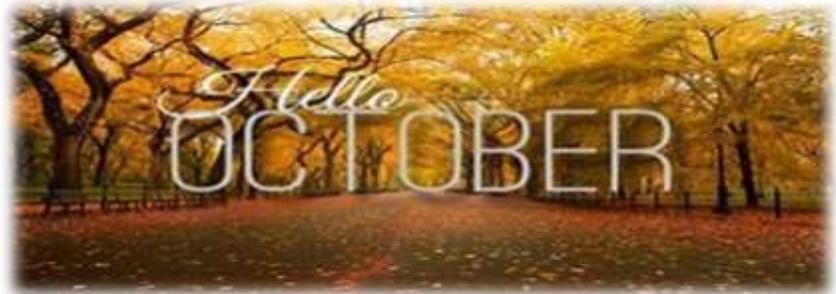


Ryan's Ridge Condo Association



Norma Meyer
Regional Manager

Michele Balch
Portfolio
Community Manager

Ph: 215-692-1600
F: 215-692-1609
E: m.balch@dilucia.com

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 Pres.
Greg Torian, Treasurer
Doreen Trapani, Secretary
Beth Gracco
Shirley Strickland
Brianna Register
Trustees

IN THIS EDITION:

- ◆ Call for Candidates 2025
- ◆ Calendar
- ◆ Trick-or-Treat Tips
- ◆ RR Maintenance Corner
- ◆ Payment Reminders
- ◆ What do your Monthly Dues Cover
- ◆ Spook-Tacular Night Out



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 24th.

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



OCTOBER CALENDAR

Oct 1st—Association fees due
Oct 13th—Columbus Day
Oct 16th— Late fees assessed
Oct 24th—Nominations Due
Oct 31st—Halloween

TRICK OR TREAT SAFETY TIPS—

1. Avoid costumes that drag on the ground, restrict movement or impair vision.
2. Carry a flashlight, glow stick or wear reflective tape on your clothing to make you visible to cars.
3. Instruct your children not to eat any treats until they can be examined by an adult.
4. Instruct your children never to go into the home of a stranger or get into their car.
5. Watch for children crossing the streets and walking on the sides of roadways.

Following some easy tips and using good judgment can make Halloween fun for all!

RYANS RIDGE MAINTENANCE CORNER

- ◆ **Please put all recycling in the totes provided at the recycling kiosks. All boxes are to be broken down flat. No food containers in the recycling.**
- ◆ **Electronics, tires, paint, construction material, etc. is not recycling!**
- ◆ **Bulk items do not belong at the recycling kiosks or the dumpster corals. Either call management to have it picked up or take it to the ACUA yourself.**
- ◆ **Please pick up after your pets. It is the law.**
- ◆ **Your flower beds are your responsibility not the landscapers.**

PLEASE TAKE NOTICE:

- ***Association Fees are due on the 1st. Late fees are assessed on the 16th. A \$20.00 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.

WHAT DO MY MONTHLY ASSOCIATION FEES COVER?

Maintenance Fees—

Following is a partial list of items your monthly Association fees and fines imposed are used to pay for:

- Maintenance of common areas and landscaping
- Maintenance of all buildings exteriors
- Electricity of all common area lighting
- Association Insurance (Fire/Property Damage, etc.)
- Garbage/Trash remove (bulk trash is an extra charge)
- Snow removal when necessary
- Professional management services
- Legal and accounting services
- Maintenance or recreational facilities (Pool)

The Monthly Association fee is invoiced monthly, due and payable in full on the 1st day of the each month. A late charge is assessed, if payment is not received by the 15th of each month payment. Legal collections will proceed for all ongoing overdue delinquency payments. Bank fees such as returned checks. A fee will be imposed to your account in accordance with the Master Deeds and By-Laws.

ABSECON SPOOK-TACULAR NIGHT OUT

Come join us for a Spook-tacular evening of Halloween fun featuring Trunk-OR-Treat, Haunted Hallways & Local Food Trucks.

Bring your Siblings, Cousins, Neighbors & Friends. All are welcome.

Friday, October 17th*

(*Rain date: Friday, October 24th)

6:30pm-8pm In the front loops of Absecon Schools

Trunk-OR-Treat: 6:30pm-8pm

Haunted Hallways: 6:30pm-8pm

Food Trucks Available: 5:30pm-8pm

Tickets will be available 10/14-10/17 from 2:30pm-3:30pm outside of the Marsh School for advanced purchase. Tickets will be available at the event for \$5 each.

Questions? Email: PTO@abseconschools.org

800 Ireland Ave. Absecon