

# THE RIDGE RAMBLER



**NC Burn: Not recommended as we are dry and windy!** Although there is not a burn ban in NC today, please use extreme caution and permitting required.

**General Email**  
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**President:**  
Roy Smithers  
[rormsmith@aol.com](mailto:rormsmith@aol.com)

**Vice President:**  
Darrell Burnett  
[bigdburnett@gmail.com](mailto:bigdburnett@gmail.com)

**Treasurer:**  
Chris Frey  
[crispy275@gmail.com](mailto:crispy275@gmail.com)

**Secretary:**  
Linda Heller  
[Linda@stampingschool.com](mailto:Linda@stampingschool.com)

## At Large Board Members

Cathy Shanks  
[csterp5@gmail.com](mailto:csterp5@gmail.com)

Paul Hooper  
[defiant1970@gmail.com](mailto:defiant1970@gmail.com)

Kenny Perry Care  
Bears/Firewise Coordinator  
[kpfasure@msn.com](mailto:kpfasure@msn.com)

Private FB Group for RR:  
<https://www.facebook.com/groups/RamblingFriends/>

## The Newsletter for the Rambling Ridge Community October 15, 2022 Page 1 of 4

Hello, Neighbors!

We had a great turnout for our annual potluck & meeting!

It was such a delight to see everyone chatting, eating and getting to know new neighbors. We also had an unusually full meeting agenda that we managed to keep to an hour + 7 minutes, even with a special speaker! See the meeting minutes on page 2 along with a recap of the proposed bylaws update.

We had 4 board positions open for election as announced in previous emails and newsletters. We are excited to announce all 4 were filled! First we'd like to thank our outgoing board that served their terms and volunteered many hours to the neighborhood:

Treasurer, Phil Donofrio  
Vice President, Cathy Shanks  
At Large, Gladys DeBruyne  
At Large, Kris Frey

Here are our newly voted HOA board of directors:

Treasurer, Chris Frey  
Vice President, Darrell Burnett  
At Large, Paul Hooper and Cathy Shanks

Thank you for **volunteering** and caring about Rambling Ridge!  
We are excited for this coming year!

To read more about our current board of directors, see our page [HERE](#) on our website.

In addition to the board, we'd like to thank the many volunteers for their work on the front entrance, flag and holiday displays, mowing swales, cleaning signs and mailboxes, weeding and caring for the common areas and trips to the dump! Every bit helps!



# THE RIDGE RAMBLER

September 2, 2022 Page 2 of 4

## ANNUAL FALL MEETING HIGHLIGHTS

Our treasurer, Phil Donofrio, gave us an update on our fiscal year end and next year's proposed budget, which was approved. To view/print the statement, click [HERE](#)

**Guest Speaker:** Wes from Firewise spoke for 15 minutes and answered questions about protecting our homes from ignition. (see page 4 for more Firewise info) With the current fires in Tennessee and the dry leaves, we should all be extra careful. Wes emphasized cleaning your gutters and any area near your home that a spark can ignite easily.

Our president, Roy Smithers spoke about **Covenants and Bylaws**.

*Covenants* apply to all homeowners, whether a member or not. Covenants, Conditions & Restrictions (CC&Rs) are basically the rules of the neighborhood created by the developer and are officially recorded and filed with NC. They transfer with the house to each owner.

For example, guidelines for taking care of your yard and storing trash cans out of view.

*Bylaws* apply to the board of directors and how the board operates. For example, how many meetings are required per year, managing the finances, duties of the various officers, membership voting rights and elections to name just a few.

The RR bylaws had not been updated since the 1980's and the proposed updated bylaws were voted on and passed. The current bylaws state a change must be voted on at two meetings so another vote will take place at the spring meeting.

### **Notable changes to bylaws that were discussed and passed:**

- Quorum will remain at 35%
- Checks/drafts will continue to require 2 signatures
- Amendment to add to the duties of president. "Either the president or someone appointed by the president shall audit the financial records of the association at least once a year".
- Amendment to change from 2 to 3 at large board members

If you would like to print a copy of the official meeting minutes, click [here](#)

***For all who submitted questions, proxies and came to vote on these important issues, thank you!***

There will be a Spring meeting date announced soon.

