

PHEASANT RIDGE ASSOCIATION OF NORMAL, INC.
P.O. BOX 1044, NORMAL, IL 6176
BOARD MEETING AGENDA
509 Plumage Ct, Normal IL
June 9, 2026 ; 6:00 pm

1. Call to Order – Time: 6:01 pm

- **Present:** Mark MacDonald, Beth MacDonald, John Peacock, Gary Ferguson, Ken Endrizzi
- **Absent:** Matt Schwab, Mark Kilmer

2. Review & Approve Prior Meeting Minutes and Annual Meeting minutes –

- Meeting minutes from May 2026 were not sent out for approval.

3. Treasurer's Report –

- Beginning balance of \$43,839.65
 - Deposits of \$2,880.00
 - Dividends of \$0.26
 - Deductions of \$1,611.53
 - Ending balance of \$45,108.38
- Mowing services seem to be relatively better than last year's mowing services.
- Approval of treasurer's report - motion for approval by Gary 2nd by Mark MacD unanimously approved.
- Need approval of Bills
 - LKM Services: Invoice for Mowing, sent June 1, 2026 - **\$956.16**
 - LKM Services (Past Due): Invoice for Fertilization Services, sent May 27, 2026 - **\$292.88**
- Approval of Bill: motion for approval by Gary 2nd by John unanimously approved

4. Closing Letters / Homes for Sale – for the following addresses in May:

- 306 Thicket Pt. (2 closing letters, May 4 & May 22)
- 314 Bobwhite Way (May 22)
- 1813 Partridge Pt. (May 11)
- **Houses for sale:**
 - None.
- **Welcoming Committee report – the following houses need welcome letters delivered:**
 - Avila Benjamin, 1704 Setter St
 - Lexus Tennison, 507 Wild Turkey
 - Lynn & Kyle Sands, 1813 Partridge Point
 - Victoria & Reid Nickel, 1727 Beech St
 - Samuel Bermke, 407 Bobwhite Way

5. Architectural Review Committee / Landscaping Report –

- 505 Sage Ct – see attached files in email and here. - this was discussed and only wonder how far this will be placed relative to the property line. Gary will follow up with Glenda, the homeowner, to ask this question. No action is required.

6. Old Business – (topics from previous month that were not resolved)

- Ideas for getting better attendance at Annual Meeting on June 30th, 7:00 pm.
 - Beth will create a Facebook/Instagram post with digital flyer and scheduled event.
 - Gary will put up the sign advertising for the annual meeting around mid-June.

- **Annual Meeting Details:**

- Stone sign details are still coming. The stone sign for Chapel Hill seems to fit in size and location. Concerns about the location for the stone sign on Beech due to visibility and utility lines. A different design (i.e., a “V” shape to allow for visibility on both east and west traveling traffic without blocking the stop sign) is being discussed. This second sign would not be made of stone. Details will be provided to Gary in the next week so we can provide information at the annual meeting.
- The location for the annual meeting is reserved.
- The usual police officer, Brad Park, is scheduled to attend the annual meeting and is bringing a second officer who is taking over for this officer.
 - Questions for the police officer:
 - “Are three-/four-wheeled motorized vehicles allowed to be driven in the neighborhood”, and
 - “Is there an age requirement for the drivers?”.

7. New Business –

- 517, 515, 513 Turkey Lane townhouse grass height discussion
 - Mark MacD sent out information from Normal regulation: Prohibited Plants. It shall be unlawful for any owner, occupant, or person in control of any lot, place, or area within the Town of Normal, or the agent of such owner or person in control of any lot, place, or area to permit the growth of any noxious weeds or to permit the growth of turf grass to a height exceeding eight (8) inches. Such growth is hereby declared to be detrimental to the public health, safety, and general welfare and to be a nuisance. “Lot, place, or area” includes all the lot and the land between the curb and sidewalk adjacent to the lot, place, or area controlled by the above designated persons or agents.
 - The grass is not yet eight inches in length. Until the grass reached this height, the town of Normal cannot formally respond to this either.
 - These are not renters, as was noted by the neighbor complaining. Gary suspects this may be a natural barrier that is being grown between the units.
 - Ken will go down and look at the yard to see what he thinks.
 - Beth will respond to the neighbor and let them know that we will monitor the situation. Until it becomes unyielding and reaches 8-inches, we will reach out to the owners, reminding them of the by-laws and Town of Normal guidelines.
- It would be helpful if we included bylaws with our welcome letter.
- Beth will also write a letter reminding an owner that dog feces should not be other neighbors’ yards. Gary will send Beth details.
- Ken followed up about a complaint re: garage door that has tape on it. This is not in violation of by-laws, so the board simply reached out to see if they could help.
- There are some bag worms attacking the trees (i.e., evergreens) on the berm. Gary is willing to spray pesticide to kill the worms **Beth moved** and **Mark MacD seconded a motion** that Gary spend no more than \$200 to purchase pesticide to kill the bag worms. This motion was unanimously approved.
- 142/408 payments

8. Adjourn – Time: 7:03 pm

- motion for adjournment by Beth 2nd by Mark MacD unanimously approved

The next board meeting will be held at , Normal, IL; July 14, 2026 at 6:00pm.
Location, TBD