

# RYAN'S RIDGE CONDOMINIUM ASSOCIATION

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**Website**

Dilucia.com/rr

**Online Billing**

Rentcafe.com

**Board of Trustees**

Mike Dolan, President  
John Fraser, Vice President  
Kelly Grace, Treasurer  
Holly Reeves, Secretary  
John Teresa, Trustee  
Dottie McCaffrey, Trustee



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## JANUARY CALENDAR

January 1st—Association fees due  
New Year's Day  
January 15th—Late fees assessed  
January 17th—Martin Luther King Jr. Day

## 2022 BUDGET

### Dues Increase in 2022!

The board works very hard to keep dues as low as possible while still maintaining the community – after all, they are homeowners too! However, from time to time it is necessary to increase dues to properly fund the budget. We anticipate certain increases in 2022 so effective January 1, 2022, the monthly maintenance fees have increased for each homeowner as follows by \$10.00. Your new fees are \$175.00.

## OPEN SESSION MEETING

Ryan's Ridge Annual Meeting will be scheduled for an evening in February.

We are encouraging all those who are able to participate via Zoom, please do. Your opinion counts. It is beneficial getting everyone together at one time, to discuss what is happening in the community. It also gives the Board an opportunity to hear firsthand from homeowners.

Hope to see you there!

## CENSUS FORMS

Census forms are required yearly by all homeowners and tenants.

Forms will be sent out but you can find it online at [dilucia.com/rr](http://dilucia.com/rr) to complete one ahead of time.

They are due by March 10th. There is a \$15 violation fee assessed monthly (for each form if an owner and tenant are required) if not completed and sent to the office.

## RENTAL UNITS

Per Community Rules and Regulations, all owners who rent their condos must complete a rental packet and pay the appropriate administration fee.

All required forms can be found online at [dilucia.com/rr](http://dilucia.com/rr) or by emailing the Community Manager, [m.balch@dilucia.com](mailto:m.balch@dilucia.com).

Your cooperation in this matter is appreciated, feel free to contact me should you have any further questions.

## PARKING

Each Unit in Ryan's Ridge has assigned parking. If you are unsure of your parking space/spaces, please contact Michele at [m.balch@dilucia.com](mailto:m.balch@dilucia.com).

All over flow parking should be on Michael Avenue, not in a vacant units parking spot.

No boats, trailers or RVS are permitted.

# WARM UP WITH WINTER EATS

## LASAGNA SOUP

### Ingredients

- 1 tbl oil
- 1 lg yellow onion
- 1 tbl garlic
- 2 pd ground beef
- 1 tbl Italian seasoning
- 24 z can pasta sauce
- 4 c beef broth
- 28oz can tomatoes
- 12oz Mafalda noodles
- 1/2 c heavy cream
- 1c mozzarella cheese
- 1c jack cheese blend
- Salt & pepper

### Instructions

1. Heat dutch oven over medium-high heat.
2. Add oil & chopped onion. Cook 3-4 mins. Add garlic, cook for 1 min
3. Add ground beef & seasoning, cook until browned.
4. Pour in paste, beef broth & tomatoes, stir.
5. Add noodles and allow to simmer for 8 mins.
6. Add heavy cream & cheeses, stir to combine.