

## President’s Message ...

Dear Ramsey Ridge Neighbor –

It looks like the depth’s of winter are now a fading memory, with temperatures slowly rising and rain replacing the snow. Before long we’ll be preoccupied with Spring cleanup and immersed in flowering colors!

Our **Annual Meeting** is set for **March 19th**. The official Notice and Ballot/Proxy will be emailed to Owners on March 9th, so let us know if you don’t receive your copy. In February we sent two emails to Owners, announcing the meeting date and to call for board candidates. We appreciate those who volunteer their time and talents to sustain our board and improve our community



This year we have plans to trim some trees near the entrance. We have also surveyed the neighborhood by email seeking input and ideas for community beautification. The initial survey is now closed, but if you have additional ideas to share please send them to me or to Bill Schumacher.

I look forward to seeing everyone at the Annual Meeting. If you are unable to attend, please don’t forget to send your Proxy to the HOA Secretary, Stephanie Traver. The proxy process is slightly different this year, so please review the meeting Notice.

Henry Clampitt, Board President

## Snow Removal Comments

In the Fall Newsletter we gave an overview of how we manage snow removal for Ramsey Ridge. We now have a few additional HOA comments to offer:

Street Service: We stay in touch with Mike Mitsdarfer during each snow event to ensure timely completion. By direct comparison with nearby neighborhoods, the 2026 snow removal results for Ramsey Ridge have been the best we have seen.

Driveway Service: The HOA does not hire snow services for individual driveways. Residents have asked if Mike Mitsdarfer can be privately contracted for driveway service and the answer is “yes”. Keep in mind that street services are our priority, so private services would be performed only after all street services are complete.

Thank you to everyone for keeping parked cars off the streets when snow approaches. That helps us clear the streets completely and efficiently.

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### 2026 Q1 Meeting Dates

01/20	Board Meeting
02/24	Board Meeting
03/17	Board Meeting
03/19	ANNUAL MEETINGS
	. Owners
	. Board

(the Board typically meets on the third Tuesday of each month)

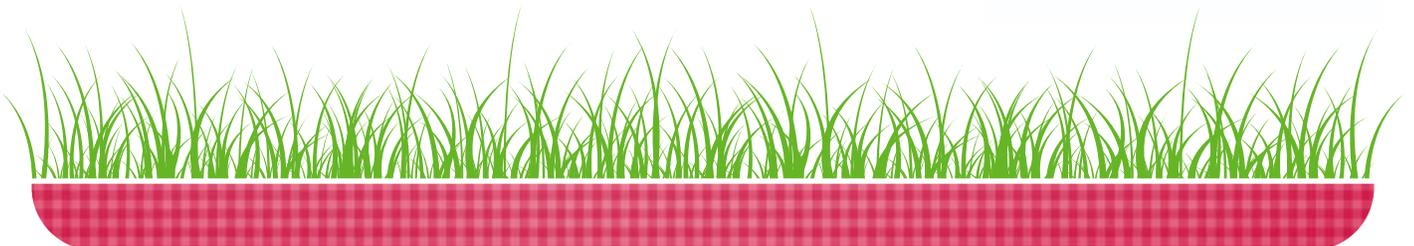
### 2026 Upcoming Events

**Annual HOA Meeting**  
March 19 at Cokesbury Village

6:30 PM— Social Time  
("Meet & Greet")

7:00 PM—Meeting

**Social**  
Spring Event (tbd)



## 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 Dues for 2026 ...

The RRSC Board has approved the 2026 Annual Budget and the annual assessment/dues will remain unchanged from last year at **\$430** per Lot.

We will use the New Castle County billing service again this year. You should expect to receive your bill in the mail in March and it will be due by April 30th.

New Castle County offers you the choice of paying by check or by one of several electronic options (e.g., credit/debit card; PayPal; Venmo). These are the same secure payment options available to you when paying your separate property tax bill. Like most electronic transactions, there is a small fee added by the County for processing.

Please use the New Castle County payment service options unless you are otherwise notified by RRSC. We will have a new Treasurer this year (to be selected at the Board's Annual Meeting) and we want to avoid the dated and insecure practice of dropping off paper checks in neighborhood mailboxes.

## Spring Project Planning ...

With spring just around the corner, you might be planning on a project for landscape or home improvement. Keep in mind that changes to the appearance of your home or Lot are often subject to ARC approval. It is always worth a call to ask the ARC about this, before plans become commitments.

The ARC approval process is, we believe, easy and straightforward. Seeking ARC input is something we all owe to each other as property owners. The ARC looks forward to hearing from you!