# THE RIDGE RAMBLER

October 15, 2022 Page 3 of 4

## ***Neighborhood Directory Update!***

Imagine seeing water running out of a neighbor's garage and down the driveway. (true story) Of course you would want to tell them right away! Maybe you have a neighbor living alone and want to check on them after a winter storm. Having a neighborhood directory, especially with a cell phone number, can be so helpful to connect with each other.

Privacy laws have changed a bit over the years and the board takes the security of your information seriously. For that reason, our directory will not be stored or accessed on a public website. If you would like a copy of the directory emailed to you, request a copy to [ramblingridgehoa@gmail.com](mailto:ramblingridgehoa@gmail.com) If you do not have a printer, I will print and drop off to you!

What information is in the directory?

Since homeowner names are public record online already, I've left those in.

Those who have opted to be in the directory (or grandfathered in from opting in years ago) have given the phone/email they want to have shown. I have called and emailed as many as I can to fill in the blanks but we are missing many! This directory has large enough spaces to write in contact info if you know them.

Anyone wanting to opt out completely can contact us to modify.

Please respect the privacy of your neighbors! This is not to be used for marketing or any kind of distribution list. It is considered confidential and only for the use of Rambling Ridge residents.

**Help Us Keep It Up To Date!** I'm sure there will need to be some updating as we go. If your listing is incorrect or you'd like to add yours, please send us an updated information.



Ladies Lunch Bunch will be Wednesday, November 9<sup>th</sup> at 11:30. Location will be PF Changs.  
More info in Nov 2<sup>nd</sup> newsletter!

Men's Pizza Night will be Nov 2<sup>nd</sup> Location TBD

**We have a private Facebook Group just for  
Rambling Ridge!**

If you are on Facebook already, request to join [HERE](#)

**Not on Facebook?**

Be sure you have subscribed to our website for email updates

[www.ramblingridge.com](http://www.ramblingridge.com)

***Just a reminder...*** If you have paid your annual dues, thank you! If you haven't yet and would like to, you can pay online or send a check to our treasurer. You can find all that info [HERE](#)

# THE RIDGE RAMBLER

October 15, 2022 Page 4 of 4



## Firewise program update from Kenny Perry

Rambling Ridge is now officially certified!

A big high five goes to our neighborhood Firewise committee who worked hard this year with oversight of property assessments, education and outreach to help reduce fire risk:

Roger & Nadine Mackintosh, Steve Baum, Paul Hooper & Darrell Burnett

16 individual home assessments have been completed in RR. Common findings were poorly visible address signs from the road, leaves and mulch near the house, rhododendrons and laurels near the house, plants near windows, tree branches hanging over the house, and untrimmed foliage within thirty feet of the house.

The subdivision was rated as moderate to high and the average for our assessed properties was 39. (Moderate is 12 – 30).  
We have some work to do!

There are several benefits to being a Firewise community. If you keep a log to keep track of work you do to improve your property, there are agencies to help with funding and receive some reimbursement for the work you have completed.

If you would like to have assessment or have any questions about the process please send me an email or a call. Kenny Perry

[kpfasure@msn.com](mailto:kpfasure@msn.com) or 248-408-7379

One of the tasks from Firewise is to complete is a 3 year action plan for Rambling Ridge:

- 12 more individual assessments
- Create and communicate evacuation plan
- Create a referral list for landscaping services
  - Provide education at meetings
  - Continue sponsoring Chipper Day
  - Provide info on proper address signage
  - Firewise education in welcome packet
- Help those who need assistance to reduce risk

It's going to be a great year!



Sometimes we all need a little help, maybe a ride or change a light bulb that's too high. It can be a simple thing or we can help coordinate a big thing!

This month the Care Bears checked on a home while the owners were away, helped fix some minor repairs, a little geek squad work on computers...it's the little things that can make a neighbor smile!

If you would like to be on the volunteer list OR are in need of help, please get in touch!

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