



## President's Message ...

Dear Ramsey Ridge Neighbor –

How quickly time flies ... Summer is well behind us and Autumn is nearly over. We have already had our first seasonal snowfall this week, an impressive 5-6 inches! Please browse the enclosed article on snow management to learn what we do ... and what you can do to help!

Since our last Newsletter there are several new things to report on: tree pruning, a concerted effort to renew our bylaws, and of course an update on our social events. See what's new in the rest of this Newsletter.

We also published a 2025 Resident Directory this fall. It was distributed by email to all residents, but if you can't locate your copy feel free to contact Stephanie Traver (RRSC Secretary) for another copy.

I hope that everyone enjoys their end-of-year holidays. Be sure to wave to our very own "Frosty the Snowman" at our entrance and let his smile be contagious! Stay in touch and send us your ideas for how we can keep improving Ramsey Ridge.

Henry Clampitt, Board President



## Snow Removal

As many of you know, we contract each year with Mike Mitsdarfer for snow removal and salt/sand application. Last winter we spent more than our historical average on salt, so this winter we will work more closely with Mike on when and where salt may be needed.

Mike plows our streets for any event exceeding 2-inches. We have also registered with DelDOT to receive partial reimbursement for those snow removal costs ... their program takes effect for any event exceeding 4-inches. DelDOT only covers 75% of our cost but it is a big help nonetheless. And many thanks to **Bill Schumacher** and our Operations committee for placing snow poles around the neighborhood.

The biggest thing we ask of all residents is to please avoid parking on the street. Plowing around parked cars makes for a narrow passage and uneven results. One alternative is to park at the end of your driveway to allow for easier exit until your own snow gets shoveled.

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### 2025 Q4 Meeting Dates

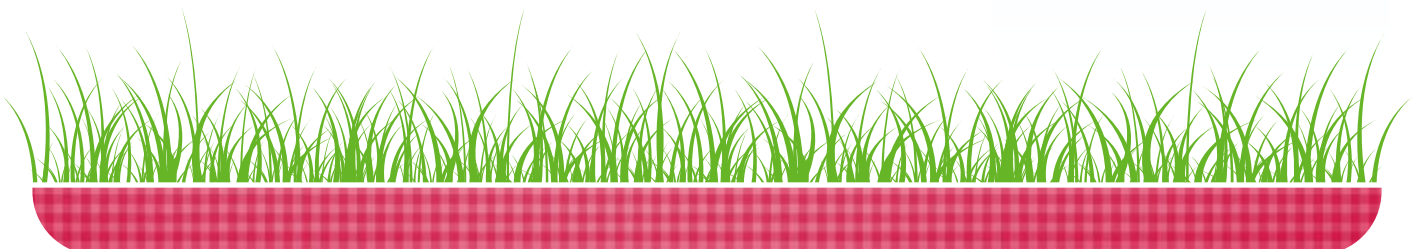
10/21	Board Meeting
11/18	Board Meeting
12/16	Board Meeting
(2026 Board Schedule TBD)	

### 2025 Upcoming Social Events

#### Holiday Party

December 18 at 6-PM  
112 Juneberry Court

BYOB  
Bring a dish to share



## 2025 Board of Directors

### Officers

Henry Clampitt / President  
Kathy Blackhurst / Vice President  
Stephanie Traver / Secretary  
Ken Murphy / Treasurer

### Standing Committees

#### Architectural Review ("ARC")

Henry Clampitt  
Israel Floyd  
Al Minutola

#### Operations

Bill Schumacher  
John Strojny  
Dave Rada

#### Social

Kathy Blackhurst

### Ad Hoc Committees

#### Governance Renewal Committee (through end of 2026)

Henry Clampitt  
Kathy Blackhurst  
Vernon Hanby  
Barb Stratton

## HOA Governance Renewal ...

In July we formed an ad hoc board Governance Committee which will remain in place until the end of 2026. This committee will study best practices and make recommendations to the Board based on a "bucket list" of items which individual board members have proposed. The end-result is expected to be adoption of revised bylaws and/or new policies.

The first topics under discussion with the board are (i) to establish term limits for board members, and (ii) to establish a maximum size for the board. The board's goal with this is to encourage more Owners to rotate through board service over time. We believe this will be beneficial in building a high level of community buy-in.

The Governance Committee is comprised of Kathy Blackhurst, Henry Clampitt, Vernon Hanby, and Barb Stratton. The committee's role is to study and recommend, but only the full board can take the final decisions to act. If you have any governance ideas that you want the committee to study, please reach out at any time. We will aim to keep the Owners apprised of progress throughout the year.

## Operations Updates

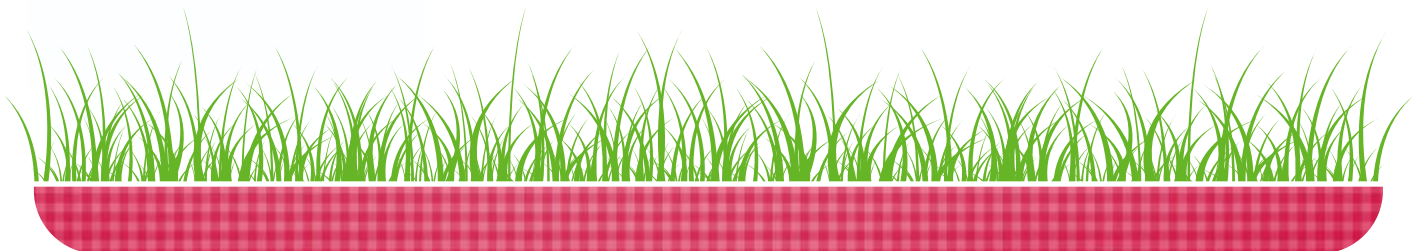
Trees: We have started on a regular quarterly fertilization program to ensure a long and healthy life for our Dewberry trees. This winter we will also have the trees professionally pruned to maintain shape and canopy, and pruned every three years thereafter. Both services will be provided by Davey Tree.

