

Ransom Oaks News

January 2021

Happy New Year Ransom Oaks residents! What a year 2020 has been. Thank you to all of our neighbors for coming together to lift each other up during these challenging times. We are fortunate to be a part of a wonderful community. Cheers to 2021!

◆ NEW POOL PASS SYSTEM

Exciting News! Ransom Oaks has a new online pool pass system! No more pool tags, simply go to the pool and give the Lifeguard your name so they can check you in! The system eliminates the sign in books and will help us monitor the number of people at the pool, in case we have capacity limits like last year. Each household will register the members of their residence and upload a picture, similar to the gym or doctor's office. You will need to register on the website this year to get set up. In the future, you would only need to visit the pool pass site to change pictures or add or remove family members from your account. Ransom Oaks management will control the access from the system administrator side.

To register your household for pool passes, follow the below link. **This is a two step process.** Enter your information in the green highlighted box. Once your household is verified (this may take up to 1 day), you will receive an email and text. Return to the page and login entering your information in the blue box. Once you are logged in, please enter all the members of your family including Grandparents, Grandchildren or babysitters that should be associated with your household. At this time residents do not have the ability to upload their own images, but this feature will be added. If by the time you receive this Newsletter, you have the ability to upload pictures of each family member, please do so as this will save time in the Spring and Summer! (If you need assistance getting set up, email facilitiesmanager@ransomoaks.com or call 716-221-0087)

To register, enter this web address in your browser <https://www.cellbadge.com/ransomoaks/register>

You can also visit our website at www.ransomoaks.com and click on the link on the bottom of the homepage to register

◆ TREASURERS REPORT 2020

Please review the following information as a recap of our 2020 financials and a forecast budget for 2021. We accomplished many great things in a year that proved difficult due to the COVID-19 Pandemic. As this report is reviewed– please keep in mind, the primary duty of the Board of Directors of Ransom Oaks is to protect property values and remain financially viable for years to come.

2020- Reserve Study completed –This study forecasts a time line for planning and reserving money for future large-scale expenses in funds called reserves. This study is completed by a reserve specialist who was hired to assess the facilities and provide an analysis of future expenses over the next 30 years. Some of these items the Association will plan to maintain and replace are: the exterior elements of the clubhouses including roofs, siding, windows and doors; interior building elements like floors, kitchens, bathrooms, HVAC systems; Property site elements like concrete, asphalt, playgrounds, sport courts and fences; Pool elements like concrete decks, pool pavilions and structures, pool covers, fences, furniture, pool plaster, pool tile, and mechanical equipment.

The current reserve fund for a community of our size is low– this is due to a lack of saving in previous years. This Board has made it a priority to complete the needed repairs and maintenance for items that were overdue, while putting focus on increasing the reserve fund. Many of the items listed above will need to be replaced in the next 5-15 years and saving accordingly is a top priority.

2020 Highlights

Financial:

Exceeded budget expectations
Completed a professional reserve study
\$50,000 contribution to reserve fund
8 Liens were filed, 7 liens were satisfied
3rd party audit completed, and taxes filed

Maintenance/Safety:

Drainage and Concrete work at Ransom Oaks
Foundation repair complete to RO pool pavilion
Facilitated sidewalk and driveway repair work at 30 homes.
New hot water tank for Ransom Oaks pool house and new pool pump for Ransom Oaks pool.
Purchased new safety and first aid equipment for pools
Replaced one community mailbox

Removed Dead Ash trees at various RO properties

Pools & Recreation:

Hosted a variety of recreation events including a bike parade, food trucks, live music, swim meets, movie nights, playground opening party, water aerobics, Santa event

New Playground at Eveningwood

New Playground at Bramhill

New mulch at Glen Oak playground

Purchased new commercial umbrellas for all pools and tables for Ransom Oaks and Eveningwood

Tennis lines painted at Greenwood

2021 Budget & Project list

Financial:

\$40,000 contribution to reserve fund

Maintenance/Safety:

New Entrance Signs for the community

Ransom Oaks Fence repair

Two new community mailboxes

Pools & Recreation:

