

**TURNBERRY RIDGE HOMEOWNERS BOARD MEETING**  
**April 7, 2026**

**Present:** Morene Christman, President  
Erik Johnson, Treasurer  
Kiersten Alexander, Secretary  
Scott Harden, Board Member  
Steve McDowell, Board Member

**Absent:**  
George Vargas, Vice President  
Mark Athey, Board Member

**1. Treasurers report: Eric Johnson**

- Evan’s Horticulture, who has done the mowing for the common areas for the HOA for numerous years has gone out of business. Solomon, who has done the mowing is interested in continuing to mow on his own for the same price we have been paying for the last 10 years.
- TCI will turn the water on April 24.
- Taxes for the HOA have been done and filed; the Association owes \$1222 in taxes this year.

**Turnberry Ridge HOA Treasurer’s report for 2026 April**

**Certificate of Deposit account**

value on 2026/03/05 **\$55,858.01**

3.9% APY, 13-mo. CD matures on 2026/07/04

**Checking account**

Starting balance at 2026/03/04: **\$17,080.87**

2 dues \$330.00

*Expenses*

water \$21.82

Ameren \$262.17

irrigation contract \$540.00

lighting decorations \$43.56

pond treatment \$1,368.38

**Total expenses **\$2,235.93****

Ending balance at 2026/04/07: \$15,174.94

**Accounts total **\$71,032.95****

**2. Dues: Steve McDowell**

- Five homeowners have outstanding dues for the 2025-26 year. Two homeowners are in the third year of delinquent HOA dues. One home is two years delinquent, and two homeowners are late for this year. The delinquent homeowners will have fees assessed at closing if/when they sell their homes.
- Steve continues to try and collect the dues from these homeowners.

**3. Ponds: Scott Harden**

- The new company we hired, Aqua Control, will start its first treatment for the ponds on April 8.

**4. Geese: Morene Christman**

- A special Thank You to Jill Page, Katie, Eric Johnson, George Vargas, George's son and Morene Christman for spending the past few weekends hunting geese nests and oiling any eggs found.
- March 14 - west pond 1 egg, east pond 0
- March 21 - west pond 11 eggs, east pond 2 eggs
- March 28 - west pond 18 eggs, east pond 7 eggs were found in the water (most likely blown from the strong winds)

**5. Landscape: Scott Harden**

- Scott will call Eric with Ludwig to find out when the landscaping work will begin.

**6. Grounds: Scott Harden**

- Phil Smith will spray the Crab Apple trees the cost is \$720; he will treat bagworms. If necessary, the cost is \$495. The bagworm treatment was not necessary last year.
- Scott will put rock around the aerator. Phil or Scott will potentially spray the weeds/trees at the east pond if needed.

**7. Crime report: George Vargas**

No new business

**8. Communication: Scott Harden**

- Scott has completely redone and made corrections to the HOA directory. We appreciate his work on this tedious task.
- Scott has offered to host a dumpster in his driveway for the neighborhood. This will protect the dumpster from being used by miscellaneous people. Scott will find a weekend that works for his family and will have an update next meeting.

#### **9. Clean up social: Morene Christman**

- Morene met with Casey Athey about planning a Turnberry Ridge social. Morene has done lots of work trying to put together a plan with bids from different vendors. The potential date was slated for May 23, 2026. After discussions, very limited availability from vendors and the potential for conflicts with Memorial Day being so close, the board decided to table the event and possibly plan something at another time.

#### **10. Garage sale: Morene Christman**

- Morene has taken suggestions to buy reusable metal stake signs that can be used every year for the garage sale. Verbiage was decided on for the signs; Morene will have 4 sturdy signs made that we can use every year.

#### **11. Welcome committee: Mark Athey**

No new business

#### **12. Spring projects: Scott Harden**

- Scott will paint the Staley entrance sign in the upcoming months.

#### **Homeowner concerns: Morene Christman**

Morene was contacted by a homeowner about concerns regarding the geese in the neighborhood, the oiling egg process, algae in the pond, and the erosion around parts of the pond. Morene will communicate that the board takes all these issues seriously and has addressed each one over the last few years. The board consults with professionals on handling the geese population. The board has addressed the issues with the pond not being treated in a timely manner and hired a completely new company to maintain the pond. The aeration timer was set to run for only 12 hours during the winter to reduce the electricity bill. That appeared to strain the system, so the timer was turned off. Regarding the erosion control, the erosion will be addressed when the rock is replaced around the pond.

Morene was contacted by a homeowner about concerns regarding the park in the neighborhood. Issues included the trees, the playground equipment, etc. the Park District has total and complete control over the park and the trail through the neighborhood. The HOA is not connected to the park or the trails in any way. The homeowner also addressed if we could have a trash can and dog bags placed on Staley Road, the board will contact the city and see if this is an option. The homeowner also addressed flooding on the path between the nursing home and the homes of Turnberry ridge, again this is the responsibility of the city and the park district. We will contact them to see if anything can be done.

***Next meeting May 5, 2026***