

TURNBERRY RIDGE HOMEOWNERS ANNUAL MEETING

August 6, 2026

Board Members Present:

Morene Christman – President
George Vargas – Vice President
Erik Johnson – Treasurer
Steve McDowell
Scott Harden

Board Members Absent:

Kiersten Alexander

Homeowners Present: 9 residents

The Annual meeting was held at Fire station No. 6, 3911 W Windsor Rd at 7 p.m.

Welcome: Morene Christman

Morene welcomed our homeowners and invited guests. She noted that due to the low turnout we did not meet the quorum requirements set forth in the bylaws, 20% of the 160 lot owners, so we could not vote on anything. She introduced the board members and laid out the guidelines for the discussion which included a 2 minute per individual time limit for questions, and she reminded everyone to be respectful of our invited guests as well as each other.

Invited Guests

Tim Spears – Compliance Officer for Neighborhood Services

- Tim updated us on 1101 Waters Edge. The appellate court has still not given an opinion on the case before them. Everyone expects them to rule against the current inhabitants but with the pending court case Neighborhood Services hands are tied in many ways.
- A resident asked if the current inhabitants have been fined and if not why? The answer was that the inhabitants have responded to the complaints in the time allotted for them to correct the issue.
- Tim was asked how notifications are given, some are in person and some are by mail.
- A resident was given a citation today for an unlicensed vehicle in his driveway and he wanted to know why? Someone most likely filed a complaint. Tim and the resident will look further into the situation.
- Another resident asked about the number of citations for 1101 Waters Edge, including an incident where a contractor who was sent to mow the yard due to non-compliance were threatened by the inhabitant and why the police were not called. Tim said the plan was to come back the next day with the police if needed. The yard was mowed by the time they came back so no further action was taken.

Lt. Kaitlin Fisher of the Champaign Police Department

- Lt. Fisher noted that we are one of the quieter neighborhoods.
- She indicated there have been 2 shootings on nearby Colleen Drive.
- A resident complimented Lt. Fisher for her work to make significant improvements over last year.
- Lt. Fisher said the Property Manager of Providence at Thornberry, Destiny, is a “bulldog” and works well with CPD, including evicting tenants that break the law/rules of the housing development. She has a zero-tolerance policy. She gave her a lot of credit for the reduction in crime from that housing development.
- A resident asked about the Flock cameras that seem to be a hot topic in the area, especially on social media. Lt. Fisher said they are license plate readers, and they do not use the cameras to enforce traffic laws. They are used as a tool to locate criminal once a crime has been committed. A resident asked if there was a plan to add more Flock cameras and Councilperson Pianfetti said there were not.
- A resident asked about the number of patrol officers in our district. The SW district has 2 to 3 officers working 10 hours shifts that often turn into 12 to 15 hour shifts.

Councilperson Vanna Pianfetti

- Ms. Pianfetti said that Lt. Fisher was too humble, that the reduction of crime in our area was a direct result of her efforts, especially in working with Providence at Thornberry.
- She gave us an update on the MTD bus situation for Colleen drive. The good news is that plans are moving forward to move the bus from Inverness to Colleen Drive but it is taking longer than expected. The city had to acquire private property, and the funding for it, in order for Public Works to expand the cul-de-sac so that the MTD bus can turn around in Providence at Thornberry. The work is slated for summer of 2027, before the school year begins.
- The Kirby overpass will likely be replaced in 2028
- Ms. Pianfetti was pleased to let us know that new ADA ramps and street resurfacing for our subdivision is proceeding this summer.
- A question about how long it has been since the last resurfacing. She indicated it usually happens every 15 to 20 years.
- A resident asked about snow plowing in the winter. Snowplows come down Turnberry but then turn on Glenn Brooke leaving the remainder of Turnberry unplowed. This resident runs a daycare in that area and is concerned for the safety of her employees and customers. She has called many times but not gotten a resolution. Ms. Pianfetti will look into it but indicated that major routes, for emergency services are typically plowed first.
- A resident asked about the staffing levels of CPD. Overnight staffing levels are less than they were 50 years ago when the city was only 59,000 in size. It is currently 90,000. There was a critical shortage of firefighters so that situation was addressed first. They are still trying to add CPD officers.
- A question regarding bike lanes and the e-bikes that get left along Springfield near Plastipak and the I-57 bridge. It seems the company limits the range, and the city has asked them to extend their range. Also, the city continues to try to add bike lanes wherever possible.
- A question was asked if Staley Road from Springfield to Kirby was city owned or county owned. The answer was that it is city owned. The reason for the question was due to the

need for a turn lane in that section. Without a turn lane people routinely pass people on the shoulder at most intersections especially during busy traffic times.

Erik Johnson – Treasurer’s Report

- Erik gave an update on the finances and the amounts of large projects that have eaten into our reserves the past few years that led to the need to raise the HOA dues. His presentation is posted on our web site under the Treasurer’s Report menu.
- A question about using solar power to offset electricity costs came up. Erik had just brought that up at our last board meeting. The board will investigate it more.
- A question about when we intend to replace the rip-rap along the pond banks was asked. We intend to start getting bids in the coming year to get a better sense of what it will take to do it.

Dumpster

- Scott Harden indicated we would follow a process created by an HOA in Timberline Valley where a dumpster will be placed in his driveway rather than in front of the Turnberry Park as has been done before. We will also use free software to have residents schedule a drop-off time slot. Residents will drop off items at the end of the drive and volunteers will then load the items into the dumpster in an organized manner to get as much in the dumpster as possible. Large items such as carpet, furniture or mattresses will be asked to be brought first to get them on the bottom. Items that are in good shape will be set aside for donation to Habitat ReStore or Salt & Light. Metal will be set aside for recycling. Items will be broken down if they are bulky using sledgehammers, etc. By dropping off to volunteers we will also ensure no prohibited items are placed in the dumpster. The dumpster will be delivered on Friday, September 25 and picked up on Monday the 28th.

Accomplishments & Goals

- Morene passed out our accomplishments and goals document, which is also posted on our web site. She especially covered the goals for next year.
- Morene asked for volunteers to help clean up the trash in the east pond. It gets a lot of trash blowing into it. Please feel free to pick up trash along its banks and help out the board.
- A resident thanked the board for their hard work and commented on the lengthy list of accomplishments over the past year.
- Another resident said that the board needs to seek out more volunteers and not feel like they have to do all the work themselves.
- Another resident commented on the pristine nature of our ponds this year and indicated that he has never seen them as nice in his 20+ years of living here and gave the board kudos for the aerators and new pond treatment company that made it possible.

Board Member Opening

- Morene noted that Mark Athey had resigned from the board due to family time needs and that we have an opening if anyone is interested. We are within the bylaws that stipulate

between 5 and 7 board members. We currently are at 6. If you're interested, please contact the board.

Homeowner Concerns

- No concerns were raised

Adjournment

- Morene adjourned the meeting at 8:35 PM.