

*Pegasus Farms Subdivision
Homeowners Association*



Hello!

Welcome to the neighborhood and to the Pegasus Farms Subdivision Homeowners Association.

We are pleased that you have chosen a home in our neighborhood.

We know that moving can be a very hectic and stressful experience. If you should need help with anything, (a referral to a local store, doctor, repair person, etc.) we hope you'll feel free to contact us at: Pegasus.Farms.HOA@gmail.com. You can access our association information at www.PegasusFarms.org.

I live at 1217 Mount Olympus Drive and have lived in the neighborhood for 20 plus years.

It is always nice to see a fresh face in the neighborhood. I think you will find that we have a quiet, family-oriented community.

On behalf of the Pegasus Farms Subdivision Homeowners Association, we look forward to getting to know you better in the coming months and years. Once again, welcome!

Geda Henry
PFHA Trustee

encl: Fact sheet

PEGASUS FARMS FACT SHEET

The Pegasus Farms Homeowner's Association was established in 1986 as a precondition of the subdivision's development. The Homeowner's Association is mandated by the City of Saint Peters. One role of the homeowners association is to continue the maintenance of property values.

As a new homeowner you are officially a member of the Pegasus Farms Homeowner's Association. Yearly dues are minimal, equal for each homeowner, and required. See the *Covenants* at <http://www.pegasusfarms.org/Covenants.PDF> for more details.

Pegasus Farms Homeowner's Association dues, and volunteers provide:

- An Information Packet to welcome new residents
- Pegasus Farms Homeowner's Association website, <http://www.PegasusFarms.org>
- The construction and maintenance of four landscaped entrance islands, including landscaping, reflectors, and irrigation
- A PFHA newsletter
- Subdivision garage sale
- Representation at zoning and other regional meetings of community interest
- Pegasus Farms Homeowner's Association meetings where residents can meet their neighbors, learn about issues affecting Pegasus Farms, and express opinions and concerns.
- A neighborhood Directory (A possible new feature for our website for interested home owners.)
- Email directory (A possible new feature for our website for interested home owners.)

Pegasus Farms Homeowner's Association is run by a five member Board of Trustees. You can find the names and contact information on the contact sheet enclosed, as well as our website.

The Association is managed by City and Village Tax Office, <http://www.cityandvillage.com>. City and Village provides our association the following services: collect all membership dues, disburse all Trustee approved expenditures, provide monthly financial statements, mailings of Board of Trustee minutes, and mailings of special notices.

Pegasus Farms is a subdivision composed of 390 homes.

In order for the homes in Pegasus Farms to be built, the City of Saint Peters required retention areas to hold heavy storm water until the water could slowly pass into the city storm drains. Pegasus Farms has two retention areas. These common ground areas are located on Willott Road, at the northwest corner of Pegasus Farms Plat 1, and, running north and south behind Venus Drive, Pegasus Farms Plat 4. These areas total 1.8 acres. These can be found on the association

website.

As of 2014, the maintenance of the retention areas (common ground drainage area) have been in the care of the City of St. Peters.

The Association is to maintain grass cutting on part of these retention areas (common grounds), as well as to maintain the four subdivision entrance islands.

The Association pays for regular mowing, trimming, and mulching.

You should have received a copy of the *Covenants* of the association, which include all *Building and Use Restrictions* at the time of your home purchase. If not, these materials are available as pdf files from the association web page. If you are unable to access this file please contact an association trustee member for a copy. Please familiarize yourself with the information. Building and use restrictions govern such matters as easements, set backs, fences, and architectural review requirements (for renovations and building additions) by the Association's Architectural Control Committee.

The Association encourages your participation, including serving on the Board of Trustees. There are 1, 2, and 3 year terms. You can find election information in the association *Covenants*. PFHA also holds an annual meeting in July, open to all residents of Pegasus Farms. City and Village will send announcements out in advance.

For more information, and copies of subdivision documents, (including the *Covenants*, maps, and images) please see this web link: <http://www.PegasusFarms.org>.

HOMEOWNERS ASSOCIATION BOARD OF DIRECTORS and the ARCHITECTURAL CONTROL COMMITTEE

Trustee contact information

Don Doherty, President
Geda Henry, Vice President
Paul Diamond, Member
Tim Bunfill, Member

Email: Pegasus.Farms.HOA@gmail.com

USPS: PFHA / Box 473 / St. Peters, MO 63376