New Lounge Chairs for the Ransom Oaks Pool

Bramhill court resurfacing

Ransom Oaks Community Corporation 2021 Budget

INCOME	TOTAL		
4100 Income		5070 UTILITIES	
4104 Swim Lessons	800.00	5071 Electric	9,750.00
4106 Association Dues	424,732.50	5072 Gas	5,000.00
4108 Advertising Income	1,000.00	5073 Water	2,500.00
4110 Lien Payment Income	3,000.00	5074 Telephone & Internet	4,140.00
4113 Closing Income	3,000.00	5070 Total UTILITIES	21,390.00
4100 Total Income	432,532.50	5100 ROCC GENERAL EXPENSES	
TOTAL INCOME	432,532.50	5101 Management Fee	75,000.00
EXPENSE		5102 Accounting Service	5,000.00
5020 RECREATION EXPENSES		5103 Insurance	21,000.00
5021 Community Programming	2,000.00	5104 Landscaping	45,000.00
5024 Food and Picnic supplies	1,775.00	5106 Bed Maintenance	6,500.00
5026 Arts & Crafts	450.00	5107 Environmental Expenses	250.00
5020 Total RECREATION EXPENSES	4,225.00	5108 Legal Fees	7,000.00
5030 POOL EXPENSES		5109 Postage	5,600.00
5031 Permits	2,256.00	5110 Bank Service Charges	20.00
5032 Pool Tags & Operating Expenses for Pools	2,200.00	5117 Computer Software	2,600.00
5034 Payroll Expense	1,200.00	5118 Office Supplies	1,500.00
5035 Employer Payroll Taxes	10,000.00	5119 Office Expenses	650.00
5036 Salary for Lifeguards	70,000.00	5120 Miscellaneous Expenses	300.00
5037 Salaries for Maintenance	5,000.00	5123 Mail Box replacements	3,000.00
5038 Pool Maintenance and Repairs	10,000.00	5121 M&T Loan Interest	9,893.43
5039 Pool Supplies	25,500.00	5122 M&T Loan Principle	20,874.81
5030 Total POOL EXPENSES	126,156.00	5124 Lifeguard Uniforms	2,000.00
5040 BUILDINGS		5125 Tree Removal	1,500.00
5042 General Maintenance Expense	5,000.00	5126 Pest Control	2,000.00
5043 Plumbing	2,400.00	5128 Architectural Compliance	2,000.00
5046 Electrical Repairs	1,500.00	5130 Security System	400.00
5040 Total BUILDINGS	8,900.00	5131 Sidewalk Repair	1,000.00
5050 PLAYGROUND & TENNIS COURT EXPENSES		5132 Entrance Signs	18,000.00
5051 Tennis court repair and resurfacing	22,000.00	5100 Total ROCC GENERAL EXPENSES	231,088.24
5052 Tennis nets & Equipment	1,000.00	5300 Taxes Expense (non-posting)	
5053 Fence and gate	2,000.00	5303 Other Taxes	1,500.00
5054 Playground Maintenance	500.00	5300 Total Taxes Expense (non-posting)	1,500.00
		TOTAL EXPENSE	418,759.24

NET INCOME	13,773.26
Est 2021 year end checking acct balance	70,000.00
Total year end checking acct balance	83,773.26
2021 Reserve Contribution	40,000.00
2022 starting checking acct balance	43,773.26

◆ **ARCHITECTURAL UPDATE**

To review the Ransom Oaks Covenants, By-Laws and Restrictions, please visit www.ransomoaks.com Select "Residents" from the headings and then the drop down "Rules and Regulations" then select "Declaration of Covenants, Conditions & Restrictions"

The Architectural Committee's purpose is to ensure that owners enjoy the protection, enhancement, maintenance and preservation of their homes and property through enforcing the Association's restrictions as outlined in the HOA documents. The Architectural Committee has the right to promulgate rules as long as the rules are consistent with the original documents. The Architectural committee has passed a rule to provide clarification for some ambiguous language in the original documents. They also discussed and recognized the challenge homeowners face related to storing garbage cans out of sight due to a lack of storage space.

RULE 2 Shed and Playset Structures specifies that no free-standing sheds are allowed to be constructed in Ransom Oaks and that playset installations must be approved by the Committee and maintained by the homeowner. The Architectural Committee has to approve any new "structure" installed in Ransom Oaks and has historically denied the installation of sheds in order to preserve the park-like setting and unobstructed views. Here is an excerpt from RULE 2:

THEREFORE, consistent with the below excerpts from the original ROCC Declaration of Protective Covenants, Conditions and Restrictions, the Architectural Committee rules that **No free-standing sheds will be allowed to be constructed**, installed or placed on any property within ROCC. For the purposes of this proposed architectural rule, "free-standing shed," includes any and all free-standing sheds, buildings, outhouses, clubhouses, or any structure standing alone whatsoever.

THEREFORE, consistent with the below excerpts from the original ROCC Declaration of Protective Covenants, Conditions and Restrictions, the Architectural Committee rules that **Any playset, gym, or swing that a homeowner wishes to install on their property must be approved by the architectural committee. Any such approved structures must be well maintained. Unkept structures will be subject to violation** and the possible removal or repair at homeowners' expense pursuant to Section 7.05 Construction Not in Accordance with Approved Plans and Specifications and pursuant to Article XIII Enforcement, Amendment And Duration of Protective Covenants, Conditions and Restrictions Section 13.03 Entry to Enforce.

