# DILUCIA MANAGEMENT CORPORATION

# Ryan's Ridge Condominium Association

## March 2021


***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**

## Election 2021

**Please join us in welcoming Kelly Grace & John Teresa the newest members to the Ryan's Ridge Board.**

**The Board thanks Anthony Defeo for his devoted service to your community. He will be missed.**

Ryan's Ridge new Board of Executives:

Michael Dolan, President

John Fraser, Vice President

Holly B. Reeves, Secretary

Kelly Grace, Treasurer

Shirley Strickland, John Teresa & Dottie McCaffrey, Trustees

**Attention All Pet Owners**

***Please note the pet restrictions per the Condo Association Rules & Regulations:***

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

Pets must be on a leash at all times when they are outside with the owner/tenant of the residence.

All pet waste must be cleaned up immediately by the pet owner and disposed of properly.

Be the solution in keeping your community clean and safe!

## Calendar of Events

**March1—Association Fees Due**
**March 14—Daylight Savings Time Begins**
**March 16—Late Fees Assessed**
**March 17—St. Patrick's Day**
**March 20—First Day of Spring**

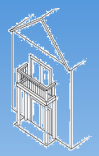
Payments are due on the first of each month. The Association allows a 15 day grace period. If your Association fee is not received by the 15th, a $20.00 late fee will be assessed to your account.

**Remember to turn your clocks forward on March 14th, as Daylight Savings Time begins.**

**Ryan's Ridge Board of Directors**

Michael Dolan, John Fraser, Holly B. Reeves, Kelly Grace, Dorothy McCaffrey, Shirley Strickland & John Teresa

CONCRETE SLABS AND DECKS



Buildings 3 & 12 decks and slabs were replaced in 2020. Although there is some final touch up work to be completed, those buildings are done for this stage of the project.

The remaining decks and rear concrete slabs are being evaluated for the proper repairs or replacement continuing this Spring.

Once your deck is repaired, outdoor carpeting, imitation turf, or any type of covering is no longer allowed on the deck boards. All other rules concerning patios and decks remain in place. If you have any questions regarding what is allowed and not allowed, please refer to the community rules and regulations.

## Exciting Improvements in your Community

Thank you to all of the homeowners that have paid their 2019 & 2020 Assessment and have either paid in full or paying on the 2021 Assessment. It has been a difficult year for everyone, but it is important to move along with the assessment to move forward with the much needed repairs in the community.

Buildings 1, 2, 3, 4, 5, 6, 9, 10 & 11 roofs have been replaced, many dead and diseased trees have been removed, deck & rear patio repairs/replacements began last Spring. The entrance sign and the sign lighting was replaced in the fall.

Your Executive Committee did a walkthrough of your community to assess and prioritize the work that still needs to be addressed. Buildings 7, 8 & 12 roofs will be completed this year, deck and slab repairs/replacements will continue and drainage issues through out the community will be addressed in the Spring. The Board has also discussed parking lot repairs and the wood trim around the exterior windows and doors.

The Board is also looking into adding some new appropriate trees and foliage through out the community.

If you have any concerns with other issues in the community, please reach out to Michele in the management office.

# #7 Ryan's Ridge Rules and Regulations

**BUILDINGS—**

1. Each unit is prewired for cable television reception. Connection and expense to connect is the responsibility of each unit owner/tenant and must be arranged directly with the local cable company. No antenna of any type or satellite dish is permitted on the roof s/sides of any buildings.

2. After thirty (30) days of taking residence; window covering shall not consist of paper bags, plastic bags, newspapers, sheets, blankets or any other inappropriate window coverings.

3. In accordance with the New Jersey State Fire Code regulations; no propane gas and/or open flame grills may be used or stored within ten (10) 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. Any fines the Association may receive from the local municipality enforcement agencies will be passed on in their entirety to the unit owner/tenant in violations of the laws.

4. The installation of clotheslines, hammocks, the tying of ropes, wires or other items to trees and bushes, on/or from buildings; over or under common areas is prohibited. No laundry, garments, rugs, towels, blankest or other materials are to be hung from balconies, patios, windows, trees, bushes, railings or on any exterior portions of any buildings.

5. Balconies, patios and foyers are to be kept clear of packages, boxes or other objects of any kind that obstructs the normal flow of transit, create a hazard or create an unpleasant appearance.

6. Any modifications to any exterior surface of any buildings are strictly prohibited. This includes mounting or attaching any item that may damage the integrity of any exterior surfaces.

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

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

9. Patios and balconies should not be used as storage areas. Appropriate outdoor lawn/patio furniture, umbrellas, grills (see 7c) 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.

10. Wooden/fiberglass decks or storage sheds are strictly prohibited in the back of any unit.

11. Patios may be constructed only of patio designed brick/concrete sections. No concrete foundations of any type are permitted. Patios should be constructed to be level to or no more than four (4) inches above ground level. Obviously, no construction can be built of any balconies.

12. Fireplace chimneys should be cleaned on a yearly basis by a professional who will then certify that fireplace can be operated. Prior to new owner/tenant occupancy; as of May 1st, 2002, as per Galloway Township ordinance; Fireplaces must be certified by a professional.

13. Be sure to disconnect hoses and shut off outside water valves located within your townhouse unit prior to freezing conditions. Also maintain a constant 55 degrees temperature inside the units during winter months whether occupied or non-occupied.