



Welcome to our Draper community! Did you know...

that “Pheasantbrook” is the first major residential development/subdivision in Draper? We are about to turn 30! – Does our community look that old? Here is our secret:

Our #1 objective is to preserve the property value of your home by ensuring that your home and the homes around your property remain well maintained and attractive. By purchasing a home that is part of an active and conscientious Homeowners’ Association (HOA), you ensure the continuing appeal of your home and neighborhood. Many of us who live here, shopped specifically for a home in this HOA protected subdivision. Prospective buyers are judging our properties NOT by the year in which they were built, but by our enduring neighborhood charm; and neighbors who share common values. Please visit our website & sign up for access to our community calendars; important documents; and other relevant and current HOA information: <https://www.pheasantbrook-hoa.com/>

What is the Pheasantbrook Estates Homeowners Association (HOA)? In our case, the HOA came before the homes. The city required that the Pheasantbrook Estates HOA be responsible for certain infrastructure (primarily a subterranean drainage system). Details are contained in the Articles of Incorporation, and the Association’s Declaration of Restrictive Covenants (CC&Rs), both are filed with the State of Utah and recorded (binding) against the titles of each of our homes. (Your title company was required to inform you of this at your closing.) Each homeowner is automatically a member; this Association is a legal entity; property owners’ meetings are announced and held annually – usually in March. The Association Board administers, enforces, and defends the covenants, restrictions, and agreements to preserve the architectural and general appearance of the properties within our neighborhood.

How are Board Members selected and what do they do? At the above-mentioned meeting, Board vacancies are filled (nominated and voted); Income (from dues) and expenditures are shared and reviewed; past and anticipated issues are openly discussed; policies/enforcement are discussed; and all questions/inquiries are fielded.

Who are the eyes and ears of the community? YOU! If you see a problem, point it out. This is our neighborhood and the community needs you to take an active role. We do not pay a professional Property Manager to “watchdog” our neighbors. Board members are volunteers. Our new website will greatly aid in many aspects of communication.

Are you planning on making changes to the exterior of your home or yard? If ‘Yes’ we ask you to contact our HOA Architectural Committee via our website before you begin any project. The committee will help you keep your plan within the guidelines of the Covenants and Codes (CC&Rs).

What are my obligations as a Member of our HOA? Legally, you must pay your annual assessment on time and comply with the requirements set forth in the CC&Rs. If not paid, a lien is placed on the home until paid with late fees accumulating. There are also opportunities to serve as a committee member, as a member of the board of directors. Please, share your thoughts on our website and consider serving.

How much is my HOA assessment? Under \$100 YEARLY, with a 5% annual increase.

How is it used? Our largest responsibility and expense are the maintenance & upkeep of underground (subterranean) flood drains. Our HOA owns the underground drains, not Draper City. Professional services are prudently kept to a minimum. Large dumpsters for HOA members 4x a year to use during spring and fall cleanup.

We, members of the Pheasantbrook HOA Board, love our neighborhood and our neighbors! Our names and contact information are on the [pheasantbrook-hoa.com](https://www.pheasantbrook-hoa.com) website. We would like to hear from you.