



DILUCIA
MANAGEMENT CORPORATION

**RYAN'S RIDGE
CONDOMINIUM ASSOCIATION**

APRIL 2019

**DiLucia Management
Corporation**

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Regional Manager

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Community Manager
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Website
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Office Hours
Monday-Friday
9am—5pm



Calendar of Events

- April 1– Association Fees Due**
- April 15– Late Fees Assessed**
- April 19 — Passover Begins & Good Friday**
- April 21– Easter**
- April 22—Earth Day**
- April 25—Board Meeting**

REMINDER -

Ryan's Ridge Board Meeting

Time: 6:00 PM

Location: The Woods at Blue Heron Pines Clubhouse



Ryan's Ridge Board of Directors

Rick Ginnetti, John Fraser, Shirley Strickland,
Dorothy McCaffrey, Richard Hewitt,
Holly B. Reeves & Michael Dolan

Payments are due on the first of each month. After a 15 day grace period, a \$20 late fee is incurred.

CENSUS FORMS

Census forms were due on January 15th, if you have not yet sent in your form, please do so as soon as possible.

Spring Clean Up !

Spring season is here! Time to clear your patios and porches of any items not needed! Clean up any old pots or dead plants!

Please make sure you deposit your trash into the dumpster. Do not leave it next to the dumpsters. Every time additional trash pick up's are scheduled, the community incurs additional costs.

If everyone pitches in, it will help to keep the community clean and the costs down!

Maintenance

Please report all common area maintenance issues to Management immediately. This includes street light issues. Please email concerns to m.balch@dilucia.com or call 609-804-3311.

DID YOU KNOW YOUR DRYER VENT IS YOUR RESPONSIBILITY? DRYER VENTS ARE NOT CONSIDERED A COMMON ELEMENT.

Few people think it is necessary to clean a clothes dryer vent. However, according to the U.S. Consumer Product Safety Commission, there are an estimated annual 15,500 fires, 30 deaths and 430 injuries associated with the clothes dryer vent. Several hundred people a year are also subject to carbon monoxide poisoning from improper clothes dryer vent setups. The financial costs come to nearly 97.3 million dollars annually in property damage. In some cases faulty appliances are to blame, but many fires can be prevented with proper dryer venting.

With a clean dryer vent:

- **The dryer will run more efficiently.**
- **The cost of energy would significantly reduce.**
- **The dryer would last longer.**
- **Your clothes would dry much faster.**

Avoid tragedies by having your dryer vent cleaned now!

PAPERLESS BILLING AND ONLINE ACCOUNT ACCESS NOW AVAILABLE THROUGH

<https://dilucia.com/locations/ryans-ridge/>

SIGN UP NOW!

WINDOWS & DOORS

The Board is working diligently to clean up the Ryan's Ridge Community. One of the steps they are taking is uniformity with windows and doors throughout the community.

As it states in the Rules & Regulations:

Section 7:

G. Combination screen and storm doors are permitted if they are dark brown in color and imitate the original equipment.

H. Front entry glass doors and back sliders must be replaced when necessary with original design and color specific to original equipment.

All exterior light fixtures must be black.

The Board has agreed to give all homeowners until May 31, 2019 to adhere to this rule.

Please paint all window and door frames brown to match the existing trim. The paint color can be purchased at Ace Hardware.

Fines will be issued to non-conforming homeowners.