

THE RIDGE RAMBLER

RR Website:

www.ramblingridge.com

Private FB Group for RR:

<https://www.facebook.com/groups/RamblingFriends/>

General Email

ramblingridgehoa@gmail.com

President: Roy Smithers

rorsmith@aol.com

Vice President: Darrell Burnett

bigdburnett@gmail.com

Treasurer: Chris Frey

(734) 478-2094

crispy275@gmail.com

Secretary: Linda Heller

407-435-3135

Linda@stampingschool.com

At Large Board Members

Cathy Shanks: At Large

(252) 236-7671

csterp5@gmail.com

Paul Hooper: At Large

(909) 647-5225

defiant1970@gmail.com

Kenny Perry

Care Bears/Firewise

(248) 408-7379

kpfasure@msn.com

The Newsletter for the Rambling Ridge Community

May 11th, 2025 Page 1 of 6

ANOTHER SUCCESSFUL CHIPPER DAY IN THE NEIGHBORHOOD

Thank you to everyone who helped make this year's Chipper Day a success! Jarema Landscaping returned this year and did an outstanding job. They worked 10 hours, removed 58 piles, and left us four loads of mulch. They also cleaned up several homes not on our list on behalf of the Forestry Service.

Thanks to the strong turnout, we cleared a significant amount of brush and debris, helping to keep our neighborhood safer and more beautiful. Events like this show the wonderful spirit of our community, and we are truly grateful for your support.

A special thanks to our Care Bears who chopped, gathered, and hauled brush and limbs (and trips to the dump!)
We really could not do it without you!



Loggers Run Gets a New Culvert

Those living on the Loggers side of RR have seen the massive amounts of gravel and material it has taken to fix a problematic flood area.

The DOT is nearly finished with the roadwork, which was originally estimated as a two-day project but has stretched into two weeks! Thankfully, neighbors seem to understand—especially if it means a lasting fix. With road issues occurring all over Henderson County, we're grateful they've made time for our little neighborhood. They will also be addressing the Loggers curve erosion.

THE RIDGE RAMBLER

May 11th , 2025 Page 2 of 3

IMPORTANT CHANGES TO RR COVENANTS BEING DISCUSSED AT SPRING MEETING

We have much to talk about at our Spring Community Meeting!

As mentioned in the last newsletter, the covenants apply to every homeowner, whether a part of our HOA or not. The covenants 'run with the land' and were formed when the developer established Rambling Ridge in the 80's. While there have been amendments through the years, it might be useful to update as needed.

What needs updating?

Our first goal is to combine all 5 covenants into one cohesive document. There are differences across all 5 divisions, such as minimum square footage. It would be wonderful if we could get all divisions on the same page!

We will discuss such items as references to horses, satellite dishes, and architectural approval requirements. We will also discuss possible additions based on feedback over the last few years, such as property maintenance, noise, private roads, and agricultural animals (chickens, elephants, goats...).

Who gets to vote on changes to covenants?

If you own a lot and/or a home in Rambling Ridge and are a member of the HOA, you get a vote!

If you own 3 lots in Rambling Ridge, you will have 3 votes.

(THIS VOTING WILL NOT HAPPEN UNTIL FALL 2025!)

According to the RR Covenants, they can be amended with either 75% of the owners of land in Rambling Ridge or by the developer. Some years ago the developer assigned its rights to amend to a foundation. When the foundation folded, it assigned the amendment rights to the Rambling Ridge Homeowners' Association. This means the HOA stands in the stead of the developer and therefore, the HOA can amend the Covenants.

Where can I find my covenants?

Rambling Ridge has 5 sections or divisions. Each division has its own set of covenants with amendments. If you do not know which division you are in, see the chart on our RR website [HERE](#)

While you are there, print a copy of your covenants to bring to the Spring Meeting on May 24th!
Some sections have 30 pages with all the amendments, so set your printer to double-sided😊

THE RIDGE RAMBLER

May 11th 2025 Page 2 of 3



Spring Community Meeting and Potluck on Sat, May 24th at the Big Willow Building! Enjoy lunch together at noon, with a special guest speaker from 12:30 to 1:00, followed by the meeting from 1-2 pm.

If you cannot attend, please print the proxy form and give it to someone to bring to meeting.

Print **PROXY** form [HERE](#)

LADIES LUNCH BUNCH

12 BONES

2350 Hendersonville Rd
Arden, NC

Wednesday, May 14th
at 11:30 am

RSVP by May 12th
to Linda Heller via email
at ramblingridgehoa@gmail.com

To see the menu, click [HERE](#)



Photography by Stefan Jagoe

Go Slow for Goslings

The baby goslings are out, and mama geese are leading their little parade across the Cantrell road to snack on bugs in the fields. Waddle you do? Slow down and look out!