



The Board Corner ...

Dear Neighbor –

Happy New Year! We hope that you enjoyed a wonderful and safe fall and year-end holiday season ! Along with this cold January and February — and our first snowfalls — we offer this **Winter Newsletter** edition for community news, updates, and reminders.

Your board aims to make Ramsey Ridge a great place to live! We are happy to share the many things we do, — some of which are highlighted in this newsletter edition. Let us know what you think!

If you ever have comments or suggestions for improving our community, please share them with a Board member. Thanks for your continued support and may you and your family have a prosperous New Year.

Mike Smith, Board President



2025 Annual Fee & Billing Service

Good News! The 2025 annual assessment will continue unchanged at **\$430** per Lot. Despite inflation and new street signs, we are managing well at this level.

What's New? In recent years we explored options for electronic payment and we have finally settled on one for 2025. New Castle County offers billing services for HOA maintenance corporations and we have registered for the program in 2025 as an initial trial. An email was recently sent to all Owners to describe the benefits, the available options, and what to expect.

We will send a bill for the 2025 Ramsey Ridge assessment in March. Payment is due by April 30th. This is somewhat later than the deadline we have used in prior years, so consider that as another small “win” for Owners. The Board feels that transition to this delayed date (vs prior years) can be easily managed.

In any case, we ask that you help us reach **100%** of paid-in assessments by April 30th. RR Owners have paid on-time for many years ... let's keep the streak going !!



Inside this issue ...

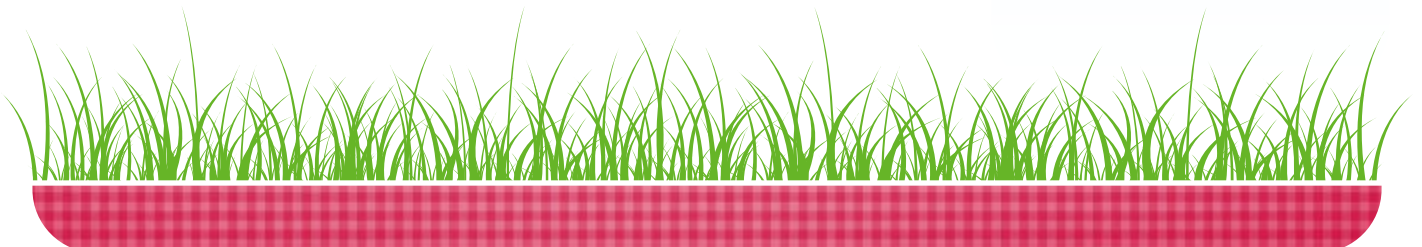
Annual Fee Billing	1
Annual Meeting	2
Street Signs	2
Street Parking	2
2025 Budget	2
Utility & Lighting Outages	3
DOT Snow Program	3
In Memoriam	4
Call for Board Members	4
Social Committee	5
Resident Reminders	5

2025 Q1 Meeting Dates

01/22	Board Meeting
02/18	Board Meeting
03/18	Board Meeting
03/20	ANNUAL Meeting of Owners

2025 Upcoming Social Events

Feb-20 “Mexican Night”



RRSC Board of Directors

2024 Officers

Mike Smith / President
Kathy Blackhurst / Vice President
(plus Social Committee)
Steph Traver / Secretary
Ken Murphy / Treasurer
(plus Operations Committee)

2024 Architectural Review Committee ("ARC")

Israel Floyd
Vernon Hanby
Al Minutola

All Other Directors

Henry Clampitt
John Strojny
Michael Vest

Standing Committees

Architectural Review ("ARC")
Operations
Social

Ad Hoc Committees and Projects

2024 Street Signs
2025 NCC Billing Program

Annual Meeting of Owners



We will meet earlier this year! Our bylaws call for the Annual Report to be delivered by the end of March, so we would like to reset our Annual Meeting timing to coincide with the Annual Report requirement.

The 2025 meeting will be held on the evening of March 20th, at Cokesbury Village. The meeting time and ballot information will be notified to all Owners by email.

Street Signs Committee

The RRSC Board met in November and approved the purchase of new street signs, based on the recommendation of the Street Sign Committee. The signs will be purchased and installed in early 2025.

The Street Sign Committee was thorough in their work. They described the process, the compelling community survey results, their interim work products, and their final recommendation. Bill Schumacher even brought a working mockup model sign — on a mini pole, sitting right on our board table — to help make it a "picture worth a thousand words" presentation!

