard to insure there are best possible outcomes for everyone in our Community.



Tiny seeds can become weeds or flowers. Know what you are sowing.

With the support and input from the Advisory Team, here are the 2026 Goals. Each is outlined briefly and action/accountability described.

1. **Repaint parking lines** – these have faded due to weather and snow removal. This will be done by June, at a cost of \$50.00
2. **Plant four new trees** – several dead trees along 29th Avenue were removed and new trees will be added. This will be at a cost of \$0.00 (with the support of Cedar Rapids/Linn County) and accomplished by September.
3. **Support one HOA social event** - Pink Flamingo, block party, community picnic? All good suggestions. This will be accomplished by October at a cost not to exceed \$500.
4. **Repair or replace rooftops on buildings** - This will be accomplished by a survey of rooftops and prioritizing urgency. Cost is estimated at \$30,000 per building for a complete tear-off and replacement. This will be accomplished by September.
5. **Continue on-going maintenance of drainage way and flumes** – We will continue working in conjunction with PT7th. Timeframe throughout the summer months at an average cost of \$200 per weed application.
6. **Upgrade front exterior light fixtures** - This will be accomplished one street at a time. Costs estimated at \$100 per fixture and \$500 installation fee per building. This to be accomplished by August.

7. **Spring walk-around** - will be accomplished by June 1st with 30 days given to support any violations. Penalties will be imposed there after if not addressed with the HOA. Board Team will look for any concerns and prioritize accordingly.

8. **Host the annual meeting** - (with the assistance of the new HOA team) by September 30th.

9. **Keep on-going communication** - utilizing email and written communication via the newsletter. This will be accomplished on an as-needed basis.

10. **Support in-coming 2027 Team** - in the budgeting process prior to the Annual Meeting. This will be accomplished with direct input, as requested.

11. **Carry out all Governing Policies** – this is on-going.

12. **Have some fun! And enjoy our Community**

During our budgeting process we put aside money for maintenance, repairs and updates. Our HOA Team will champion these goals and we'll keep you apprised along the way.

Our #4 goal will be our biggest challenge. As costs change and so does immediate concerns when a roof has leaked before we can support maintenance.

We have such a case now with one building. A resident reported the roof was leaking and had caused a concern inside their home.

We are looking at this two-fold. Fix the problem only. This is a reactive approach to the leak. A proactive approach would be to replace the entire roof, thus eliminating further concerns for other residents in that building. We WILL have a plan!



Snowfalls have been light this year. Hard to believe, but we've had very few accumulations over December and January. Sounds like good news... until it isn't.

Our contract calls for crews to come in with a snowfall of 3 inches. The small skiffs of snow makes it difficult to justify paying for sidewalks and driveways to be cleaned. However, we also know it can cause concerns.

Residents facing South will have their sidewalks and drives melt easily. While those facing North, will keep their snow for much longer. Driving over it produces patches of packed snow and eventually ice.

When that occurs, we will have the North facing sidewalks/driveways cleaned. And in some cases salted.

We will watch it and make calls as necessary to keep everyone safe.

Wind...oh boy the wind! We cannot stress enough to do everything possible to keep your garbage, and particularly, recycle articles properly stored.

Plastic bottles take off in the wind. If you see that yours' has blown away, please make every effort to pick up and keep our community and ditch clean of debris.



Each Quarterly Communicator will include a review of one section of Our Governing Policies. You are all encouraged to review or download the Governing Policies found on our website at www.pheasanttrail4th.com . If you have questions, please feel free to reach us at pheasanttrail@gmail.com . The team endeavors to answer emails within 24 hours.

PET POLICY
Refer to Declaration of Submission, Article X

Upon moving into Pheasant Trail HOA, you agree to abide by the rules of good pet ownership. Fines can be imposed on residents who do not follow the policy.

Those include the following:

- Two house pets per unit
- Pet owners are responsible for cleaning up after their pet and disposing of waste properly. No unsightly accumulation of refuse is allowed
- Pets must be leashed when walking and cannot run freely about the common area used by other residents
- Pets must not be tethered to any common area unless under supervision
- The pet owner is responsible for ensuring the pet is not noisy or creating a disturbance
- The owner of a cat may not let the cat wander, whether day or night
- The pet owner is required to submit proof of updated shots which will be kept in the owner's file. See Chapter 55 of City of Marion Ordinance – Animal Protection and Control
- No pets allowed weighing over 85lbs.
- Rottweiler and Pitbulls are not allowed
- Service animals and support animals must be disclosed to the Association, prior to move in
- The HOA does not allow underground pet fencing
- Poultry is not allowed by the HOA

If more than two complaints are filed with the HOA, immediate attention must be taken and/or violations may occur.

