

PHEASANT POINT POOL POLICY – 2026.....Important Review for pool access

The Board of Pheasant Point HOA has asked IPM to convey the need and responsibility for prompt payment of the 2026 Annual Assessment in the amount of \$500. Any delinquencies following the March 1st due date are subject to late fees, late charges and other fines or actions levied by the Board due to late payment. The Board's objective is to align prompt payment of fees, encourage timely payment, communicate clearly on delinquency and collection policy and forward any unpaid assessments for immediate legal collection following May 31st.

The adopted Pool Policy for 2026 is as follows:

- Any Assessment payment made after April 30, 2026, must be in the form of credit card payment, cashier's check and or money order. No personal checks will be accepted if wanting a pool pass. Credit card payments can be made thru calling IPM or comwebportal.com/login. Payment must include late fees, late charges, and or any penalties that have been assigned to the account. Contact IPM to verify correct amount owed.
- Pool passes will be issued on the late payment schedule defined below. If you wish to use and utilize the pool this summer, please make sure you meet the criteria and please note all deadline and other dates provided.
- Assessment Payments will not be accepted by the lifeguards.
- Any questions or concerns on the pool. Contact IPM at 314-922-8968 or email tif@innovativepm.biz
- Pool pass applications must be returned to IPM on or before May 2, 2026. All pool passes will be mailed to owners. Pool applications are also available thru Pheasant Point Website. (www.pheasantpointsubdivision.com) Or can be filled out online at: <https://docs.google.com/forms/d/e/1FAIpQLScpvaz1DloLwj5IDYD18G57hj-Kpfy2u3xo3MbBO7jyIPDONw/viewform?usp=publish-editor>
- Processing of any pool applications following May 3, 2026, will be subject to a \$35 processing fee. This fee is applicable and must be paid prior to pool passes being issued. No exceptions.
- Pheasant Point Pool officially opens on Saturday, May 25, 2026. The pool will close September 7, 2026. Per the contract with Pro Pool when the area's public school district sports begin August 5th new hours will go into effect. Weekend hours will remain the same. A lifeguard or pool attendant will be on duty at these times.
- Please allow ten business days for application and fee processing after May 16, 2026.
- No pool applications or passes will be processed after August 1, 2026, for current homeowner(s).
- If the air temperature is below 70 degrees, the pool may be closed.
- At any time, a person or persons may be asked to leave, denied access or be removed by the Lifeguard Manager at his or her sole discretion, the City of O'Fallon Police will be called or notified of the situation and this Policy implemented. Examples for cause of removal are, but not limited to: intoxication, language/behavior, non-payment of assessments, etc.
- In the case of any injury, emergency, or other serious pool situation – please ask for the lifeguard manager on duty.
- Parents need to provide an emergency contact number on all pool application forms.
- Parents need to provide birth dates for children as requested on the pool application.
- Owner's who are leasing and or renting their home must provide the pool pass application to the renter or lessee for completion.
- The pool closes officially on September 7, 2026.
- When entering the pool area, please proceed to the table to show your cards and sign in. Take your pool cards with you!
- All residents and guests must have pool passes in hand in order to enter or access the pool. Residents and guests will not be granted entry without pool passes. Pool passes will be monitored and checked. Any members or guests without a pass will be asked to leave.
- Review the Pheasant Point Pool Rules with all family members and guests.

2026 Pool Rules and Regulations PHEASANT POINT HOA

Pool Opens: Saturday, May 25, 2026

Pool Hours 11 am to 7:30 pm. M-F, 11 am to 8 pm Saturday, Sunday and Holidays

Back to School Days: August 4th to be determined.

