

Ryan's Ridge Condo Association

Norma Meyer
Regional Manager

Michele Balch
Portfolio
Community Manager

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Website
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Online Billing
Rentcafe.com

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
- ◆ Pool
- ◆ Grill Rules
- ◆ No Smoking
- ◆ Upcoming Site Inspection
- ◆ Fire Pits
- ◆ Keep Your Community Clean

AUGUST CALENDAR

August 1st—Association fees due
August 16th— Late fees assessed



POOL ETIQUETTE—

Please have consideration for your community members—Leaving trash, floats dirty diapers or any other item in the pool is unacceptable. If you are reported you will be band from using the pool. The Ryan's Ridge Pool is for their community members only. One (1) guest per home is allowed at anytime. All guests must be accompanied by the homeowner. All children under the age of 18 must be accompanied by an adult over 21. No smoking or alcohol in or around the pool area. No glass is permitted in the pool area. Do not give out the pool gate combination to people who do not live in the community. Do not leave the pool gate open for any reason.

If you need a copy of the pool rules, email m.balch@dilucia.com.

GRILL RULES

In accordance with the New Jersey Fire Code regulations; no propane gas and/or open flame grills may be used or stored within ten 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.

Patios and balconies are not to 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.

UPCOMING SITE INSPECTION

Dear Homeowners,

I hope you are enjoying your Summer.

Michele Balch, Portfolio Community Manager, will be conducting a site visit. You will receive a letter shortly in the mail if any violations were noted. You will have 30 days from the date on the letter to remedy the violations before you will be assessed a fine as defined in the Rules and Regulations.

Please keep in mind, balcony and slabs are not to be used for storage. No boxes, storage shelves, chemicals, propane, etc.... is to be stored on your patio or balcony.

Doors are to be painted brown. White is unacceptable. Please get your doors painted. Please check your doors, if they need to be freshened up, please do so.

If you are a homeowner that lives on site, or you are an investor who rents out their unit, it is important to keep up a clean manicured façade. Be sure to weed and clean up planting beds outside of your unit.

If you or a tenant installed a satellite dish, without Board permission, it will be removed and disposed of. If you are still using the satellite dish, please notify Michele so it can be noted of which ones need to be moved to an acceptable area.

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.

FIRE PITS

Fire pits, chimineas, or any other outdoor fire encasement is not allowed in Ryans Ridge. This is for the safety of the community.

If you are reported or seen having a fire encasement in front of, behind, or on the side of your unit, or any where else in the community, the Police will be called and you will be fined in accordance with the Rules and Regulations of the community.

KEEP YOUR COMMUNITY CLEAN

Do your part as a member of the Ryans Ridge community. If you see trash on the ground, pick it up! If you see illegal dumping, report it! Do not overload the dumpsters!

