



DILUCIA
MANAGEMENT CORPORATION

RYAN'S RIDGE CONDOMINIUM ASSOCIATION

April 2020

DiLucia Management Corporation

Norma Meyer
Regional Manager

Michele Balch
Community Manager
m.balch@dilucia.com

Phone
609-804-3311
Emergency Number
888-488-6587
Fax
215-692-1609

Website
www.dilucia.com
Click Locations

Office Hours
Monday-Friday
9am—5pm



Spring Clean Up & New Beginnings

All doors, windows and trim must be painted "Ryan's Ridge Brown" by March 31st. A violation will be assessed to your account on April 15th if this is not completed.

The Association is encouraging homeowners to plant in the beds in front of their units. Any other modification to the exterior must be approved by the Board.

Roofs are being replaced on buildings 2 & 3.

Decks and concrete pads are being repaired starting with building 3.

Keep an eye out for some upgrades being done to the landscaping as well.

Please notify the Management office at 215-692-1608 if you see any repairs needed in the common areas.

Calendar of Events

- April 1—Association Fees Due
- April 5 — Palm Sunday
- April 8—Passover Begins
- April 10—Good Friday
- April 12—Easter
- April 15—Board Meeting
- April 16—Late Fees Assessed

The EPA ranks dog waste as an environmental problem equal to toxic chemicals and oil spills.

It can take over one year for dog waste to decay, but even when it has visibly disappeared, the parasite eggs it contained can linger on for years in your soil, leaving your family and pets vulnerable to serious infection.

Please do your part in keeping the community clean and hygienic.

Ryan's Ridge Board of Directors

Michael Dolan, John Fraser, Holly B. Reeves,
Dorothy McCaffrey, Shirley Strickland &
Anthony Defeo

**When smoking with in
Ryan's Ridge, please keep
in mind your community.**



- 1. Extinguish your cigarette properly.**
- 2. Dispose of all butts. Do not leave them on the ground.**
- 3. Smoking along the trail is prohibited. The trail is in the woods and smoldering cigarettes could cause a fire.**

The Ryan's Ridge Board is looking for people to head up a committee to do routine inspections of the community and report their findings to the management company. Please contact the management office if you are interested.

**Help serve your community!
Call 215-692-1608**

Payments are due on the first of each month. The Association allows a 15 day grace period. If your Association fee is not received by the 15th, a \$20.00 late fee will be assessed to your account.

#8 Ryan's Ridge Rules and Regulations

PET RESTRICTIONS

Pets are not permitted to run loose or uncontrolled at any time or anywhere within Ryan's Ridge common area or grounds

Pets must always be on a leash when they are outside the owner/tenant residence.

All pets must be cleaned up after immediately by the owner of such pet(s).

The tying of pets to trees, bushes, cars, benches, railings, doors or any other item or parts of the building unit's exterior is strictly prohibited.

The installation pens, fences, pet houses or other such items which are designed to contain, house or restrain pets in or around the building's patios, balconies or other areas is strictly prohibited.

No owner/tenant shall keep or maintain any animal as a pet that habitually barks/cried as to disturb the public peace.

The number of pets permitted per unit, whether a townhouse or condominium unit, will be determined by the unit owner within reasonable limits.

Please be considerate of fellow residents and guests when walking your pets in common areas and grounds.

Pets are strictly prohibited in and around the pool area at any and all times throughout the year.

The pets' owners will be held strictly responsible for and all actions of their pets. Each unit owner is responsible to ensure that their tenants abide to all pet restrictions; ultimately the unit owner will be held responsible for any and all actions of their tenant's animals/pets.