DILUCIA
MANAGEMENT CORPORATION

# Ryan's Ridge
## Condominium Association
## May 2021


***DiLucia Management Corporation***

**Norma Meyer**
Regional Manager

**Michele Balch**
Community Manager
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**Website**

**www.dilucia.com**
**Click Locations**

**Office Hours**

**Monday-Friday**

**9am—5pm**

## 2021 POOL SEASON INFORMATION

Due to the Pandemic, CDC Regulations and Grounding and Bonding Code updates, the pool will remain closed for the 2021 Pool Season. This decision was not made lightly. It was decided for the safety and health of the Ryan's Ridge Community. All money allotted in the budget will be carried over to next year to have the necessary repairs and upgrades made to the pool to bring it up to code.

**All homeowners that rent out your units, please notify your tenants**.

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.

### Calendar of Events

**May 1—Association Fees Due**
**May 9—Mother's Day**
**May 16—Late Fees Assessed**
**May 31—Memorial Day**

## Ryan's Ridge 2021 Assessment Reminder

There are many needed projects on the schedule to be either started or completed this Spring. These projects need to be funded and still be able to sustain a Reserve Fund in case of any other emergencies that may pop up in the community. In order to do this it was decided to continue with another year of a $1000.00 per homeowner Assessment.

Thank you to the homeowners who have paid your Assessment in full or paying it monthly.

Please make a payment arrangement with Michele if you have not paid on the 2021 Assessment. A $20.00 late fee will be added monthly to your account if you have not paid anything or do not make a payment arrangement before April 15th.

**Ryan's Ridge Board of Directors**

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

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.

If you have any landscaping concerns,
please contact Michele in the management office at
m.balch@dilucia.com or
215-692-1600 ext 8600.

# 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.

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.

**When smoking within 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.**

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.