



# Ransom Oaks News

## September 2021



### Ransom Oaks Community Corporation - Notice of Annual General Meeting

The **Annual General Meeting (AGM)** of the Ransom Oaks Community Corporation (ROCC) is scheduled for **October 4, 2021 at 6:30 PM at the Glen Oak Golf Course Banquet Facilities**. The address is 711 Smith Rd. East Amherst, NY 14051. The meeting will be held in the upstairs banquet area. The agenda for this meeting will include the election of three 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.

#### *Candidates*

##### **Incumbent: Bill Klein**

Bill has lived in Ransom Oaks for 15 years and raised three great kids and now 2 grandchildren in the neighborhood. He's been a management and training consultant in the hospitality industry for 40 years, a business owner, and entrepreneur. Bill has served on the Board of Directors for 5 years and participated in the new direction & leadership, providing multiple great improvements, and initiatives that the community has seen unfolding over that time. He hopes to continue that service with the new BOD members that have come forward from the community to drive even more positive enhancements that we can all enjoy.

##### **Incumbent: Brian Carpenter**

Brian has been a resident of Ransom Oaks since 2013. He loves the family atmosphere and friendly neighbors and appreciates what a great place Ransom Oaks is for he and his wife Kim to raise their 2, soon to be, 3 sons. He is the Director of Operations for Well Worth Products, a UB Grad and a USMC Veteran. Brian filled a vacant Board position 2 years ago and has stepped up as the Architectural Chairman. He hopes to help preserve Ransom Oaks' natural beauty and to provide continuous improvements in the neighborhood for future generations to enjoy.

##### **Incumbent: Michelle McCormick**

Michelle has lived in Ransom Oaks for almost 4 years. She especially enjoys her wonderful neighbors and all the fun activities that Ransom Oaks offers her growing family to do. Michelle has held several marketing positions and currently works for HSBC bank as a digital content author. Michelle plans to manage the Ransom Oaks social media and website and assist the community with her marketing expertise.

#### *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 October 1, 2021 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 Monday October 4, 2021 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

VOTE for a total of three **(3)** 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.

Bill Klein (Incumbent)

\_\_\_\_\_  
(Write In Candidate)

Brian Carpenter (Incumbent)

\_\_\_\_\_  
(Write In Candidate)

Michelle McCormick (Incumbent)

\_\_\_\_\_  
(Write In Candidate)

# Ransom Oaks News

Ransom Oaks residents,

Thank you for a fun-filled summer! A special thank you to the members of the Recreation Committee. Because of you, Ransom Oaks residents enjoyed weekly arts and crafts, several music and food truck events, movie nights, a bike parade, tie-dye, and a basketball tournament! The Lifeguards were wonderful this year and did an amazing job organizing swim team and aqua aerobics. The garden committee planted beautiful displays at the pools! They are so talented and we appreciate all their time and effort! And lastly, thank you to all who have taken advantage of our lending library's! Your donations are most welcome and have brought great enjoyment for many in our community!

Many of the projects budgeted for this year have been completed including: purchasing new furniture for the RO pool deck, repairing the RO pool pavilion foundation and trim, resurfacing and installing a hockey and basketball space at Bramhill Court, tree remediation, new GW awning, fence repair at the EW pool and RO tennis court, and 7 new entrance signs were installed. One of the RO pool sand filters will be replaced this Fall and the EW winter pool cover was in desperate need of repair, so the Board opted to pay for a new cover instead of replacing several community mailboxes. The BOD will evaluate priorities for next year and send a 2022 budget along with the annual maintenance assessment invoice in January. Have a terrific Fall season! Look for community updates and events on our Facebook page and in your email. - *Ransom Oaks Board of Directors & Community Management*

## **Ransom Oaks Baby-sitting**

Makayla Poissant (15) 601-9871

Jessica Wilk (21) 515-8363

Mya Poissant (17) 601-8766

Veronica Olejniczak (12) 913-4686

Valerie Daun-Barnett (15) 697-8159

Gia Bailey (13) 397-7021

To be added to the list, email your name, age, street and phone number to [facilitiesmanager@ransomoaks.com](mailto: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*

## **Ransom Oaks Board of Directors**

Christopher Bogdan, President

[cbogdan@ransomoaks.com](mailto:cbogdan@ransomoaks.com)

