

Resident Newsletter

A Message from our Association President

This is our first newsletter for 2026...a warm welcome to our new and existing residents!

In December, the Turnberry Board of Directors held a special open meeting to focus on 2026 Planning. In this meeting, we finalized our meeting schedule and identified areas of focus for the year. To continue our efforts to improve communications and expand resident involvement, the BOD will be reviewing the wording of the current violation letters, creating one to two homeowner surveys, and distributing six newsletters.

As noted last year, Turnberry Association completed large *anticipated* improvement projects, such as the paving project in 2024 and the pool resurfacing project in 2025 which have diminished the Reserve account. We are now in the rebuilding cycle of this account as reflected in the 2026 Reserve Study. This study is available on the MAY Management Portal. Identified in the study are two projects planned for this year. The first is the repair and painting of the pool deck and the second is repair and painting of our marquee. We are currently in the initial process of obtaining quotes.

The Board continues to manage and monitor financial expenses through partnerships with our Turnberry Association committees, MAY Management and when applicable St. Johns Northwest Master (NWM) and St. Johns Northwest Residential (NWR). This will include process changes to the current NWR and NWM assessment collection processes. See Page 2 of this newsletter for the details!

I would like to thank the Board for their continued dedication to the business of our community - Kevin Tackett, Judene Tippett, Mary Catlin and John Ritz. A special note of appreciation to those neighbors answering my requests for volunteers as well as all of the many volunteers participating on the committees supporting our beautiful community!

If you have questions or suggestions, please feel free to contact me at bacctnby2025@gmail.com

Barbara Cummings, Association President

Welcome to our new Community Association Manager (CAM) Savannah Phillips!

Savannah has been working for MAY Management and is now splitting her time between two of their offices, WGV and St. Augustine Beach. Savannah is on site at the WGV office each week Wednesday afternoon, all day Thursday and Friday. She can also be reached at sphillips@maymgt.com We look forward to working with Savannah, who will also be supported by Jennifer Horney and Melanie Fletcher.

We also extend our appreciation to Jason Simballa for his support of our community over the last 18 months.

Notice of Assessment Billing Change

Starting with the second quarter assessment cycle, April 1, 2026, the St. Johns Northwest Residential Association will once again direct bill Turnberry homeowners for their Northwest Residential (NWR) assessments. Turnberry homeowners will receive two billing statements from MAY Management.

Please note the following important changes:

- You will have a separate login through the MAY Management Portal (Vantaca) for your NWR account. Payments for NWR assessments can be made through this account.
- You may continue to make your Turnberry assessment payment along with the Northwest Master assessment, through your existing Turnberry Homeowners section on the MAY Management Portal (Vantaca).
- If you are enrolled in ACH (on the MAY Management Portal):
 - The Turnberry/Northwest Master payment will be automatically adjusted.
 - You will need to set up a second ACH authorization in your NWR account for that payment.
- If you currently pay through your personal bank's bill pay system:
 - You will need to update your Turnberry payment amount.
 - You will need to establish a second payment using your NWR account number.
- If you pay by check, you will now need to submit two separate checks – one payable to Turnberry Association and one payable to NWR Association.

Beginning with the Second Quarter assessments due April 1, 2026 the assessments will be as follows:

Turnberry (TBY) Assessment: \$295.00

Northwest Master (NWM) Assessments: \$32.00

Total to be paid to Turnberry Association: \$327.00

Northwest Residential (NWR) Assessments: \$215.00

Paid separately to NWR Association: \$215.00

If you have any questions or need assistance setting up your account or payments, please do not hesitate to contact MAY Management Services at (904) 940-1002.



Many thanks to our close to 50 residents who contributed to our drive to benefit the Homeless Coalition of St. Johns County on February 15th! We raised \$2,190 and donated two long tables overflowing with food, basic supplies, hygiene products and other useful items. Special thanks to our Social Committee and helpers, (pictured) Marcy and Jose Carreras, Harry Tippett, Michelle Petrarca, Ginny Shelton, Laura Dochwat, Chris Worthington, Judene Tippett, and Barbara Cummings.

This & That

- Although the holiday season seems so long ago, a special thank you to Chris Shraer, Holiday Committee Chair, his committee and volunteers who made the season bright and cheery with the new lights! It was also a great idea to utilize the older lights by decorating the pool house area!
- The utilities easement along the street is part of each homeowner's front yard as we are expected to maintain this property as such in our governing documents. Please be respectful when walking your dogs.
- Please review the Rules & Regulations before posting a sign in your yard. If there are any questions regarding signs, please contact MAY Management.
- Carole Smith, ARB Chair informed that the ARB received 58 applications in 2025! 13 remain open.
- The Camera Surveillance System at the Turnberry entrance/exit was upgraded the end of last year. The supporting application was also upgraded and training provided by WebWatchdogs during the holidays. Our new Camera Chair, Harry Tippet, reports that the cameras and application are working well.
- Again, thanks to everyone who contributed to the charity event supporting the Homeless Coalition of St. Johns County. Upcoming Social Committee Activities include:
 - ✓ Mar. 21, Community-wide Garage Sale
 - ✓ Apr. 26, Appreciation Day Celebration
 - ✓ Nov. 8, Food Drive for St. Johns Ecumenical Ministries Food Pantry

Treasurer's Report - John Ritz (Yearend 2025 and January 2026)

	<u>12/31/2025</u>	<u>1/31/2026</u>
Operating Cash	\$ 79,103	\$72,340
Reserve Fund	\$ 64,658	\$85,945
Total Operating Equity	\$ 45,038	\$51,861
Surplus (Deficit)	\$ 16,610	\$6,823

Full reports are available on the MAY Management (Vantaca) Portal. To see the Year-end 2025 Reports on the Vantaca site, refer to: Documents/Financial-Partial/2025/12 Financials.pdf. If you have any questions on the financial information, please contact John Ritz at johnaritz@att.net.

Mark Your Calendars!!!

Turnberry Board Meetings at MAY Mgmt

March 18 at 6:00pm

May 20 at 4:30pm

July 15 at 6:00pm

September 16 at 4:30pm

October 21@ 5:00pm

Meet & Greet BOD Candidates

November 18 @ 4:30pm - Annual Meeting
