



Dear Homeowner,

The Annual Meeting of the Ryan's Ridge Condo Association was held on December 2, 2020.

During the meeting, the Board voted "NOT" to increase association fees for 2021 based on the approved budget. Taking into consideration the necessary repairs needed throughout the community, such as roofs, one-bedroom decks, rear slabs, sidewalks, parking lot repairs, refacing the buildings and tree work: The Board felt it necessary to continue to raise capital and so approved a special assessment of \$1000.00 for each unit so that the Association may continue with the repairs that began in 2019 and 2020. The Special Assessment will begin January 2021.

Although we know an assessment is a hardship on the entire community, it is a needed contribution. In 2020, the Association was able to continue with much needed tree removal and pruning completed, roofs went on buildings 2, 3, 4 & 5 and new decks & slabs went on to buildings 3 & 12. The stucco was removed from the back of building 12 to reinforce the framing and the sheds were reinforced as well. Brand new insulation and T1 siding was installed until a decision is made on what type of facing will go up in a future project. The Association is looking forward to getting the last 3 roofs replaced, one-bedroom decks repaired/replaced along with the concrete patios in need of repair/replacement in 2021.

There are 3 payment options available to each homeowner for this Special Assessment:

Option 1: Pay in full in the beginning of the year.

Option 2: Pay \$500.00 on the 1st of January & the 1st of June.

Option 3: 10 payments of \$100.00 due on the 1st day of the month.

If you have any questions or financial concerns, please contact Michele at m.balch@dilucia.com or by phone, 215-692-1600 ext. 8600.

Very Truly Yours,

The Ryan's Ridge Condominium Association Board