Brian Carpenter, Vice President, *Architectural Chairman*

[bcarpenter@ransomoaks.com](mailto:bcarpenter@ransomoaks.com)

Bill Klein, Vice President

[bklein@ransomoaks.com](mailto:bklein@ransomoaks.com)

Jenifer Rehac, Treasurer

[jrehac@ransomoaks.com](mailto:jrehac@ransomoaks.com)

Jennifer Stewart, Secretary

[jstewart@ransomoaks.com](mailto:jstewart@ransomoaks.com)

Chris Kausner, At Large

[ckausner@ransomoaks.com](mailto:ckausner@ransomoaks.com)

Yolanda Minichello, At-Large

[yminichello@ransomoaks.com](mailto:yminichello@ransomoaks.com)

Michelle McCormick, At-Large

[mmccormick@ransomoaks.com](mailto:mmccormick@ransomoaks.com)

Peggy Deglopper, At-Large

[pdeglopper@ransomoaks.com](mailto:pdeglopper@ransomoaks.com)

Upcoming Board Meetings Nov 15, Dec 13, no January meeting. Meeting minutes can be requested by emailing [facilitiesmanager@ransomoaks.com](mailto:facilitiesmanager@ransomoaks.com)



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

**Who-to-Call: Ransom Oaks Facilities, 716-221-0087, [facilitiesmanager@ransomoaks.com](mailto:facilitiesmanager@ransomoaks.com) Brendans Court, LMM Properties 693-4670 **Charlesgate, Briarwoods, Forest Edge**, R&D Property Mgmt of WNY 688-2083 [cindy@rdmanagementofwny.com](mailto:cindy@rdmanagementofwny.com) **Glen Oak** Fairwood Management 656-9700 [jbkough@gmail.com](mailto:jbkough@gmail.com)**

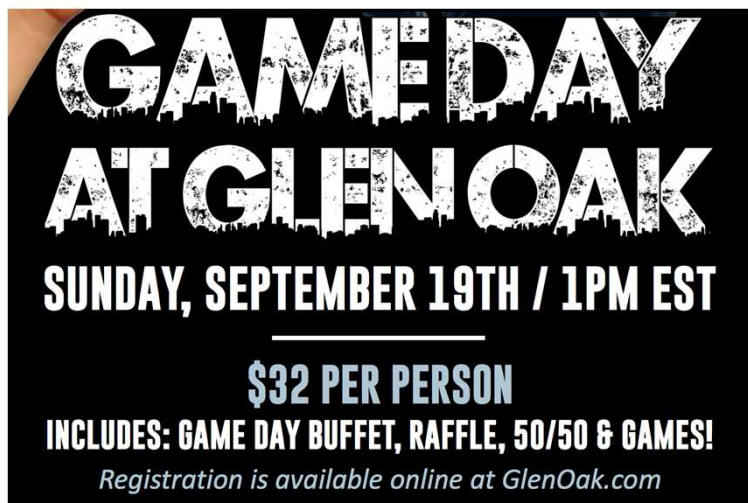
**Woodgate, Andruchat Real Estate Service 688-4757 ROCC Architectural Matters (single family homes) [archcomm@ransomoaks.com](mailto:archcomm@ransomoaks.com) Vandalism, Animal Control or Security Concerns, Amherst Police 689-1311, Swormville Fire 688-7055**

# 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](mailto: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.*

## Glen Oak Golf Course



**GAMEDAY  
AT GLENOAK**  
SUNDAY, SEPTEMBER 19TH / 1PM EST

**\$32 PER PERSON**  
INCLUDES: GAME DAY BUFFET, RAFFLE, 50/50 & GAMES!  
*Registration is available online at GlenOak.com*



Glen Oak BUFFALO GAL  
organic skincare + beauty

**Wedding**  
MENU TASTING

Registration is available online at [GlenOak.com](http://GlenOak.com)

**VIEW MENU >**

**10.11.21**  
\$40 Per Person  
Starting at 5pm

Price Includes: Wedding Menu Tasting, Vendor Favor and Grand Raffle Prize!  
*Must register by October 4th*



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**Tim Maher**  
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**Maureen Mirand**  
Licensed Real Estate Associate Broker  
*Ransom Oaks Resident*

If you are considering selling, call Maureen now to discuss how you can get top dollar for your home

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