

# Ryan's Ridge Condo Association

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**Online Billing**  
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**Office Hours**  
Monday-Friday  
9—1  
Saturday & Sunday  
Closed

## Board of Trustees

**Mike Dolan**, President  
**John Fraser**, Vice President  
**Kelly Grace**, Treasurer  
**Holly Reeves**, Secretary  
**John Teresa, Shirley Strickland, & Dottie McCaffrey**  
Trustees

Hello  
**JUNE**

## IN THIS EDITION:

- ◆ Pool Information
- ◆ Bulk Trash
- ◆ Calendar
- ◆ Patio & Balcony
- ◆ Responsibilities and Regulations



## 2022 POOL SEASON

The pool is on schedule to be open weekends starting May 28th, Memorial Day weekend. Starting June 18th, it will be open daily. Pool hours are 11am—7pm.

A letter will be sent out to all homeowners in good standing with the pool code and the rules and regulations.

You must have a current census form on file in order to gain access to the pool.

Look for that information in your email or call the office.

***VOLUNTEERS ARE NEEDED TO ASSIST WITH THE POOL!***

We need people to test the pool water and document the readings. Please call or email the office if you can spare some time this season!

## BULK TRASH

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.

## JUNE CALENDAR

June 1st—Association fees due  
June 14th—Flag Day  
June 16th— Late fees assessed  
June 19th—Father's Day  
June 21st—First Day of Summer

## PATIOS & BALCONY RULES

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.



## RESTRICTIONS YES, BUT ALSO RESPONSIBILITIES

As a Homeowner in a Condo or HOA Community, property restrictions are recorded in the Master Deed which includes the By-Laws. Those documents give the Board of your Association the power to revise Rules and Regulations and certain Policies. The documents specify your responsibilities (i.e. abide by the Rules, keep up your property, pay your fee on time, etc.) They also specify actions and penalties the Board must take when a member fails to meet those responsibilities.

However, there are unwritten responsibilities for every Homeowner to consider:

**Attend Board Meetings:** All associations require an Annual Meeting.

**Contact Management:** Do not wait for an Open Board Meeting to ask a question or register a complaint; contact Management in a timely manner. Management is in contact with the Board on a daily basis and if necessary, they will be notified.

**Volunteer:** Some Committees may be mandated by the Association Documents (i.e. Architectural Review, Insurance, or Budget). Others assist the volunteer Board in fulfilling their obligations (i.e. Landscape, Snow Removal).

**Become a Candidate:** Each Board has wide range talents with a common goal of the betterment of the community. Please consider offering your time and talent to your Association. You can make a difference.

**Vote at Elections:** All Associations require a Quorum for Elections to the Board. The documents may call for 25% of eligible Homeowners, or a majority (more than 50%) to cast votes. Failure to meet the quorum delays the certification of new Board members and in some cases, causes the Board to scramble for more votes. If a quorum isn't met, or if there are not enough candidates, the Board can appoint new members to fill open positions.

**Speak up:** If you see something that is not right, or feel you need to question a Board position, let your voice be heard. You may be surprised to learn the Board never considered your perspective, and you can give the Board the opportunity to re-evaluate their position in a fresh light.

The most successful Associations are ones where the Homeowners, Committees, Board, and Management communicate, work toward the same goals, and are aware of the challenges the Association may face. Reflect on your responsibilities as an Association Member when you think about the future of your community.