

# RYAN'S RIDGE CONDOMINIUM ASSOCIATION



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## FEBRUARY CALENDAR

February TBD—ANNUAL MEETING

**All Homeowners will be notified once a meeting date is set.**

February 1st—Association fees due

February 14th—Valentines Day

February 15th—Late fees assessed

February 21st—Presidents Day

## 2022 ELECTION—

### Election 2022

**The Annual Homeowners Meeting and Election is TBD for February. Due to the pandemic, this meeting will be available via phone or virtual through Zoom Meeting.**

We are asking residents to please return either the Ballot Proxy or Quorum Proxy before the meeting. It is imperative that a quorum is established to validate the meeting. Without a quorum, the meeting doesn't count. If the meeting doesn't count, then there is no election; and without the election of Board Members, the Board is left in a holding pattern and will not be able to take care of the important issues that will keep Ryan's Ridge running smoothly.

The ballot forms will be posted shortly on the website or please contact the office so we can provide one to you.

## Board of Trustees

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

## 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.

## A NOTICE TO ALL LANDLORDS

**It is the responsibility of the homeowner to educate your tenant on the rules and regulations of the Association. If your tenant is in violation the warning will be sent to you and your account will be assessed a fine.**

**Please contact Michele for a leasing packet. It is required by the Association that all rental units submit a current lease and census form for their tenants.**

## INSURANCE

Check with your insurance provider that you have the right coverage for your home. It is recommended that you have an H06 policy, which properly protects condos in any event.

## VINTER WONDERLAND AT RENAULT WINERY

The Renault Winery grounds have been transformed into a festive winter wonderland! Wine, dine, shop, skate, and more. Plan to come early and stay late to enjoy the entire Vintner Wonderland experience.

Take a stroll through the Champagne Patio Garden and enjoy spectacular holiday lighting displays. Sip on a Renault seasonal wine or warm up with a hot signature cocktail! Grab a quick, casual bite outside or make a dining reservation inside their newly renovated Tasting Room.

Don't forget to take the kids out for a spin on the all new outdoor ice rink! Reserve your designated 90 minute skate session online. Skate rentals are available at an additional cost, or you can feel free to bring your own skates.

**Daily until February 27, 2022**

**72 North Bremen Ave, Egg Harbor City**

## NERD FEST

Nerd Fest will return to the Holiday Inn Swedesboro once again for a day of geeky and nerdy fun! Calling all geeks, nerds, and those who are into the world of Comics, Anime and Super Heroes. Come out and join us for a fun filled day featuring all things geeky and nerdy!

We'll be featuring Artists, Vendors, Comics, Anime, Toys, Funko's, Non-Sport Cards, Crafts, Pokémon, Cosplay, Collectibles, and much more!

Nerd Fest will be in full swing from 10AM to 4PM. Admission \$5 kids, 12 and under free with paying adult. Plenty of free parking!

For more information visit their website:

<https://jerseyshorecomicbookshow.com/nerd-fest>