

Ridgely Forest

A North East Neighborhood



MAY 2025 NEWSLETTER



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PRESIDENT'S MESSAGE

HOA BOARD

Dear Homeowners,

I wanted to take a moment to reintroduce myself. Some of you I have had the pleasure of meeting in the past, but for our new homeowners and those I have not yet met, my name is Kevin Klein. I have lived here for over 16 years, and I still feel the same excitement every day when I turn off RT7 into our beautiful community.

We are no longer a small community with just a few homes, but a major community in North East, Cecil County, MD. I take great pride in that and am honored to serve as your HOA president for the second year.

Last year was a year of new beginnings for us on the Board. It was our first year taking everything over, and we experienced some growing pains with folks stepping down and others stepping up to work on the Board. This year is off to a great start with a strong Board of Directors, and we are heading in the right direction.

As we approach the summer season, I wanted to share some exciting updates and initiatives with you:

Pool Season: Our community pool will be opening soon, and we look forward to a fun and safe summer. Please keep an eye out for the pool schedule and guidelines to ensure everyone has an enjoyable experience.

Communication: We are launching a new HOA-owned website, direct emails to the Board of Directors, and a newsletter to help reach all homeowners.

New Committees: We are creating new committees to enhance community engagement and address various needs. These committees will focus on areas such as landscaping, social events, and neighborhood safety. We encourage all homeowners to get involved and contribute their ideas and skills.

Community Involvement: Your participation is vital to our community's success. We will be hosting open meetings soon where residents can share their thoughts, ask questions, and stay informed about ongoing projects and decisions. These meetings are a great opportunity to connect with your neighbors and make your voice heard.

We look forward to working together to make our community even better. If you have any questions or would like to join a committee, please feel free to reach out.

Thank you for your continued support and involvement.

Warm regards,
Kevin Klein
HOA President

TREASURER'S MESSAGE

HOA BOARD

Dear Homeowners,

I wanted to take a moment to provide you with an update on our Ridgely Forest Financials and new Contracts for 2025.

Investment of Reserve Funds: Earlier this year, we invested \$150,000 of our reserve funds in safe, interest-bearing CDs, aligning with past community requests for an investment of these funds that provided financial growth. These CDs offer security and flexibility, allowing us to withdraw without penalty if necessary. Additionally, investments into CD's safeguard our funds from stock market volatility while generating income, ensuring long-term stability for our community's finances.

New Pool Management Contract: Exciting news! We've partnered with a new pool company for 2025, saving us \$5,000 of our pool budget this season. They will be providing two (2) lifeguards daily, enhancing our check-in process and safety while ensuring the guards get proper breaks. Our previous Pool Management only offered one (1) lifeguard during the week and two (2) on the weekends. and only offered 4-8 hours of operation the last week of summer. So, we are paying less and getting more by making this move.

New Landscaping Contract: We have transitioned to a new landscaping contract with Premier Landscaping and have successfully cancelled our contract and services with Altra. When we added the final two areas of Ridgely Forest, Altra wanted to revise the signed contract for 2026 with a proposed \$22,000 increase and attempted to force the addition of 2027 into this agreement. This, coupled with numerous resident and other Board complaints regarding Altra's 2024 services, it was unanimously determined by your Board that we needed to make an immediate change. In contrast, Premier Landscaping is saving us \$9,000 compared to Altra and will cover the entire scope of Ridgely Forest, ensuring not only a value for our community, but hopefully a better service.

Dues Assessments: Last but not least, timely payment of your dues assessments are crucial to avoid penalties and maintain access to our community amenities like the pool. Being behind on payments can also hinder your ability receive ARC approvals, to serve on committees or run for the HOA board. If you haven't updated your auto pay to the new amount of \$44, please do so immediately. Additionally, you can also contact Aspen, our property management company, to settle any outstanding differences. Thank you for your attention to this matter!

Marybeth Appio
HOA Treasurer

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ARE YOU..

- An Owner in Ridgely Forest?
- Current on your Dues Assessments?
- Passionate about Ridgely Forest?

THESE COMMITTEES NEED YOUR HELP!

We encourage you to get involved. You are likely to meet more neighbors and get to know them sooner and better by joining a committee.

New homeowner? Don't think that because you haven't been in Ridgely Forest long that you can't or shouldn't participate in the operations of the community, you CAN!!

This is YOUR Neighborhood.

Volunteers are the backbone of any thriving homeowners association. They bring diverse skills, fresh perspectives, and a passion for enhancing community life. Volunteers help drive community initiatives, foster a sense of belonging among residents, and significantly reduce operational costs.

We can use your energy and ideas!

