



The Board Corner ...

Dear Ramsey Ridge Neighbor –

Winter is now in the rearview mirror and Ramsey Ridge is greening up nicely! Along with April showers and May flowers, we offer this **Spring Newsletter** edition for the latest community news, updates, and reminders.

The **2025 Annual Meeting** was held on March 20th. Mike Smith, outgoing President, gave an overview of last year's activities and everyone enjoyed the opportunity for a meet-and-greet. Following the meeting we delivered the minutes and the **2024 Annual Report** to all Owners. If you did not receive your copies by email, please contact Stephanie Traver (RRSC Secretary) at RRSCneighborhood@gmail.com.

We are "your board", dedicated to providing oversight, maintenance, and administration of the community. Please share your comments and suggestions whenever you see a new opportunity for us to better serve the Owners. Thanks for your continued support, and may you and your families enjoy Spring in Ramsey Ridge!.

Henry Clappitt, Board President



2025 Elections and Appointments

Directors: On March 20th, three Owners were elected to serve as new board Directors—welcome to: **Dave Rada**, **Bill Schumacher**, and **Barb Stratton**. After many years of service, two 2024 Directors passed the torch and stepped down at the end of their terms — many thanks to **Mike Smith** and **Mike Vest**! Eight other Directors had continuing terms, and all eleven 2025 Directors are now listed on Page 2.

Officers: Also on March 20th, the 2025 Directors elected the 2025 board Officers: **Henry Clappitt** (President), **Kathy Blackhurst** (Vice President), **Stephanie Traver** (Secretary), and **Ken Murphy** (Treasurer).

Board Committees:

Architectural Review: On March 20th, the Owners appointed Directors **Henry Clappitt**, **Israel Floyd**, and **Al Minutola** by direct election.

Operations: On April 15th, the Board appointed **Bill Schumacher** and **John Strojny** by majority vote.

Social: On April 15th, the Board appointed **Kathy Blackhurst** by majority vote

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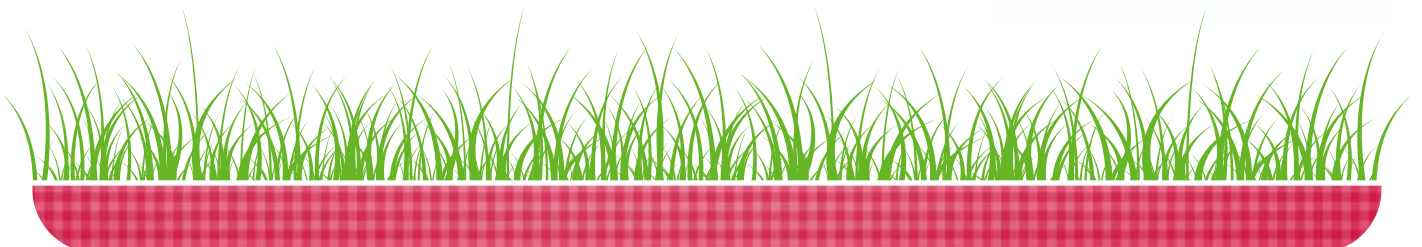
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2025 Q2 Meeting Dates

04/15	Board Meeting
05/20	Board Meeting
06/17	Board Meeting

2025 Upcoming Social Events

Spring / Summer Event:
(to be announced)



2025 Board of Directors

Officers

Henry Clappitt / President

Kathy Blackhurst / Vice President

StephanieTraver / Secretary

Ken Murphy / Treasurer

Standing Committees

Architectural Review ("ARC")

Henry Clappitt
Israel Floyd
Al Minutola

Operations

Bill Schumacher
John Strojny

Social

Kathy Blackhurst

At-Large Directors

Vernon Hanby
Dave Rada
Barb Stratton

New Street Signs Installed

On Saturday March 15th the new street signs were installed by Owner volunteers! Despite the weather, the changeover was completed in one morning. Many thanks to the *ad hoc* 2024 Street Signs Committee for seeing this through from "A-to-Z".



Recent Board Activity

In addition to elections and appointments (see Page 1) your Board has also made progress in early 2025 toward improved administration of RRSC. Highlights include:

- Clarifying rules for the 2025 Annual Meeting elections
- Adopting a new board policy for Financial Reserves
- Adopting a new board policy for Security Camera Usage
- Acting on certain deed restriction enforcement matters

Social Committee

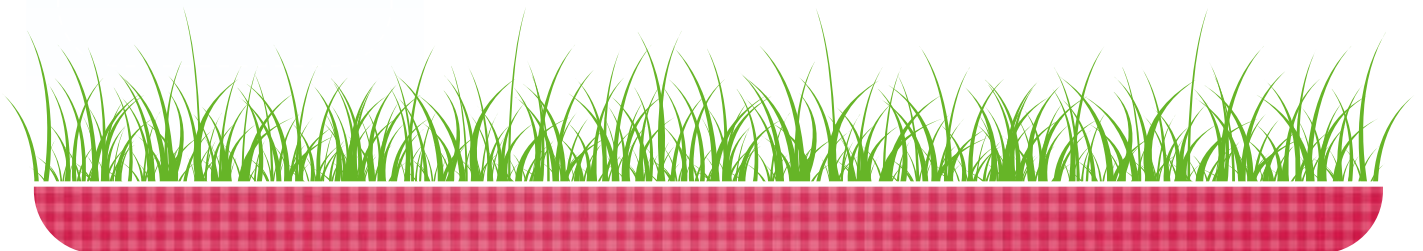
For February 20th, the Social Committee organized a "Mexican Night" dinner at La Tonalteca in Lantana Square. A fun time was had by all