A demonstration sign is currently displayed at the Dewberry/Wineberry intersection. The full set of replacement signs will be installed by our Owner volunteers!



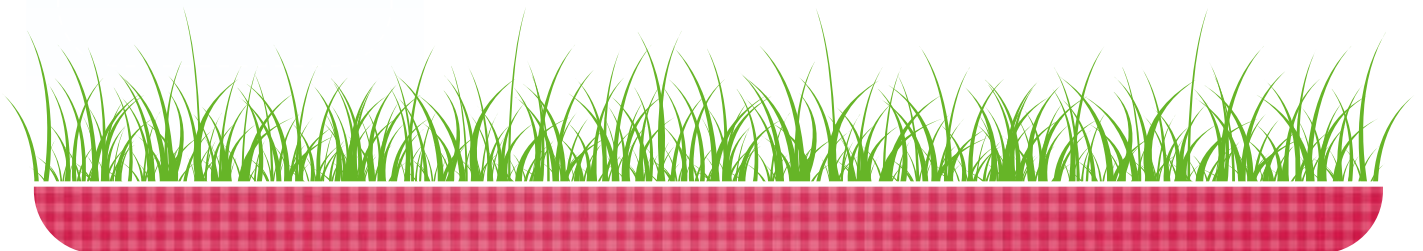
Street Parking

As noted in the 2024 Fall Newsletter, regular overnight street parking is discouraged per our deed restrictions. With winter snow now upon us, and more snow to come, let's all try to keep our streets clear for traffic and for snow plowing this winter!

2025 Budget

At our December meeting, we approved the 2025 Budget. The 2025 dues remain constant at \$430 per Lot, with coverage for:

- Expenses for operating maintenance and administration
- New Street Signs (as noted above)
- Restoration of the contingency financial reserves



Utility and Street Light Outages

When the power goes out, use the **Delmarva Power Mobile App** to notify them of your outage. It is available in you device's app store for iOS, Android, and Apple Watch®.

You can also use the Delmarva Mobile App to report a street light outage. The app has a map which can be magnified to show the exact light pole you wish to report. Pretty cool feature ...

Be prepared!! Download the app, and enter the following information in your Address Book:

Utility Outages

Use the Delmarva Power Mobile App (best)

OR ... call 1-800-898-8042

OR ... *Report Online:*

Electric Power:

<https://secure.delmarva.com/powerOutages/>

Street Lights:

<https://delmarva.streetlightoutages.com>

"The greater the civilization, the more helpless man becomes when the electric power breaks down." — Author Unknown—

Snow Removal - How We Work with DOT

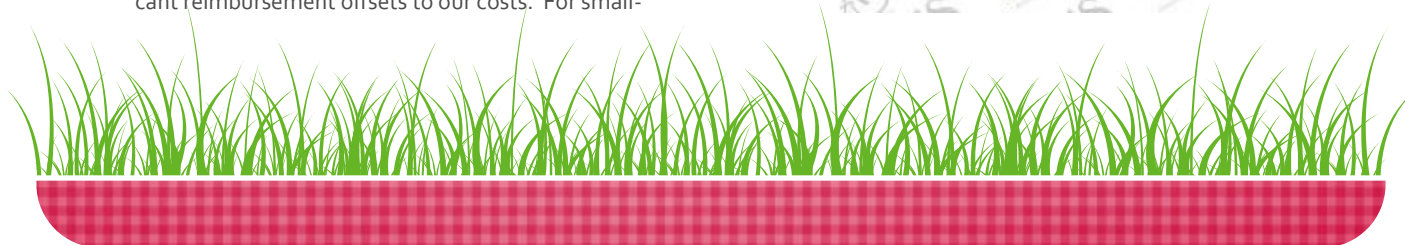
The Delaware Department of Transportation (DOT) administers its **Snow Removal Reimbursement Program** to help ease the hardship on HOA maintenance corporations. The program has been in place for more than 25 years.

Ramsey Ridge participates in this program. Here is how it works for our benefit:

- We contract and pay for snow removal services. Our private contract has rates based on the depth of each snowfall in RR and for related services (e.g., sanding).
- The DOT has a system for measuring average snowfall depth by Zone. In our Zone-11, the Jan-6 average was 2.5" and Jan-19 was 3.0". The program only provides reimbursements to us when Zone snowfalls exceed 4"
- The DOT also sets "benchmark cap rates" each year. When issuing reimbursements, they reimburse us at 75% of the lesser amount between what we actually pay our contractor versus their benchmark cap rate.
- In some years with heavy snowfalls we receive significant reimbursement offsets to our costs. For small-

depth snowfalls, we get no reimbursement. So counter-intuitively, frequent small snowfalls are far more costly to us than large deep snowfalls.

