

RYAN'S RIDGE CONDOMINIUM ASSOCIATION



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Board of Trustees

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

IN THIS EDITION:

- ◆ Spring Projects
- ◆ March Calendar
- ◆ Welcome the 2025 Board
- ◆ Rules and Regulations
- ◆ Don't Forget your Pets
- ◆ Census Forms

SPRING PROJECTS

- Power Washing all Buildings—**First week in March**
- Stucco Repairs
- Door and Trim Painting and Repair—**Bids in process**
- New Door Numbers
- Cameras to be installed at both entrances to the community

MARCH CALENDAR

March 1st—Association fees due
March 9th—Day Light Saving
March 16th—Late fees assessed
March 17th—St. Patty's Day
March 26th—Open Meeting
6PM via Zoom

Please join me in welcoming Ryans Ridge 2025 Board of Directors.

Mike Dolan—President

Joseph Kenna—Vice President

Greg Torian—Treasurer

Doreen Trapani—Secretary

Shirley Strickland—Trustee

Beth Gracco—Trustee

Brianna Register—Trustee

Thank you John Teresa for all you do for the community. We are sorry to see you leave the Board.

#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 1st, 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 to complete one ahead of time.

Please send them to Michele Balch by March 15th at m.balch@dilucia.com.



*Happy
St. Patrick's
Day*