The Ramsey Ridge Social Committee — led by Kathy Blackhurst — generally sets up an event each quarter. All events are self-funded by the attendees. These are great opportunities to catch up with long-standing neighbors and to meet new ones. Watch your inbox and mailbox for future events!



Welcome New Residents!

In early 2025, we said goodbye and best wishes to long-standing Ramsey Ridge residents Anne and Wally McWalter. Their home at 6 Blueberry Court was purchased by **Jehan and Kyle Elliott**. Give the Elliotts a big hello-and-welcome wave this Spring as you walk the neighborhood!



Septic Systems: We All Have Them ...

In Ramsey Ridge all homes have in-ground septic systems for household sanitary waste water disposal. Properly maintaining the system is your key to headache-free property maintenance. It comes down to two things:

- Have your system pumped out and inspected at least every 2-3 years. Annually is best.
- Be mindful of what you put down the drain. Excess solids can clog the system. Chemicals and solvents can deactivate necessary biologic activity within the system.

The Delaware Department of Natural Resources (DNREC) regulates all septic systems — installations, pumpouts, inspections, and repairs — through licensed independent contractors. Be sure your contractor(s) are Delaware-licensed.

The Ramsey Ridge Service Corporation also regulates the location of all septic systems (via ARC approvals) and can enforce the proper maintenance and operation of septic systems. Please review the deed restrictions for more information. Article IV Section 3 covers design and location. Article IV Section 4 covers septic system maintenance and operation. The deed restrictions can be found on the Ramsey Ridge website.

Here are a few external links with extensive information about septic systems which you may find useful:

<https://dnrec.delaware.gov/water/residential/septic-systems/>

<https://dnrec.delaware.gov/water/residential/septic-systems/maintaining/>

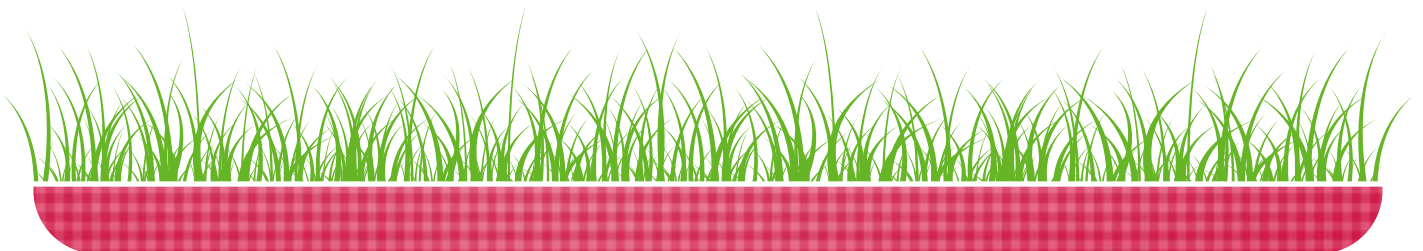
<https://www.epa.gov/septic/about-septic-systems>

<https://www.epa.gov/septic/resolving-septic-system-malfunctions>

Take the time to learn where your system is located, and how to maintain it. “Out of sight” does not mean “out of mind”



"A septic system is like a bad relationship — you notice it when things start to go really wrong." — Author Unknown—





Spring Cleaning ... your To-Do List

- Review your property for seasonal maintenance needs.
- Keep your trees and bushes from excessively growing into or over the streets.
- Check the condition of your mailbox ... does it need a maintenance "refresh"? (Note: Mailbox replacements need ARC approval)



Protect Our Community—The People and The Landscape

Drive the speed limit of 25 mph. Be especially mindful on Dewberry Drive since it is a long stretch of road. Speeding saves the driver a miniscule amount of transit time in Ramsey Ridge, but it can pose real hazards to the pedestrians and cyclists in our sidewalk-free community.

Avoid street parking on cul-de-sacs. Even short periods of parking raise the real risk that other drivers and delivery trucks will not be able to pass by without causing damage to our cul-de-sac landscape investments. If you live near a cul-de-sac, please share this request with your household, guests, service providers, and contractors.

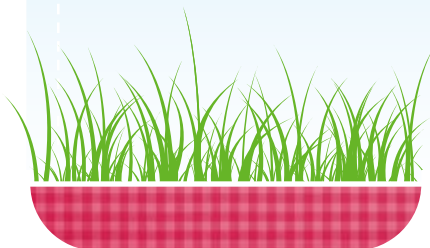
Ramsey Ridge Newsletter

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Resident Reminders

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 — please let them know.** We appreciate your help in keeping our community sign-free.

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

Please drive safely!