

Ransom Oaks News





Ransom Oaks Community Corporation - Notice of Annual General Meeting

The **Annual General Meeting (AGM)** of Ransom Oaks Community Corporation (ROCC) is scheduled for **September 2nd at 6:30 PM at the Glen Oak Golf Course Banquet Facilities.** The address is 711 Smith Rd. East Amherst, NY 14051. The agenda for this meeting will include the election of 3 members to the ROCC Board of Directors and the transaction of other business as it may come before the Board. The Ransom Oaks by-laws require that we have a quorum of homeowner-members present at the meeting and/or represented by proxy vote to have a valid Board of Directors election. **Your vote will help ensure that we secure this quorum** to allow us to conduct business during the AGM. This will also be an opportunity to join a committee or share your ideas.

The meeting will be held on the downstairs outdoor patio at the Glen Oak Banquet Facility. Physical distance considerations will be taken. Due to capacity limits, overflow may be directed to another meeting area upstairs where the meeting can be viewed on a screen. Physical distance considerations will be taken. Please also wear a mask to attend the meeting. Given these unprecedented times, the ROCC Board of Directors has chosen to stream the meeting online via Zoom. To participate from home, Register in advance for this meeting:

https://us02web.zoom.us/meeting/register/tZ0sdeqspzovE9xm9fope9vlbbn8uRQ7v319 After registering, you will receive a confirmation email containing information about joining the meeting. We will also send an email blast with this link by the end of August.

Incumbent: Michelle Winters

Michelle Winters has been a Ransom Oaks resident for 23 years, served on the Board in 2017 and was part of ROCC management from 2018 through 2019. Prior to 2017, Michelle worked as an environmental scientist, paralegal and writer. She is also a past member of the Amherst Conservation Advisory Council. She continued to assist Board and management in 2020 for a smooth transition and to share what was learned, when asked to fill an open Board seat. Her desire to continue in a Board position is to follow through on a few Ransom Oaks projects; to be part of the positive changes in Ransom Oaks living; and to improve communication with all parts of the Community.

Incumbent: Chris Kausner

Chris lives in Ransom Oaks with his wife and six children. He has 25 years experience in construction as a general contractor and project manager. He also has seven years in sales and sales management. Chris offered to fill an open Board seat in 2020 in an effort to help the community and share knowledge from his professional experience. He has since become a member of the Architectural Committee and helps to provide insight on resident exterior modification requests and other Architectural matters. Chris loves Ransom Oaks and is interested in continuing to serve his community.

Incumbent: Andrzej Ogiba

Andrzej (Andre) Ogiba has enjoyed being on the Ransom Oaks Board of Directors this last term and is interested in continuing to serve. Andre has a mechanical engineering degree and has worked as the Chief Stationary Engineer for Developing Corporation. He is also a proud member of the US Coast Guard Aux. at Station Buffalo 092-03 and has his Captain's License with all the medical and first aid requirements from USCG. His experience includes knowledge and expertise in water safety, water recreation, HVAC, refrigeration, boilers, pumps, watertowers, water treatment, commercial and industrial water equipment. Additionally, he also serves our local community handling repairs and projects that include electrical, plumbing and construction.

Candidate: Yolanda C. Minichello

Yolanda Minichello has great interest in applying as a Board Member. Currently, she is building a Little Library for Ransom Oaks. As a teacher, she has accumulated many books and it is her goal to support reading for all ages. She is a member of the gardening committee and is committed to keeping Ransom Oaks beautiful. She also has a special interest in recreational ideas. As a prior residential caseworker, habilitation specialist and current teacher, she can offer ideas for engaging and exciting community activities. Professionally, Yolanda has extensive experience as a teacher and social worker in diverse academic and agency settings. She has her Master of Science degree from Niagara University, is a Buffalo School teacher, was an educational consultant for Daemen College, Vice President of the Buffalo Prep Family Council and has worked as a case worker, behavior therapist, mentor and foster parent.

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How do I vote?

If you are a property owner in Ransom Oaks, have paid all assessments and have no outstanding liens against your property, you can cast your vote in one of two ways.

- 1. Attend the Annual Meeting. Bring this notice with you to the Annual Meeting and cast your vote.
- 2. Vote by Proxy: If you cannot attend the Annual Meeting, complete the proxy and mail to Ransom Oaks or assign to someone to bring it to the meeting on your behalf. Return via mail no later than September 2nd to Ransom Oaks Community Corporation, Attn: Secretary, 101 Ransom Oaks Drive, East Amherst, NY 14051. Note-Once the Proxy is validated, the Ballot will be deposited in the Ballot box.

