

# Ryan's Ridge Condo Association

**Norma Meyer**  
Regional Manager

**Michele Balch**  
Portfolio  
Community Manager

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**Website**  
Dilucia.com/rr

**Online Billing**  
Rentcafe.com

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

## Board of Trustees

**Mike Dolan**, President  
**Joseph Kenna**, Vice President  
**Beth Gracco**, Treasurer  
**Doreen Trapani**, Secretary  
**John Teresa, Shirley Strickland, & Kelly Grace**  
Trustees



## IN THIS EDITION:

- ◆ Call for Candidates 2024
- ◆ Calendar
- ◆ School Begins
- ◆ Bulk Trash
- ◆ Payment Reminders
- ◆ 4H Fair Information
- ◆ Happenings in Historic Smithville

## CALL FOR CANDIDATES

This is an open call for candidates for the Board of Directors of Ryan's Ridge. If you are a homeowner in good standing and interested in serving your community as a Board member, please call or email the management office for the Candidate Statement Form.

All interested candidates should have their statements to the DiLucia Management Office no later than Friday, October 25th.

Mail or email to:  
DiLucia Management  
100 Jacobs Hall Lane  
Lansdale, PA 19446  
m.balch@dilucia.com  
215-692-1600 phone.



## SEPTEMBER CALENDAR

August 21st—First day of School  
Sept 1st—Association fees due  
Sept 4th—Labor Day  
Sept 16th— Late fees assessed  
Sept 25th—Open Community Meeting

## BACK TO SCHOOL

First day of school for Galloway Schools is August 21st. Please be mindful of children waiting for their bus. Speed limit in the community is **15 miles per hour**. Do your part in keeping the kids safe!

## **BULK TRASH**

Bulk trash items are not to 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.

All electronics are the owner's responsibility to dispose. Call the ACUA for disposal instructions.

## ***PLEASE TAKE NOTICE:***

- **Association Fees are due on the 1st. Late fees are assessed on the 16th. A \$25.00 late fee will be assessed if your payment is late.**
- Automatic payments can be set up on line on Rentcafe.com.
- Checks are to be made payable to **Ryan's Ridge Condo Association.**
- Checks are to be mailed to:  

**100 Jacobs Hall Lane**  
**Lansdale, PA 19446**
- If you have billing questions, please contact Michele at the office.



DiLucia Management Offices are closed on September 4th in observance of the holiday.

## **RYANS RIDGE POOL SEASON:**

Thank you for another great season! I hope everyone was able to take some time and visit the pool this year. The pool will be closed for the season as of September 14th.

### **4-H Fair—3210 Rt 50, South Egg Harbor City**

Atlantic County 4-H Yard Sale— 9/7/2024 8am-1pm

Bark in the Park— 9/14/2024

Electronic Recycling— 9/21/2024 9am-12pm

## **SMITHVILLE ART WALK SEPTEMBER**

Stop by the Village to see over 40 local artists display their work across the Greene.

Sponsored by Underground, one of the 60 Shoppes at Historic Smithville. Historic Smithville also has 50 Shoppes, 7 eateries, a carousel ride, train ride, paddle boats, on site lodging at the Colonial Inn, and over 26 free weekend events!

September 14, 2024 10am-5pm.

## **SMITHVILLE ITALIAN FESTIVAL**

Live Italian music-Bocce-Italian food-Wine Tasting-Vendor Market-Folk dancing.

September 21, 2024.

Use either of the following addresses:

- **Historic Smithville, 615 E. Moss Mill Rd. 08205**
- **1 North New York Road, Smithville NJ**