

TURNBERRY RIDGE HOA BOARD MEETING

June 2, 2026

Location: Home of Scott Harden

Present: Morene Christman (President), George Vargus (Vice President), Erik Johnson (Treasurer), Scott Harden and Steve McDowell (Board members)

Absent: Kiersten Alexander (Secretary) and Mark Athey (Board member)

The meeting commenced at 7:05 p.m.

Discussion

Treasurer Report: Erik Johnson

- Finances: Recent bills (real estate taxes, irrigation repairs, pond treatment, Ameren, have reduced the checking account from \$7,990 to \$4,582.
CD: \$55,858
- Erik will take some money from the CD when it matures to replenish the checking account.
- The Staley entrance landscaping has been completed; the amount of rock needed was underestimated by Ludwig. A proposal for additional landscaping rock was discussed. A motion to add additional rock at \$500 was approved.

Dues: Steve McDowell

- There are a few homeowners who have not paid their annual dues.
- In the past addresses of those delinquent were listed on the website. Since past due notices have been ignored, the Board agreed to post addresses again on the website.
- Steve will revise the annual dues statement, reflecting the new annual amount, the late fees and a link to more information about annual dues; the revised copy will be reviewed at the July meeting and sent to homeowners during the third week of July; dues are to be returned by September 1, 2026.

Neighborhood HOA registration: Morene Christman

- The City registration form was completed which ensures eligibility for the monthly newsletter, City event calendar, announcements, grants, technical assistance, and equipment. **Grounds:**

Scott Harden

- The weeds around the Cobblefield sign have been sprayed.
- The East pond weeds and path have been sprayed; unfortunately, the path may overgrow without some additional maintenance.
- The West pond weeds were addressed. Floating algae and willows will be eliminated by Aqua Control company.
- Scott repaired defective sprinkler heads and ensured the system was working properly. Because the central island is not working, Morene has been doing the daily watering until June 18 when the company will evaluate the problem.
- The feedback from homeowners living around the ponds has been positive.

- Morene walked around the West pond and removed garbage; 2 basketballs remain.
- Morene was disappointed in the Flower Island plantings; she will contact the Park District.
- Solomon Zavalaz, who mows for the subdivision, asked for clarification of subdivision boundaries.

Crime Report: George Vargas

- 1101 Water's Edge vs. Fannie May: no appellate court verdict yet
- George will investigate changes in Illinois law and report to the Board

Communication: Scott Harden

- Scott will post garage sale dates on website and Nextdoor
- Scott will post the dues increase explanation letter that was mailed out in March on the website

Garage Sale: Morene Christman

- Date: June 12/13, Fri/Sat, 8-3 p.m.
- Signs purchased from Minute Man
- News Gazette ad placed
- Posted on City calendar for June

Welcome Committee: No report

Home owner Concerns:

- A homeowner's concern re: neighbor was discussed. The HOA and homeowners can use the City's Neighborhood Services site to report concerns/violations. The HOA does not have authority to remediate the concern.

Annual Meeting:

- Morene will contact Nina Sibley re: August 6 or August 20 to invite speakers and reserve the fire station

The meeting adjourned 7:55 p.m.

Next meeting: July 7, 2026