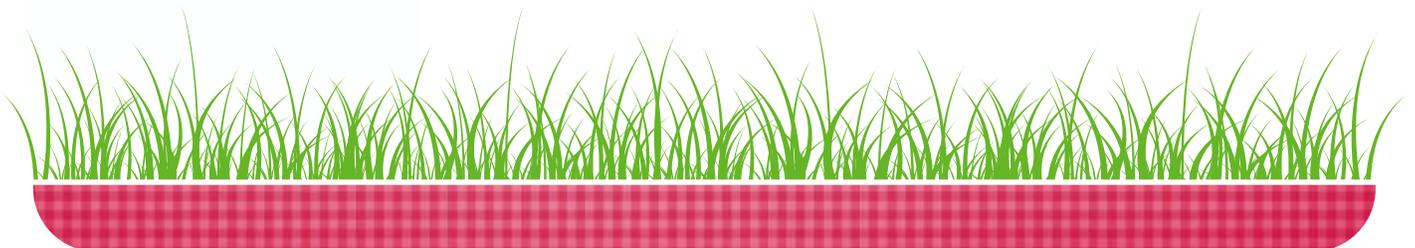
For a full description of when ARC approvals are needed, please review the deed restrictions. You can find a copy on our website at [www.RamseyRidge.com](http://www.RamseyRidge.com).

## 2025 Annual Report ...

Your HOA publishes an Annual Report for all Owners. Ours will be distributed by email in March. If you miss it, please contact the RRSC for a copy. It will not be published on the public-facing website.

Highlights for the 2025 report include:

- New Street Signs \_ replacement completed
- Cul-de-sac Renovations \_ last one (of 7) completed
- Cash Position \_ ended 2025 with positive Net Income
- Financial Reserves \_ now are fully-funded
- Governance Updates



## SPOTLIGHT: Ken Murphy - Our "Ramsey Ridge Mayor"

After decades of selfless service to Ramsey Ridge, **Ken Murphy** has decided to step down from the RRSC Board and pass the torch to others. Ken has served as our Treasurer since the community was first formed and has always helped keep our HOA financially-sound through diligent efforts, sound reporting, and sage advice.

In addition to Treasurer, Ken also serves as our corporate registered agent, our connection to GHADA, our Facebook page steward, our frequent liaison with our elected representatives, and — importantly — our HOA institutional memory.

Most of you know Ken. He is the guy who stops everyone out for a walk to share friendly conversations and to ask how you are doing. Always with a smile. A great listener and great neighbor! Even though he will be retired from our board, Ken will still be that neighbor who travels our streets each day with his faithful dog Margo .... you can always count on Ken for a kind word and the latest neighborhood news as you walk and drive through Ramsey Ridge.



The RRSC Board will decide how to fill Ken's impossibly big shoes when it meets to elect board Officers for 2026. You will hear more about that in future Newsletters.

## Social Events ...

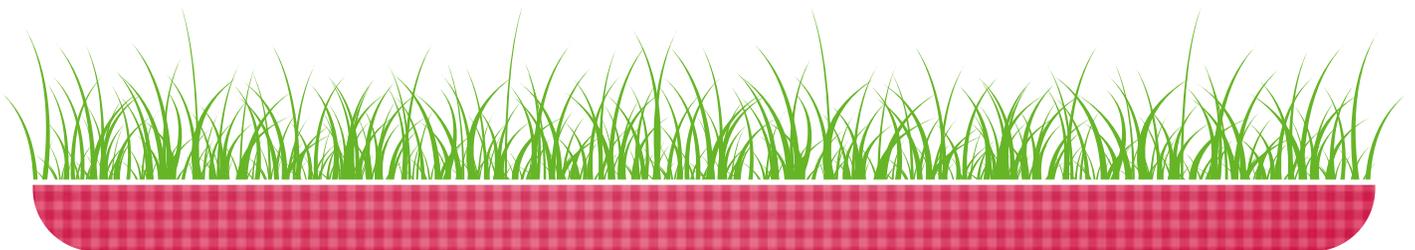
Holiday Social 2025! We had a very enjoyable event at the start of Winter (December 18th) **Alice and Rob Martinelli** hosted a Ramsey Ridge holiday celebration where neighbors shared great food, refreshments, and conversations. Many thanks!

Our Social Committee is starting to plan for 2026 events. If you would like to be part of those efforts, please reach out to Kathy Blackhurst.

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*"Excellence in community is never an accident; it is the result of high intention and the wise choice of many alternatives." — Aristotle —*

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## Trash Talk ...

Editor's Comment:

I walked through Ramsey Ridge this week and surveyed how we collectively manage the appearance of our community when it comes to trash cans. I found that on more than 30% of our Lots, trash receptacles were stored outdoors and generally visible to the street. In addition, there were a handful of Lots with receptacles at the curb for multiple days. We can do better as a community ... see what the deed restrictions require from each of us:

"Each OWNER or occupant shall provide and use receptacles for garbage and other trash and locate same in an area not generally visible from the ROADS. Such receptacles may be placed at curbs only on regular collection days." (Article IV, Section 12)

*"Rules, like a shared garden fence, help us grow together in harmony. They provide structure and support, allowing each individual to flourish while respecting the space of others."* — *Author Unknown*

### Ramsey Ridge Newsletter

Newsletter Editor:

Henry Clampitt / 302 898 9220

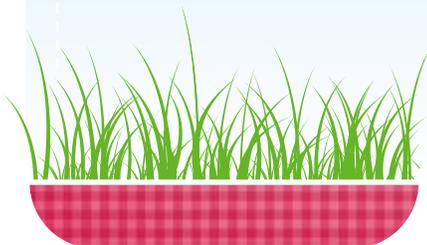
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RRSC Registered Agent:

Ken Murphy / 302 239 3798  
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!**