To read or download a copy of the full rule, visit <http://ransomoaks.com/living-in/rules-regulations/declaration-of-protective-covenants-conditions-restrictions/>

Article IX Section 9.10 Garbage and Refuse Disposal stipulates that garbage cans should be stored out of sight. The committee recognizes that some residents may need an alternative solution to storing garbage cans in their garage, so they have researched several pre-fabricated garbage tote storage options that might alleviate this challenge. The Committee has worked with the Town of Amherst to define the dimensions and criteria for the storage tote and will work with each resident to determine what solution will be best for their property. Reach out to the Architectural Committee via archcomm@ransomoaks.com to inquire about this solution for your property. Here is an excerpt from **Rule 3 Garbage Can Storage:**

THEREFORE, consistent with the below excerpts from the original ROCC Declaration of Protective Covenants, Conditions and Restrictions, the Architectural Committee has the authority to approve a garbage can storage structure or screen to assist with Owner compliance related to ARTICLE IX Section 9.10 Garbage and Refusal Disposal.

THEREFORE, the ROCC Architectural Committee **will allow for the use of pre-approved Garbage Storage Units to keep garbage cans and totes hidden from view.** Owners can submit a specific and tailored solution for their unique property, but the Architectural Committee must pre-approve all designs and the Committee has the right to deny any plans and specifications submitted pursuant to Article III Section 7.02 of the ROCC Protective Covenants, Conditions and Restrictions. Unit plans must have dimensions no larger than the largest ROCC pre-approved storage unit dimensions.

- (A) The specific dimensions, materials, and architectural style will be reviewed for each proposal, but the structure shall not exceed the size dimensions 74"Width x 40"Depth x 60"Height.
- (B) Storage structures should house garbage cans only and no other items are permitted to be stored in the unit. No gas, propane or other flammable material may be stored in the unit. The storage of anything besides garbage cans in the storage units will result in a violation and the possible removal at the homeowners' expense.
- (C) The unit is meant to be temporary and not attached to the house. Units cannot be built on a platform.
- (D) Storage must be immediately adjacent to the home and the viewshed must be protected with architectural likeness and landscaping elements should the Architectural Committee deem it necessary.
- (E) Resident submitted storage units must function similarly and provide the same benefits, features, and durability as the ROCC pre-approved storage unit.
- (F) Storage units must be well-maintained and are subject to violations and the possible removal at the homeowners' expense.
- (G) Residents must submit an Exterior Modification Application ("EMA") with detailed information about the placement, size, functionality, durability, and color of the storage unit prior to installation.

Due to the size and make-up of the storage units, not all homes within the community will have a location to place the unit. With the goal of maintaining the architectural flow of the property in mind, the ROCC Architectural Committee will work with homeowners to determine what changes, if any, are necessary to the landscape or exterior of the home to allow a unit to be placed thereon. If it is determined that there is no suitable place on the property for a unit to be placed, the ROCC Architectural Committee will consider the use of landscaping, shrubbery, or other natural ways to shield the unit from street view. However, consistent with the ROCC Protective Covenants, no fences, walls, or other artificial shield will be approved. This policy is intended to uphold ROCC's long-standing precedence of maintaining a park-like appearance and to comply with the Town of Amherst's rules and restrictions.

To read or download a copy of the full rule, visit <http://ransomoaks.com/living-in/rules-regulations/declaration-of-protective-covenants-conditions-restrictions/>

◆ SUMMER OPENINGS

Looking for a fun and rewarding job? Apply to be a lifeguard for Ransom Oaks this summer! Must be certified in Lifeguarding/First Aid/CPR/AED, to be considered. Visit www.redcross.org to find a certification class that is convenient for you. Apply at www.ransomoaks.com/openings/



◆ GET CONNECTED

Join the ROCC Facebook group for the most up-to-date info. Search "The Official Ransom Oaks Communication Board-A Great Place Live" * Visit our website for real estate information, events community room calendar and more. www.ransomoaks.com

◆ BABYSITTING

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*

◆ CONTACT INFO

Ransom Oaks Board of Directors: Chris Bogdan, President cbogdan@ransomoaks.com; Brian Carpenter, Vice President & Architectural Chairman bcarpenter@ransomoaks.com; Bill Klein, Vice President bklein@ransomoaks.com; Jen Rehac, Treasurer jrehac@ransomoaks.com; Jen Stewart, Secretary jstewart@ransomoaks.com; Andrzej Ogiba aogiba@ransomoaks.com; Chris Kausner ckausner@ransomoaks.com; Yolanda Minichello yminichello@ransomoaks.com;

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 Management 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

How to Advertise with Us... 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.

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716 REALTY GROUP

LEE WAGNER

Licensed Real Estate Salesperson

716.217.5190

LWagner@716RealtyGroup.com

LWagner.716RealtyGroup.com

147 Delaware Street Tonawanda, NY 14150

Maureen Mirand

Associate Real Estate Broker

Maureen Ann Mirand
Realtor, ASP



Cell: 716 866 9959

Web: www.maureenmirandhomes.com

Email: maureen@maureenmirandhomes.com

