



DILUCIA
MANAGEMENT CORPORATION



RYAN'S RIDGE
CONDOMINIUM ASSOCIATION

August 2021

DiLucia Management Corporation

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Office Hours
Monday-Friday
9am—5pm



GO PAPERLESS!

Instead of an invoice in the mail, you will receive an email reminder that your bill is due and email containing a link to the Newsletter.

Email Michele at
m.balch@dilucia.com if you need help setting up your account!

Ryan's Ridge 2021 Assessment Update

Thank you to all who have been paying on or paid in full your Assessments. Although it has been a difficult couple of years for everyone, you came together as a community to get some much needed work done at Ryan's Ridge.

Decks and slabs have been completed on buildings 3 and 12. New roofs went on buildings 1, 2, 3, 4, 5, 6, 7, 9, 10, 11 & 12. Repairs to sections of concrete throughout the community has been done. The first round of diseased and dying trees have been removed. The Ryan's Ridge entrance sign has been replaced.

Projects still to come: Building 8 Roof replacement, gutter upgrades, building 7 & 8 deck & slab repairs/replacement, parking lot repairs and refacing the buildings. You will also see more trees being cleared out. Scheduled for late September early October, look for new plantings at the front buildings and the entrance sign.

Ryan's Ridge Board of Directors

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

Calendar of Events

August 1—Association Fees Due
August 16—Late Fees Assessed

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.



Please email the office with any landscaping concerns.
m.balch@dilucia.com

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.

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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!



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.

INSURANCE

If you are a tenant or an owner, you should have a Renter's or Homeowner's Insurance policy in place to protect your personal belongings. Unfortunately, it takes a tragedy to bring this to light, but it is extremely important to be protected. The policies are not very costly and will ensure that your home and possessions are protected! Most Renter's policies can be obtained through your existing car insurance company.

CENSUS FORMS

We also need a 2019 updated Census Form from EVERYONE! It does not matter if there were no changes since last year, the community requires Census Forms to be filled out every year. If you have/are a tenant, we need that information as well. We must know who is living in every unit, and we must have current contact information for owners and renters alike. You can obtain a 2019 Census form on

REMINDER

Bulk trash items should not be left at the dumpster areas. The Association has to pay an additional fee to have bulk trash removed and that affects the monthly fees.

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, and electronics.

Please contact Management with any questions or to report violations.