



DILUCIA
MANAGEMENT CORPORATION

RYAN'S RIDGE
CONDOMINIUM ASSOCIATION

October 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
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215-692-1609

Website
www.dilucia.com
Click Locations

Office Hours
Monday-Friday
9am—5pm



CALL FOR CANDIDATES

This is an open call for candidates for the Board of Directors of Ryan's Ridge

If you are a homeowner in good standing and interested in serving your community as a board member, please call or email the management office for the **Candidate Statement Form.**

All interested candidates should have their statements to the DiLucia Management Office no later than **Wednesday, October 30th.**

Mail, fax or email to:
DiLucia Management
100 Jacobs Hall Lane
Lansdale, PA 19446
m.balch@dilucia.com
215-692-1608 phone
215-692-1609 fax



Ryan's Ridge Board of Directors

Michael Dolan—President, John Fraser—Vice President,
Holly B. Reeves—Treasurer, Dorothy McCaffrey—Secretary,
Board Trustees—Shirley Strickland & Anthony Defeo

Calendar of Events

- October 1—Association Fees Due**
- October 12—Columbus Day**
- October 16—Late Fees Assessed**
- October 31—Happy Halloween**

Get Your Home Winter-Ready
with this Checklist

- *Check and replace all batteries in smoke and carbon monoxide detectors and ensure they are in proper working order.*
- *Change the filters in your heater if applicable.*
- *Reverse your ceiling fan to push hot air down.*
- *Inspect and replace brittle or damaged extension cords.*
- *Caulk around window and doors.*
- *Have a professional HVAC Contractor check out your heating system and clean out your dryer exhaust vent.*
- *Have your chimney professionally cleaned.*

Planning ahead for the cold temperatures can lower your utility bills and protect your investment!

All exterior light fixtures must be firmly attached to the building. Any loose or hanging exterior lights are a fire hazard. If you have a hanging light fixture it must be repaired immediately or a fine will be issued.

Please make sure you deposit your trash into the dumpster. Do not leave it next to the dumpsters or bulk items in the recycling area. Bulk pick up is the homeowners' responsibility and all landlords should be notifying your tenants of this.

Every time additional trash or bulk 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!

Please take note:

- ***DiLucia Management Corporation is moving to go paperless in 2021. This will not only save costs for the association and the management company, but it will also save trees!***
- ***DiLucia Management will also be absorbing the convenience fee for all homeowners who would like to set up ACH/Auto Pay through the community portal using their bank account. Save on checks, stamps, envelopes and save more trees.***



What you need to know to vote in the November 3, 2020 General Election...

HOW CAN I VOTE BY MAIL?



All active registered voters in New Jersey will automatically receive their ballots in the mail. Then it's as easy as **VOTE, SIGN, SEAL, RETURN**. How you return it is up to you.

- 1... **Mail:** It must be postmarked on or before 8:00 p.m. November 3 and be received by your county's Board of Elections on or before November 10.
- 2... **Secure Ballot Drop Box:** Place your ballot in one of your county's secure ballot drop boxes by 8:00 p.m. on November 3.
- 3... **Board of Elections Office:** Deliver your ballot in person to your county's Board of Elections Office by 8:00 p.m. on November 3.
- 4... **Polling Place:** Bring your ballot to your polling place by 8:00 p.m. on election day, November 3. Remember only you, the voter, can bring your ballot to your polling place on election day.

WHAT IF I HAVEN'T RECEIVED MY BALLOT?



Every active voter registered in New Jersey should receive a ballot in the mail. If it hasn't arrived by October 12, track your vote-by-mail ballot status online at Vote.NJ.Gov or contact your County Clerk, listed on the County Election Officials page.

CAN I VOTE IN PERSON?



You may choose to vote in person at your polling place, from 6:00 a.m. to 8:00 p.m. on election day, November 3, and you will be provided a **provisional paper ballot**. Accommodations will be made for people with disabilities to use an accessible voting device. Remember, you can return your vote-by-mail ballot at your polling place. Go to Vote.NJ.Gov for your polling place, listed on the Find Your Polling Location page.

HOW DO I REGISTER TO VOTE?



You must be registered by **October 13** in order to vote. Visit Vote.NJ.Gov for online voter registration or to check your registration status.

WHERE CAN I GET ADDITIONAL INFORMATION OR HELP?



Visit Vote.NJ.Gov for full details, drop box and polling locations, and more answers to frequently asked questions. You may also contact your local election officials, or call the Voter Information and Assistance Line at **1-877-NJ-VOTER (1-877-658-6837)**.



Governor Phil Murphy
Secretary of State Tahesha Way

Vote.NJ.Gov
1-877-NJ-VOTER (1-877-658-6837)



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NJ Department of State



@NJ_Votes