

THE RIDGE RAMBLER



Please use
extreme caution
and permitting is
required for
burning brush.

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[https://www.facebook.com/groups/
RamblingFriends/](https://www.facebook.com/groups/RamblingFriends/)

The Newsletter for the Rambling Ridge Community

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Hello, Neighbors!

Is it Fall yet? Are you starting to see a leaf or two change color yet?

Fall is a favorite here with the cooler weather, leaves turning & falling, and then raking all the leaves. There are many fall foliage maps online but here is one that has been fairly accurate over the last few years. You can visit the page [HERE](#) to explore more in depth



Fall Homeowner's Meeting



Our Fall Community Meeting will be **October 5, 2024**
at 1 Pm. Our potluck lunch will precede the meeting from
12-1 pm. Special speaker from 12:30 - 1:00.

Big Willow Community Building

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Message from our President, Roy Smithers

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Hello, Neighbors!

The Rambling Ridge covenants are over 30 years old and maybe it's time to review and bring them up to date. The RR Board of Directors has spent a lot of time since the last HOA Members' meeting discussing, revising and combining the five sets of Rambling Ridge covenants into one that would apply to every property owner in Rambling Ridge. The goal is not to make major changes, but to consolidate, clarify and eliminate outdated and inapplicable requirements. To fulfill the consolidation, 75% of the residents of each division would have to approve. If you would like a copy of your covenants emailed to you, send an email to the RR Board Secretary, Linda Heller, at ramblingridgehoa@gmail.com and she will email you a copy.

For those that may not know, real property covenants are property restrictions normally created by the original developer of a subdivision. Each property owner is required to follow the covenants that apply to his/her real property. Our subdivision is divided into five divisions/sections, each with its own set of covenants. Since the same developer created the five divisions/sections, the five sets of covenants are very similar. In order to know which set of covenants apply to one's property, one would have to know in what division/section one's property is located.
(which you can see the address list by clicking [HERE](#)).

Covenants VS HOA (Home Owner's Association)

There may be some confusion between the requirements listed in the covenants and the RR Homeowners' Association (HOA). The covenants do not even mention the HOA. As you probably know, membership in the HOA is voluntary; whereas, following the covenants is not voluntary, but a requirement for all property owners. The HOA has bylaws which govern the operations of the HOA. The bylaws only apply to running the HOA and not to all RR property owners. The HOA does not set requirements for property owners. It merely acts as a social and RR improvement organization. It certainly can remind property owners of covenant violations and seek compliance, but it does not enforce such covenants. Only an individual property owner or a group of property owners can enforce covenants. This is accomplished with legal action.

Consolidation of the Covenants

The RR HOA Board plans to present a proposed consolidated set of covenants for discussion at the next HOA property owners' meeting on Saturday, October 5th. **You do not need to be a member of the HOA to attend; it is open to all RR property owners.** Considering the importance of this issue, it is crucial that you attend the meeting and participate in the discussion. Thereafter, if there is positive feedback at the meeting, the BOD will seek to obtain approval by 75% of the property owners of each division/section.

If you have feedback, questions or concerns ahead of the meeting please email us
RAMBLINGRIDGEHOA@GMAIL.COM

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Ladies Lunch Bunch
Wednesday, September
11th at 11:30 am

Thai Spice
220 S King St,
Hendersonville, NC

Please RSVP by Sept
10th to Linda Heller
ramblingridgehoa@gmail.com



Guy's Night Out (21+)
Wednesday,
Sept 4th at 6:00 pm

Taco Fiesta
3754 Brevard Road
Horse Shoe, NC
28742
828-595-9092

rsvp to Matt
mattheller2668@gmail.com



RAMBLING RIDGE

ICE CREAM Social!

Friday, September 20th
6:30 PM - 8PM
Keithley's Driveway
21 Deer Run

**Bring a chair, have some
after dinner ice cream and
meet your neighbors!**

We Hope To See You There!

