

Ryan's Ridge Condominium Association

Norma Meyer

Regional Manager

Michele Balch

Community Manager

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Website

www.dilucia.com/rr

Online Billing

www.rentcafe.com

Office hours

Monday-Friday: 9 –5

Board of Trustees

Mike Dolan, President

Joseph Kenna, VP

Greg Torian, Treasurer

Doreen Trapani, Secretary

Brianna Register & Beth Gracco— Trustees

HOLIDAY HOURS

DiLucia Management offices will be closed on December 24th, 25th, 31st & January 1st in observance of the holidays.

ELECTION 2026

The Annual Homeowners Meeting and Election has been scheduled for January 21st, 2026 at 6:00 PM. This will be a Zoom meeting. The Zoom information will be sent out along with the agenda as the meeting date draws near. You are also welcomed to participate via phone.

Please keep an eye out in your mail for the proxy ballot. It will be sent out around December 23rd.

Your opinion counts. It is beneficial getting everyone together at one time to discuss what is happening in the community. It also gives the Board an opportunity to hear from homeowners. Hope to see you there!

IN THIS EDITION:

- ◆ 2026 Board Election
- ◆ Dues Reminders
- ◆ Holiday Hours
- ◆ January Calendar
- ◆ Vacant Units
- ◆ Insurance
- ◆ Census Forms
- ◆ Rental Units
- ◆ Parking

REMINDER!

There is a small increase to the Association fees for 2026. The fees are \$230.00 a month. Your monthly fees are due on the 1st of the month with a 15 day grace period. If the monthly fee is not received before 4 pm on the 15th of the month you will receive a \$20.00 late fee. If the 15th falls on the weekend, your fee must be received before 4 pm Friday before the 15th or you will be charged a late fee.

JANUARY CALENDAR

January 1 —Monthly Fees are Due

January 1—New Year's Day—DMC Office is closed

January 16—Late Fees Assessed

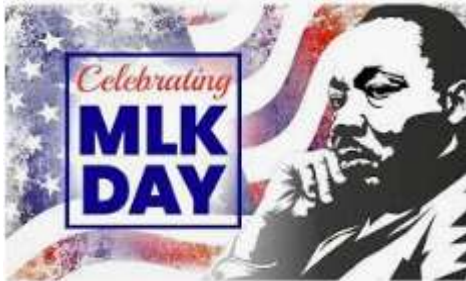
January 19—Martin Luther King Day

January 21—Annual Election/Board Meeting

VACANT UNITS

If you are aware of any unoccupied units in the community, please contact Management so that the necessary steps can be taken to prevent frozen pipes this winter.

Please submit your current homeowner's insurance to the Association office, so we can update our files.



CENSUS FORMS

Census forms are required yearly by all homeowners and tenants.

Forms will be sent out but you can find it online at dilucia.com/rr to complete one ahead of time.

They are due by March 10th. There is a \$15 violation fee assessed monthly (for each form if an owner and tenant are required) if not completed and sent to the office.

RENTAL UNITS

Per Community Rules and Regulations, all owners who rent their condos must complete a rental packet and pay the appropriate administration fee.

All required forms can be found online at dilucia.com/rr or by emailing the Community Manager, m.balch@dilucia.com.

Your cooperation in this matter is appreciated, feel free to contact me should you have any further questions.

PARKING

Each Unit in Ryan's Ridge has assigned parking. If you are unsure of your parking space/spaces, please contact Michele at m.balch@dilucia.com.

All over flow parking should be on Michael Avenue, not in a vacant units parking spot.

No boats, trailers or RVs are permitted.

WARM UP WITH WINTER EATS

CROCKPOT MAC & CHEESE

INGREDIENTS

- 16oz elbow macaroni
- 4 cups shredded cheddar cheese
- 2 cups Monterey Jack
- 3 cups milk
- 1cup heavy cream
- 1/2 cup unsalted butter, melted
- 1/2 tsp garlic powder
- 1/2 tsp onion powder
- 1/2 tsp smoked paprika
- Salt and pepper to taste

Directions:

1. Boil macaroni for 5 minutes and set aside.
2. Combine milk, heavy cream, melted butter, and seasonings in the crockpot.
3. Mix partially cooked macaroni into the mixture until well coated.
4. Fold in 3 cups of cheddar cheese and 1 cup Monterey Jack cheese.
5. Top with remaining cheese.
6. Cover and slow cook on low for 2-2.5 hours.
7. Once the cheese is completely melted, your ready to serve with your favorite protein.

Enjoy!