

RE: IMPORTANT NOTICE REGARDING ANNUAL DUES INCREASE FOR 2026

Dear Homeowner,

The HOA Board is committed to maintaining high standards, safety, and property values of our subdivision. To ensure we can continue to provide quality maintenance and services, the Board made a thorough review of our annual budget and finances for 2026. Due to rising vendor costs and contracts, inflation, and necessary infrastructure repairs, the Board has voted to increase the 2026 dues.

We recognize that this increase can be a burden. This decision was not made lightly, but was necessary to maintain the health of our subdivision. The annual dues of \$165 has not increased in over 10 years. The Board has been conservative compared to dues paid by surrounding subdivisions. In a survey conducted on NextDoor last fall we found that the average dues for responding HOAs in Champaign is \$305, the median was \$250 (ex. Glenshire \$330 and Cherry Hills \$300, see full list below). The increase is justified since your ambitious board has attempted to address several homeowner concerns, resulting in the completion of expensive projects. Unfortunately, it has resulted in dipping into funds designated for long term expenses, such as erosion control stone around the pond's edge.

Here is how your contributions have benefited your subdivision.

- The homeowners have voiced their gratitude for improvement in the condition of the west pond; aerators, costing \$9,916, and plumbing \$2100, which have reduced the ongoing algae problem.
- The Board continues to address the condition of the ponds by hiring a higher quality company, Aquatic Control, to manage the pond in 2026, costing \$8,320.
- Flooding of a homeowner's basement, due to obstruction of pipes in the East pond, was rectified to prevent recurrence, costing \$7310.
- In response to homeowners concerns, this year the Board is addressing the deteriorating landscaping and repainting the entrance sign on Staley Road. This project will include replenishing ground cover, adding plantings, and improving overall appearance. The cost is \$9,999.
- Repair of wind damaged fencing was necessary along Staley Road, costing \$700. Adding protective plantings to prevent recurrent wind damage is included in the landscaping plan.

The 2026 dues will increase to \$240. After 10 years, without raising the dues, the Board has responded to and recognized the necessity to address your concerns, maintain our community standards, enhance property values, and anticipate future problems/expenditures. Thank you for your continued support and working with us in keeping our subdivision a desirable place to live. If you have questions about the budget, feel free to discuss your concerns with a board member.

Summary:

2015-2025 annual dues: \$165

2026 annual dues: \$240

2026 increase/month: \$6.25

Respectfully,

Turnberry Ridge Subdivision Board

Other HOA Dues 2025

Abbey Fields Common	\$519
Abbey Fields Lake lot	\$1,000
Ashland Park	\$85
Boulder Ridge	\$125
Cherry Hills	\$300
Chestnut Grove	\$435
Glenshire lake lot	\$330
Glenshire non-lake	\$200
Ironwood	\$150
Lake Devonshire	\$90
Liberty Lakes	\$250
Robeson Meadows	\$250
Timberline Valley N. lake lot	\$400
Timberline Valley N. non-lake	\$200
Trails of Brittany non-lake	\$485
Turnberry Ridge	\$165
West Ridge	\$200
Average	\$305
Median	\$250