- We do the best we can to budget conservatively for our snow-related costs each year. It is an area of uncertainty, but we use judgement based on past experience.
- The efforts of our board include program registration, reimbursements filing, placement of snow poles, and coordination with our contractor on plowing/sanding.



In Memoriam ...

In January we lost a true icon of Ramsey Ridge who faithfully and humbly served our board and community for many decades. **Joe Tronto** provided our community with consistent personal leadership for neighborhood operations and beautification. From tree lines to landscaping to stonework to lighting, much of what you see in Ramsey Ridge today reflects Joe's contributions and his attention to detail.

Joe was a lovely, good-natured man and an excellent neighbor to all. We give our heartfelt condolences to Pat and her family, from the Board and from the Ramsey Ridge community at large.

You can find Joe's obituary at this link:

<https://www.legacy.com/us/obituaries/name/sebastian-tronto-obituary?id=57355137>



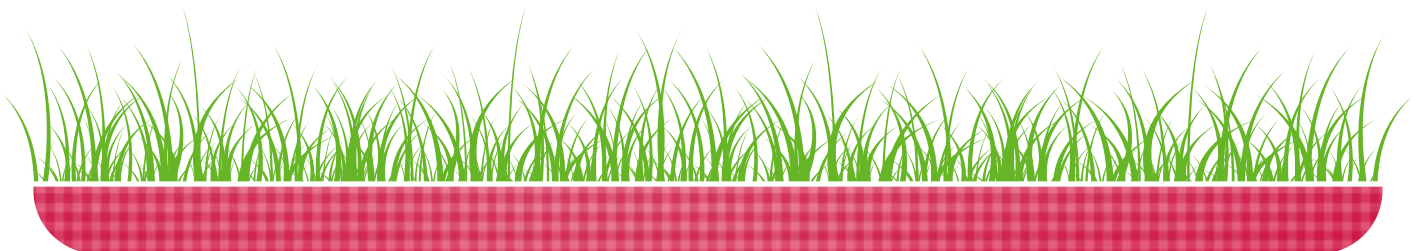
"Volunteering is the ultimate exercise in democracy. You vote in elections once a year, but when you volunteer, you vote every day about the kind of community you want to live in."

— Author Unknown —

Call for Board Members

Each year we hold elections for new Board Members at the Annual Meeting. Maybe you have given this some thought? Well now is your opportunity to volunteer and "give back"!

If you are considering serving on the board and have questions, feel free to reach out to a current Board member. If you are interested in serving on the Board, please send an email to **Stephanie Traver** (RRSC Secretary) at **RRSCneighborhood@gmail.com** to let her know of your interest.





Social Committee

Fall Activities included **Burger Night** (Nov-12) and a **Holiday Party** (Dec-12).

Here are a few event photos which capture the smiles! Thanks to Kathy and Mike Blackhurst for hosting.



Resident Reminders

Ramsey Ridge Newsletter

Newsletter Editor:

Henry Clappitt / 302 898 9220

RRSC Board:

RRSCneighborhood@gmail.com
www.ramseyridge.com

RRSC Registered Agent:

Ken Murphy / 302 239 3798
137 Dewberry Drive

2025—All Rights Reserved

2025 Directory Updates: Watch your email ... our Secretary needs your updates to the annual Directory.

Architectural Review Committee (ARC): The ARC is involved with exterior matters on your home and Lot. When thinking about an exterior project (e.g. additions, landscaping, recreation, trees), please contact the ARC as early as practicable in your planning. If in doubt, please err in favor of contacting the ARC. The ARC Project Change Request Form is available at www.ramseyridge.com. Thanks to all who participate in or help to make the ARC process successful!

Yard Signs: The only signs allowed in Ramsey Ridge are normal real estate "For Sale" signs. All other signs are prohibited unless approved in writing by the ARC (see above). We strongly discourage other signage in order to keep our community clutter-free and beautiful. **This policy is important to note for contractors doing work on your home.** We appreciate your help in keeping our community sign-free.

**** The speed limit in Ramsey Ridge is 25 MPH ****

Please drive safely!