



DILUCIA
MANAGEMENT CORPORATION

RYAN'S RIDGE
CONDOMINIUM ASSOCIATION

September 2021

DiLucia Management Corporation

Norma Meyer
Regional Manager

Michele Balch
Community Manager
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Website
www.dilucia.com/rr

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 Friday, October 29th.

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



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.

Ryan's Ridge Board of Directors

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

Calendar of Events

- September 1—Association Fees Due
- September 6—Labor Day
- DiLucia Management Offices will be closed in observance of the holiday
- September 15—Executive Meeting
- September 16—Late Fees Assessed
- September 22—Autumn Begins

Bulk trash items are not to 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.

Please take notice:

- **Association Fees are due on the 1st.**
- Checks should be made payable to **Ryan's Ridge Condo Association.**
- Automatic payments can be set up on line.
- Checks should be mailed to:
**100 Jacobs Hall Lane
Lansdale, PA 19446**
- If you have billing questions, please contact Michele at the office.

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 2021 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 2021 Census form at dilucia.com/rr.

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, 8, 9, 10 & 11. 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 12 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.



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!