

# RYAN'S RIDGE CONDOMINIUM ASSOCIATION



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## IN THIS EDITION:

- ◆ March Calendar
- ◆ Illegal Dumping
- ◆ Lease Renewals
- ◆ Rental Units
- ◆ Insurance—Homeowner
- ◆ ACUA Bulk Trash Info
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### ILLEGAL DUMPING

Please report all instances of illegal dumping to Galloway Twp. Police immediately at 609-625-3705.

### MARCH CALENDAR

March 1st—Association fees due  
 March 10th—Day Light Saving  
 March 16th—Late fees assessed  
 March 17th—St. Patty's Day  
 March 20th—First day of Spring  
 March 29th—Good Friday  
 March 31st—Easter Sunday

### LEASE RENEWALS

A copy of all new and renewed lease agreements between owner and tenants should be forwarded to the management company as they are completed.



### Board of Trustees

Mike Dolan, President  
 Joe Kenna, Vice President  
 Greg Torian, Treasurer  
 Doreen Trapani, Secretary  
 John Teresa, Trustee  
 Beth Gracco, Trustee  
 Shirley Strickland, Trustee

## #7 RYAN'S RIDGE RULES AND REGULATIONS

### BUILDINGS—

1. Each unit is prewired for cable television reception. Connection and expense to connect is the responsibility of each unit owner/tenant and must be arranged directly with the local cable company. No antenna of any type or satellite dish is permitted on the roof s/sides of any buildings.
2. After thirty (30) days of taking residence; window covering shall not consist of paper bags, plastic bags, newspapers, sheets, blankets or any other inappropriate window coverings.
3. In accordance with the New Jersey State Fire Code regulations; no propane gas and/or open flame grills may be used or stored within ten (10) 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. Any fines the Association may receive from the local municipality enforcement agencies will be passed on in their entirety to the unit owner/tenant in violations of the laws.
4. The installation of clotheslines, hammocks, the tying of ropes, wires or other items to trees and bushes, on/or from buildings; over or under common areas is prohibited. No laundry, garments, rugs, towels, blankets or other materials are to be hung from balconies, patios, windows, trees, bushes, railings or on any exterior portions of any buildings.
5. Balconies, patios and foyers are to be kept clear of packages, boxes or other objects of any kind that obstructs the normal flow of transit, create a hazard or create an unpleasant appearance.
6. Any modifications to any exterior surface of any buildings are strictly prohibited. This includes mounting or attaching any item that may damage the integrity of any exterior surfaces.
7. Combination screen and storm doors are permitted if they are dark brown in color and imitate the original equipment.
8. Front entry glass doors and back sliders must be replaced when necessary with original design and color specific to original equipment.
9. Patios and balconies should not be used as storage areas. Appropriate outdoor lawn/patio furniture, umbrellas, grills (see 7c) 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.
10. Wooden/fiberglass decks or storage sheds are strictly prohibited in the back of any unit.
11. Patios may be constructed only of patio designed brick/concrete sections. No concrete foundations of any type are permitted. Patios should be constructed to be level to or no more than four (4) inches above ground level. Obviously, no construction can be built of any balconies.
12. Fireplace chimneys should be cleaned on a yearly basis by a professional who will then certify that fireplace can be operated. Prior to new owner/tenant occupancy; as of May 1<sup>st</sup>, 2002, as per Galloway Township ordinance; Fireplaces must be certified by a professional.
13. Be sure to disconnect hoses and shut off outside water valves located within your townhouse unit prior to freezing conditions. Also maintain a constant 55 degrees temperature inside the units during winter months whether occupied or non-occupied.

### 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!

## CENSUS FORMS

Census forms are required yearly by all homeowners and tenants.

You can find it online at [dilucia.com/rr](http://dilucia.com/rr) to complete one ahead of time.

Please send them to Michele Balch by March 10th at [m.balch@dilucia.com](mailto:m.balch@dilucia.com).