Pool Closes: Monday, September 7, 2026

- Pro Pool will have the authority and responsibility to enforce and or close the pool at any time that guidelines, rules and regulations are not being followed.
- Pool passes will be checked upon entry into the pool, however owners should keep their pool cards with them.
- Owner(s) will observe and follow all Rules and Regulations posted.
- Pool Parties are available again. Reservations must be made at least two weeks prior to the pool party date. No exceptions. \$60 per lifeguard per hour. 1-25 people = 1 lifeguard per hour, 25-50 people = 2 lifeguards per hour, etc. Please contact Pro Pool for further information and to make reservations 314-298-8000 or contactus@swimpropool.com

-
- ✓ Admission only by pool membership as owner of Pheasant Point HOA in good standing with all HOA fees paid.
 - ✓ When entering the pool, please proceed to the lifeguard or pool attendant stand to show your pool cards and check in. Take your cards with you!
 - ✓ Children under 13 years of age are not permitted in the pool area unless accompanied by a parent or adult, age 18 or older.
 - ✓ Anyone bringing a guest must be 18 or over, an adult who is responsible for the guest.
 - ✓ Parents – please be attentive to your children and keep a watchful eye for their safety and security.
 - ✓ No running. No diving. No rough play.
 - ✓ No drugs. No alcohol.
 - ✓ Smoking allowed only in areas designated.
 - ✓ The use of Marijuana in public is prohibited on any Pheasant Point Subdivision common ground which shall include the pool and clubhouse.
 - ✓ No inappropriate language or behavior.
 - ✓ No glass containers.
 - ✓ Appropriate swimming attire required made with swimsuit material. Street clothes are not permitted in the pool. No loose garments that could get caught in drains.
 - ✓ Swim diapers are required for any infants and or toddlers where applicable.
 - ✓ No food or drinks within four feet of the pool.
 - ✓ No pets within the fenced pool area.
 - ✓ No bikes, rollerblades, skateboards, Frisbee's or rackets in the pool area.
 - ✓ No jumping the fence.
 - ✓ Misconduct will result in loss of admission and pool privileges.
 - ✓ Pheasant Point HOA is not responsible for any stolen or lost articles.
 - ✓ Vandalism will be prosecuted to the full extent of the law.
 - ✓ If a pass holder is found to have violated any rules and regulations, policies, or disorderly conduct on Pheasant Point property they shall be subject to suspension of their access privileges, including the right to use the pool, for the entire season or if the local authorities need to be involved, individuals may be subject to prosecution under applicable laws.
 - ✓ In the case of any incidents or concerns – please contact the Pool Manager and or IPM at 314-922-8968.
 - ✓ Have a safe and fun pool season!

2026 Pool Application

Applicant Information

Owner Name: _____ Date: _____
Last First M.I.

Address: _____
Street Address
City State ZIP Code

Phone: _____ Email: _____
Alt Phone: _____ Emergency Phone: _____
Renter/Lessee Name: _____ Renter Phone: _____

Adult Member Names (18 & Older)

Passes only issued to individuals residing within the home in Pheasant Point

Name: _____ Name: _____
Name: _____ Name: _____
Name: _____ Name: _____
Name: _____ Name: _____

Child Members Names (Under 18)

Name: _____ Birth Date: _____ Age: _____
Name: _____ Birth Date: _____ Age: _____
Name: _____ Birth Date: _____ Age: _____
Name: _____ Birth Date: _____ Age: _____
Name: _____ Birth Date: _____ Age: _____
Name: _____ Birth Date: _____ Age: _____

Disclaimer and Signature

I/We understand that the 2026 annual assessment must be paid in full and that no personal checks will be accepted after May 1, 2026. Only credit cards, money orders and/or cashier's check in the full amount will be accepted. Payment must include any late fees, late charges, or other applicable fees or fines to be paid in full.

A \$35 processing fee will be charged by IPM for any pool passes received for processing after May 2, 2026. NO EXCEPTIONS! Membership cards will be mailed to owners who have processed correctly. The processing Fee of \$35 will apply, checks should be made payable to IPM and must be paid to receive pool passes. See Pool Policy for all other pool pass processing and mailing dates.

I/We have reviewed the 2026 Pool Rules and Regulations and that I/We agree to abide by all Rules and Regulations of Pheasant Point Homeowners Association.

Pool passholders are prohibited from transferring, lending, or otherwise permitting the use of their passes by any other resident or non-resident, whether temporarily or permanently.

Guest Passes: Each household receives two guest passes; an additional two guest passes per household can be purchased for \$5 each. Please make check for the additional two passes with this application made payable to Pheasant point HOA.

Please mail this application to IPM on or before April 30, 2026. Mail to Pheasant Point HOA, PO Box 1757 Washington MO 63090. You may email to tif@innovativepm.biz

Signature: _____ Date: _____