PROXY	
TO VOTE BY PROXY FILL THE SECTION OUT. IF NOT, PROCEED TO THE BALLOT. No, I will not attend the Annual General Meeting on Wednesday, September 2, 2020 and hereby assign my Proxy as follows: I, the undersigned, being a member in good standing of Ransom Oaks Community Corporation under provisions governing said community, do hereby assign my voting right to (insert name), said person being a member in good standing of the community. This Proxy is	
executed for this Annual General Meeting and carries with it the full right of the assignee to cast my vote as the Ballot specifies or if not specified, as he/she sees fit on all business as may come before this meeting.	
NAME:	ADDRESS:
SIGNATURE:	DATE:
Please print your name and address clearly and sign your Proxy so it can be validated. *If a name is not specified or the assignee is not a member in good standing, this proxy will be assigned to the Board's recording secretary.	
BALLOT	
Do not vote for more than a total of four (4) people. Check the box for the incumbents and/or candidates you want to vote for and/or write in the Candidates you want to have on the board that are not represented on the ballot.	
Michelle Winters (Incumbent)	Chris Kausner (Incumbent)
Andrzej Ogiba (Incumbent)	Yolanda Minichello (Candidate)
(Write In Candidate)	(Write In Candidate)
(Write In Candidate)	

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POOL SCHEDULE UPDATE

We have had a wonderful pool season and are so grateful that the residents have been supportive and compliant with the extra rules and regulations that were implemented in order to open the pools this year. The Department of Health visited us this summer and was happy with the processes and procedures put in place to help keep the facilities clean and minimize the risk of spread.

The Clarence Swim Club was without a pool this summer and approached Ransom Oaks about renting the Greenwood pool early in the morning in order to give their kids an opportunity to participate in the sport they love. The Board of Directors voted to allow them to use the pool and they have been appreciative and gracious guests. The Club asked if we would consider keeping the pool open in September, so they could extend their season and offered to help offset the extra costs with their rental fee. After reviewing the utility expenses, income from rental, payroll and lifeguard availability, the Board has decided to keep the Greenwood pool open in September with limited hours. It is feasible this year because the rental will offset the utility costs and there are some lifeguards available because their classes are virtual this fall. Next year keeping the pool open in September may not be possible, but it will be on the table for discussion. The Ransom Oaks and Eveningwood pools will be closed September 8th. (There is a chance one or both of these pools may have to close before Sept 8th or hours may need to be adjusted due to limited staff. Some of the Lifequards have to quarantine several weeks before school starts which may reduce the number of guards available to fill shifts. If any changes are made, we will send an email blast and post it on our Facebook page)

The Greenwood Pool will be open the following hours in September, starting September 8th: Monday – Friday (8am-10am) Lap Swim (10am-11am) Family/Open Swim Saturday & Sunday (11am-7pm) Family/Open Swim

If the temperature is going to be less than 60 degrees for a substantial number of hours, or the weather conditions are poor, the pool may be closed.

The Greenwood Pool will close September 28th.

Ransom Oaks Board of Directors

Christopher Bogdan, President, Director Of Communications cbogdan@ransomoaks.com Brian Carpenter, Vice President, Architectural Chairman Bill Klein, Vice President, Architectural Member Jenifer Rehac, Treasurer Patti Hill, Secretary, Architectural Member Jen Stewart, Secretary, Director of Safety and Recreation Chris Kausner, At Large, Architectural Member Michelle Winters, At Large

Andrzej Ogiba, At Large

bcarpenter@ransomoaks.com bklein@ransomoaks.com jrehac@ransomoaks.com phill@ransomoaks.com jstewart@ransomoaks.com ckausner@ransomoaks.com mwinters@ransomoaks.com aogiba@ransomoaks.com

Upcoming Board Meetings September 2, October 19, Nov 16, Dec 14. Meeting minutes can be requested by emailing <u>facilitiesmanager@ransomoaks.com</u>

Ransom Oaks Baby-sitting

Makayla Poissant (15) 601-9871 Mya Poissant (17) 601-8766 Valerie Daun-Barnett (15) 697-8159

To be added to the list, email your name, age, street and phone number to facilitiesmanager@ransomoaks.com. Names will remain on file unless you request to be removed. Parents be sure to personally interview prospective baby-sitters and check their references.

Neither the ROCC Board of Directors or management company are responsible for the integrity, maturity or abilities of those listed as qualified baby-sitters

Join us for Live Poolside Music and Food Truck @ Greenwood Friday August 21st 5:30pm-7:30pm



Join the ROCC Facebook group for the most upto-date info. Search "The Official Ransom Oaks Communication Board-A Great Place to Live!"

Ransom Oaks Advertising

How to Advertise with Us... Our neighborhood communication strategy is evolving and we want to share local suppliers, vendors and companies with our residents. To take advantage of the opportunity to reach 1,100 residents, please contact facilitiesmanager@ransomoaks.com to find out about the next opportunity to advertise.

Note: The R.O.C.C. Board of Directors and staff does not necessarily have personal knowledge of, nor are they able to recommend the advertisers who chose to advertise in this newsletter.











Each office is independently owned and operated

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Who-to-Call: Ransom Oaks Facilities, 716-221-0087, facilitiesmanager@ransomoaks.com Brendans Court, LMM Properties 693-4670 Charlesgate, Glen Oak Clover Management 204-2771 Briarwoods, Forest Edge, R&D Property Mgmt of WNY 688-2083 cindy@rdmanagementofwny.com Woodgate, Andruchat Real Estate Service 688-4757 ROCC Architectural Matters (single family homes) archcomm@ransomoaks.com Vandalism, Animal Control or Security Concerns, Amherst Police 689-1311, Swormville Fire 688-7055 COVID-19 Hotline 716-858-2929