Communications
Grounds & Facilities
Pool
Social

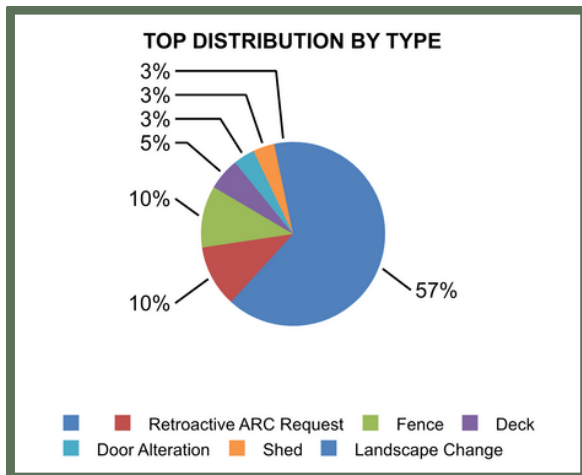
FILL OUT THE
COMMITTEE
INTEREST FORM

Questions?

Email vp@ridgelyforest.com

ARC COMMITTEE REPORT

2024 YEAR IN REVIEW SNAPSHOT



APPROVED
Requests

152

DENIED
Requests

15

If you have questions about an ARC Request, need assistance with getting your documents in order, feel lost in the process, or realized you might need a retroactive ARC approval...**we are here to HELP!**

ARC COMMITTEE

Courtney Marcheski - ARC Chair

Heather Brown - ARC Committee Member

Cassandra Timmerman - ARC Committee Member

Learn more about the Ridgely Forest ARC on our website at [ARC Explained](#)

2025 POOL SEASON



Exciting pool news, Ridgely Forest homeowners! As we prepare for the opening of our community pool, please remember, you must resubmit your Pool Application to ensure compliance with our community pool rules and verify you are current on your community assessments.

We're very excited to announce a new Pool Management company for the 2025 season! With two lifeguards on duty daily, we'll enhance safety and streamline our new digital admissions system at a price tag less than we budgeted for 2025. Households will need to submit images of each unit listed on their **2025 Pool Application**. You will be able to use your FOBs to gain entry to the pool gate and to check in at the admissions table. If this is your first year using the pool, you will be allowed to purchase two FOBs per household. If you have more than two FOBs from the 2024 season, you can activate existing FOBs directly to family units listed on your application. This upgrade aims to improve the overall experience for our residents.

Please note two of the more important updates to the 2025 Pool Application and 2025 Pool Rules. We will now require children over 18 or additional Adults living in your household to submit proof of residency and children under the age of 18 will now be required to have an adult present at the pool. Thank you for your cooperation as we implement these changes!

Also new for 2025, we are forming a **Volunteer Pool Committee**! This group will assist the Board of Directors with reporting any pool-related issues during the season. If you're passionate about our community pool and want to contribute, please fill out our **Committee Interest Form**. Your involvement can make a real difference in enhancing our pool experience.

Hours of Operation: 12:00 PM - 8:00 PM

MAY 2025

24th, 25th, 26th, and 31st

JUNE 2025

1st, 7th, 8th, 13th through 30th

JULY 2025

1st through 31st

AUGUST 2025

1st through 31st

**Operation schedule above may be modified for inclement weather or when the safety and sanitation of the area have been compromised.*

HOMEOWNER WEBSITE

COMMUNICATIONS COMMITTEE



HOME OUR COMMUNITY COMMITTEES CONTACT

We are excited to announce that the **Ridgely Forest Homeowner Website** (<https://www.ridgelyforest.com>) is now live at ! Here, you'll find our Monthly Newsletters, Board & Committee details, event information, and everything you need to know about our community. Stay updated with essential Town Resources and local happenings in North East and Cecil County areas.

Please remember we will continue to utilize the **Aspen Homeowner Portal** for our monthly assessment payments and to view our Governing documents. We've provided a direct link from our website for your convenience. If you encounter any issues accessing the Portal, don't hesitate to contact Aspen directly for assistance.

We encourage you to explore the site and familiarize yourself with its features. Your feedback is valuable, so please don't hesitate to contact the board with any suggestions or comments you may have. We are committed to continually improving the website and making it an even more useful resource for our community.



[CLICK HERE
RIDGELY FOREST
WEBSITE](https://www.ridgelyforest.com)

Questions?
[Email vp@ridgelyforest.com](mailto:vp@ridgelyforest.com)

RENT THE CLUBHOUSE

2025 RENTAL INFORMATION



RENTAL FEES

\$250 | Refundable Deposit*
\$250 | 4 Hour Rental
\$300 | 6 Hour Rental
\$350 | 8 Hour Rental

READY TO RENT?

Download the
Rental Application



Reservations are open to Ridgely Forest Homeowners ONLY and restricted to 8:00 am to 10:00 pm rental time slot with a minimum 4-hour time reservation on rentals. The maximum number of users/guests per event is (50) total. *Cancellation within two weeks of the function scheduled date will result in forfeiture of the refundable deposit. Refundable deposits are returned when the key fob has been returned and the clubhouse has been verified as clean.

If you have questions about renting the Clubhouse, you can talk Aspen Property Management or email Courtney at vp@ridgelyforest.com.

ADVERTISEMENTS

AROUND TOWN



THE WELLWOOD



YOUR NAME HERE



YOUR NAME HERE



YOUR NAME HERE

Interested in placing your Business Card into our Newsletters?

Donations accepted from businesses, homeowners are free.

Please contact us at info@ridgelyforest.com