Security Camera: You may have noticed some activity over the past year aimed at evaluation of the system/pole location. At this time, we do not plan to relocate the camera system. We did upgrade the camera in 2024 and at present are pleased with the outcome.

Entrance Area Improvements: We are currently evaluating the aging state of certain trees and shrubs and will be firming up long-term plans for their maintenance and renewal. We don't expect major changes in 2026 other than a serious clean-up and evaluation.

## Nighttime Pedestrian Safety

Short winter days mean that we are more often taking our daily exercise in the dark on Ramsey Ridge streets. It is very difficult for drivers to see pedestrians, more so than you might realize as a walker or bicyclist. Please remember to use some reflective gear when out and about, and ideally carry a blinking flasher or handheld flashlight to help drivers see you long before they approach.



## SPOTLIGHT: Ramsey Ridge Social Committee

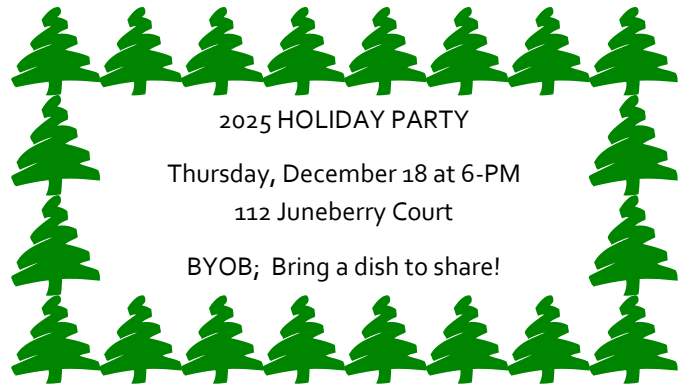
If you don't know who leads our Social Committee then you clearly need to attend more events! **Kathy Blackhurst** has been the Social Committee lead for several years now and she does a great job in organizing events and keeping Ramsey Ridge socially active. Kathy also serves as the board's Vice President so she wears a few hats around here.

Over the years we have had many types of events arising from the Social Committee, with a general goal of four events per year. Past events have included dinners (Burger Nite; Pizza Nite), themed events (River Cruise; Murder Mystery Train Ride; Ardmore Theatre), and informational events (Guest Speaker from Mt Cuba). And of course there is our annual Holiday Party which is coming up **this week on Thursday!**



If you would like to be more involved in Ramsey Ridge and meet new neighbors, please reach out to Kathy to get involved. Help plan an upcoming event ... or dream up and organize a new one! You'll find her

contact information in the Ramsey Ridge Directory!

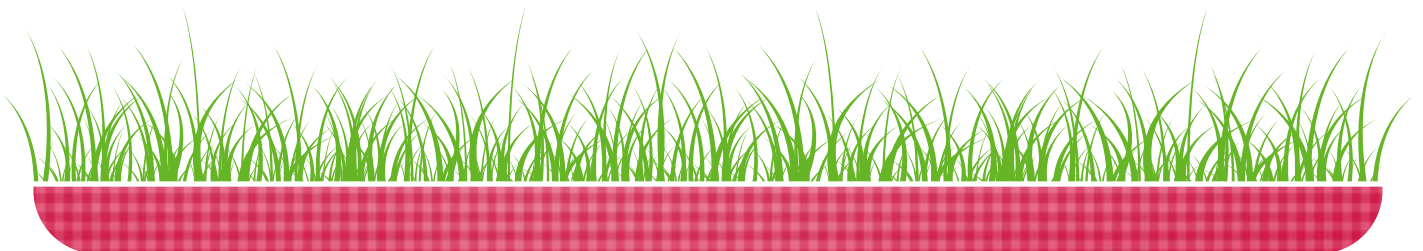


Flashback! .... Here are two snapshots from our event on November 6th ... a casual dinner at [La Tonalteca](#) in Lantana Square.

We had a nice turnout, good conversations, and everyone enjoyed catching up with neighbors and friends.



*"The greatest sweetener of human life is friendship." — Joseph Addison —*





## Title Fraud ... Protect Yourself!

There is growing awareness in Delaware of title fraud risk. Scammers can impersonate a property owner, forge transfer documents, and sell the property without the owner ever knowing until after the fact. Artificial intelligence (AI) capabilities have enhanced the risk for this kind of fraud.

What can you do to protect yourself? Obviously, consult an attorney. But a basic preventive step is to register with the "Alert Me" service offered by the New Castle County Recorder of Deeds. You can navigate to the link from this page: <https://www.newcastlede.gov/>. The service is free. Any filings which involve your name will be notified to you by email which can give you a leg up on dealing promptly with a fraudulent filing.

*"Confidence comes from being prepared." — John Wooden*

*"Expect the best, plan for the worst, and prepare to be surprised." — Denis Waitley*

### Ramsey Ridge Newsletter

#### Newsletter Editor:

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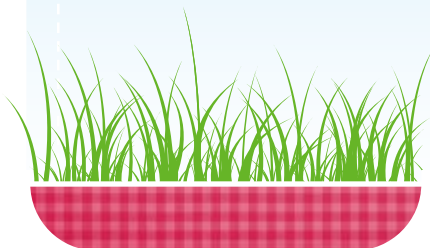
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137 Dewberry Drive

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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](http://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!**