

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
Beth Gracco
Shirley Strickland
Brianna Register
Trustees



IN THIS EDITION:

- ◆ Calendar
- ◆ Pool
- ◆ Grill Rules
- ◆ No Smoking
- ◆ Upcoming Site Inspection
- ◆ Bulk Trash

AUGUST CALENDAR

August 1st—Association fees due
August 16th—Open Executive
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. 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 early to mid September. 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 note of which ones need to 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.
4. No smoking within 25 feet of the building. No smoking on your balcony or patio. **It is law NJ!**

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.