A decorative banner at the top of the section with various colored flags and confetti.An illustration of three ice cream cones: one with yellow vanilla, one with pink strawberry, and one with blue raspberry.

***Just a reminder* that
Dues are Due in October!**
**You can pay online, bring a
check to the Oct 5th
meeting on or send a check
to our treasurer. You can
find all that info [HERE](#)**

Dues are voluntary here but they pay for the mowing, the planting, repairs and electric bill for our entrance lights.

The HOA maintains the website, newsletters, communication with utilities, social activities, Care Bears, Firewise and the list goes on!

Members who pay the \$60 also get a FREE chipper day, which is valued at least that if not more. Help support those that make our neighborhood a fun place to live!

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Dumpster On Demand

The dumpster will be here in RR
Monday **September 9th!**

\$20 to participate and unload your
junk! Contact Kenny Perry to
reserve your spot. Text or Call
248-408-7379

or email kpfasure@msn.com

OUR RAMBLING READERS LITTLE LIBRARY
IS IN NEED OF BOOKS!

IF YOU HAVE SOME READY TO LEAVE YOUR NOOK,
ADD THEM TO THE LIBRARY AT WHIPPOORWILL!



Do you have a Fescue Lawn?

Fall armyworm caterpillars are feeding on
fescue grass in lawns and pastures in the area.
Take a look around to see if they have gotten
into your property. They can destroy a yard in
days! For more reading, see NC Coop Ext
article [HERE](#). The article also reports how to
get rid of them if you do see them.



Photo Matt Bertone

Not So Fast!



There is movement around the US and
Europe called **20 is Plenty**. Residential areas
have added 20 is Plenty signs keep children,
neighbors, pedestrians and pets safer.

*Did you know that
the speed limit on
many roads in
Rambling Ridge is
20 mph?*



Our neighbors love to take a walk, get fresh air, walk
the dog....and we have no sidewalks, which makes it
a bit dangerous if cars are speeding by. While some
may not feel like they are speeding, be mindful of
checking the speedometer, especially with so many
little fawn and new critters along our roads.

Tell your delivery drivers to slow down if you know
them.

For our RR walkers:

Walk facing traffic, as far off the road as possible.
Avoid phones/headphones so you can hear and pay
attention. Avoid chatting in the middle of the road☺
and wear bright or reflective colors when possible.

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Michael, Sarah & Theodore

Neighbor Spotlight:

Meet the Fords!

How long have you lived here in RR and where did you come from originally?

We have lived in Rambling Ridge for just over a year! After being together for 8 years, we decided to purchase a home together. We fell in love with the house and later found out how great their neighbors are!

What did you want to be when you grew up and did it turn out that way?

Michael: Growing up, I wanted to be a professional wrestler but then realized that wrestling was fake – so among many, many, other reasons - decided it wasn't for me. Now I work in the kitchen at the Champion Hills Country Club. I've has been a cook for the past 15 years, but this is Sarah's favorite job mine because I bring home some tasty food!

Sarah: I wanted to be a singer, and more practically, a teacher. I didn't even come close! After getting my bachelor's degree in New Media, I began designing custom closets for a local company called Carolina Closets and have been loving it ever since. I love meeting new people every day, seeing beautiful homes in WNC, and creating awesome spaces for them to enjoy.

What do you like to do in your free time?

We both love going to baseball games when it's in season, hiking, volunteering for Big Brothers/Big Sisters, and trying new breweries in the area. Right now much of our time is spent with our newborn, Theodore, who was born on July 19th. Luckily, Theo loves being outside just as much as mom and you might see them trekking up the hills of RR. We also have 2 indoor cats, Julius and Quila!



What do you love most about RR?

Our favorite thing about Rambling Ridge is being surrounded by trees, the exciting possibility of seeing wildlife, and the kind neighbors. We can't wait to meet more of you as the years pass!

For more info on Sarah's Carolina Closet Business, you can visit her Facebook page [HERE](#).

She can also help organize a garage, pantry, office space and Murphy beds, too!