

Ryan's Ridge Condo Association

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Office Hours
Monday-Friday
9—5
Saturday & Sunday
Closed

Board of Trustees

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



IN THIS EDITION:

- ◆ Calendar
- ◆ DCA Inspections
- ◆ Patio and Balcony Etiquette
- ◆ Pet Worries
- ◆ No Smoking
- ◆ Happenings in Smithville
- ◆ Windows & Doors

DCA INSPECTIONS

On May 29th & 30th the DCA conducted their state required inspections at Ryans Ridge. Thank you to everyone who scheduled. It made the inspections go much faster.

As a reminder, each home that had findings to be corrected will be notified. The homes that the inspector was not able to gain entry, will have a second chance when the DCA comes out for reinspection.

Any items that are common area violations will be reviewed and remediated by the Association.

JULY CALENDAR

July 1st—Association fees due

July 4th—Independence Day

DiLucia Management Offices are closed in observance of the holiday

June 16th— Late fees assessed

PATIOS & BALCONY RULES

Patios and balconies are 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.



PET WORRIES

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!

NO SMOKING!

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.

HAPPENINGS IN SMITHVILLE

Galloway Green Market—

2024 will mark the 8th year of the Galloway Green Market! Our goal is to bring together many of our local farmers, gardeners, businesses, residents and sustainability-seekers on **Thursday evenings from 4-7pm** at Historic Smithville Village Greene from June 27th – September 5th.

Smithville Fourth of July Parade—

Please check the Smithville website for information regarding the 2024 4th of July Parade.

<https://www.historicsmithville.com/>

Car Cruises—

Cruise on down to Smithville and hang out! A car cruise at Historic Smithville is simple a great place to hang out with fellow car enthusiast.

July 12 & 26

Just drive to the side parking lot of the Village Greene and near the red covered bridge, you will see orange cones set up . Move a cone and park your baby (car) between the hours of 5:00pm and 8:00pm.



WINDOWS & DOORS

Doors, storm doors, rear sliders and windows are the homeowner's responsibility.

An Exterior Change Request is required for any changes to your home including windows and doors. You can reach out to Michele Balch, Community Manager for and ECR.

All frames are to be brown to match the existing trim or it will have to be painted dark brown. A fine will be assessed to your account monthly until your unit is in accordance with the rules & regulations of Ryan's Ridge Condominium Association.

An inspection will be done before July 31st.

Fines will be applied if your unit is not in compliance.

