



DILUCIA
MANAGEMENT CORPORATION

**RYAN'S RIDGE
CONDOMINIUM ASSOCIATION**

MAY 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



Grill Rules

In accordance with the New Jersey Fire Code regulations; no propane gas and/or open flame grills may be used or stored within ten feet of any exterior walls of buildings, on any balconies or patio areas above ground level. This also applies to any tank or container storage of gas/propane or other flammable material in unit storage closets.

Patios and balconies should not be used as storage areas. Appropriate outdoor lawn/patio furniture, umbrellas, grills and potted plants are permitted. No flammable materials of any kind are to be used/stored on balconies or concrete floor surface off the back glass slider doors.

***THE POOL WILL BE OPEN THIS YEAR
FROM
SATURDAY MAY 25TH THRU LABOR DAY.***

It will be open seven days a week from 11 am until 7 pm and a letter will be sent out to all homeowners in good standing with the pool code and the rules and regulations. You must have a current census form on file in order to gain access to the pool. Look for that information in your email or call the office.

VOLUNTEERS STILL NEEDED FOR THE POOL

We need people to test the pool water and document the readings. We have a few volunteers but could use a few more! Please call or email the office if you can spare some time this season!

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! A fine will be assessed to your account for unkempt spaces.

Ryan's Ridge Board of Directors

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

Calendar of Events

May 1— Association Fees Due

May 15—Late Fees Assessed

May 12 — Mother's Day

May 25—Pool Opens

May 27—Memorial Day

DMC Business Offices will be closed in recognition of the holiday.



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.

Bulk trash items should **not** be left at the dumpster container without prior notification to the property management company. There is an additional charge for removal of bulk items and the cost will be passed on to the unit owner/tenant responsible. Failure to comply will result in a fine along with the cost of removal. We suggest you arrange with the delivery/installation person(s) to remove old items when new items are delivered; or arrange removal on your own. Bulk trash items consist of carpeting/padding, large appliances (refrigerators, stoves, dishwasher and washer/dryer, heating/cooling units, furniture and lighting fixtures of any type). Paint, electronics, and TVs, are not permitted to be placed in the trash.

Please contact Management with any questions.

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

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.