

# January 2022 Newsletter

## Ransom Oaks Treasurers Report 2022

ROCC successfully completed several important projects in 2021 including, updating the community entrance signs, purchasing new furniture for the Ransom Oaks pool, resurfacing the Bramhill sport court play space, and implementing an online pool pass system. Additionally, we purchased a new pool vacuum for the RO pool, fixed one of the sand filters at RO pool, purchased a new winter pool cover for EW pool, performed tree maintenance on RO common areas, and repaired the RO tennis fence.

A special thank you to the Recreation Committee for hosting many activities last year including, cook outs, weekly arts and crafts, swim team, movie nights, a bike parade, tie-dye shirts, a basketball tournament, various music and food truck events, and most recently, a visit from Santa. Residents can look forward to another year of fun activities!

The Board of Directors is charged with managing the Ransom Oaks Homeowner's Association and is guided by the Association's governing documents called the Declaration, Covenants and Conditions. The purpose for the Association is to preserve and manage the neighborhood amenities and common grounds to ensure maximum property values by way of enforcing the Association By-Laws. The Board maintains and improves the neighborhood amenities including, five playgrounds, three pools, two clubhouses and many common spaces throughout the community. Furthermore, they plan for each year's operating expenses, reserve expenditures and save for inevitable major common area replacement costs.

In 2020, a reserve specialist engineer was hired to assess the facilities and status of the reserve fund and to create a stable equitable funding plan for future expenses. When the reserve study was completed, the Association had very little in reserve funds relative to the size of the community and the number of amenities the Association is charged with maintaining. The ROCC Board is pleased to have contributed \$50k to the reserve account in 2020 and \$40k to the reserve account in 2021 while still completing needed projects and continuing to pay down the loan that was taken out in 2018. The loan was taken out to pay for pool equipment, the salt water conversions, tennis court resurfacing, security systems and new playgrounds.

One of this Board's goals is to continue to make planned contributions to the reserve each year so the Association has sufficient resources to pay for the ongoing maintenance and replacement of facilities when the expenditures arise. In order to have adequate funds to contribute to the reserve while keeping up with increasing operation costs and inflation, the Board has voted to increase the assessment 6% from \$399 to \$423. In 2022, ROCC plans to have a great summer pool season, staffed with excellent lifeguards, maintain the clubhouses, so residents can reserve as needed, patch tennis court cracks that naturally occur regularly in our harsh climate, purchase additional picnic tables for dining outside of the pool areas, patch and replace damaged concrete on the RO pool deck, replace several deteriorated community mailboxes, and install a handicap lift at the Greenwood pool. Below is a detailed budget for 2022.

<b>INCOME</b>	<b>2022 Budget</b>
4104 Swim Lessons	\$1,000

4106 Association Dues	\$457,073		
4108 Advertising Income	\$300		
4110 Lien Payment Income	\$3,000		
4113 Closing Income	\$2,850		
<b>TOTAL INCOME</b>	<b>\$464,223</b>		
<b>EXPENSE</b>		<b>EXPENSE</b>	
5021 Community Programming	\$3,750.00	5108 Legal Fees	\$8,000.00
5024 Food and Picnic supplies	\$2,750.00	5109 Postage	\$6,000.00
5026 Arts & Crafts	\$750.00	5110 Bank Service Charges	\$50.00
5031 Permits	\$2,256.00	5117 Computer Software	\$2,600.00
5032 Pool Cellbadge subscription	\$2,000.00	5118 Office Supplies	\$1,500.00
5034 Payroll Expense	\$1,000.00	5119 Office Expenses	\$650.00
5035 Employer Payroll Taxes	\$11,000.00	5120 Miscellaneous Expenses	\$300.00
5036 Salary for Lifeguards	\$90,000.00	5121 M&T Loan Interest	\$9,000.00
5037 Salaries for Maintenance	\$5,500.00	5122 M&T Loan Principle	\$20,874.00
5038 Pool Maintenance and Repairs	\$12,000.00	5124 Lifeguard Uniforms	\$2,500.00
5039 Pool Supplies	\$12,000.00	5125 Tree Removal	\$5,000.00
5042 General Building Maintenance	\$2,500.00	5126 Pest Control	\$2,800.00
5043 Plumbing	\$2,800.00	5128 Architectural Compliance	\$2,000.00
5046 Electrical Repairs	\$1,500.00	5130 Security System	\$400.00
5051 Tennis court repair	\$5,000.00	5131 Sidewalk Repair	\$500.00
5052 Tennis nets & Equipment	\$500.00	5303 Other Taxes	\$1,500.00
5053 Fence and gate	\$750.00	<b>Total Operating Expenses</b>	<b>\$409,380</b>
5054 Playground Maintenance	\$5,000.00	<b>RESERVE EXPENSES</b>	
5071 Electric	\$13,000.00	5503 Mailbox Replacement	\$3,500
5072 Gas	\$6,500.00	5504 Building Flooring	\$1,500
5073 Water	\$2,500.00	5505 Building Exterior Repair	\$2,000
5074 Telephone & Internet	\$4,400.00	5506 Concrete Replacement	\$7,000
5101 Management Fee	\$76,500.00	Handicap pool lift	\$4,000
5102 Accounting Service	\$4,500.00	<b>Reserve Expenses total</b>	<b>\$18,000</b>
5103 Insurance	\$21,000.00		
5104 Landscaping	\$48,000.00	<b>RESERVE FUND CONTRIBUTION</b>	<b>\$35,000</b>
5106 Bed Maintenance	\$8,000.00	<b>Total Expense</b>	<b>\$462,380</b>
5107 Environmental Expenses	\$250.00	<b>NET INCOME</b>	<b>\$1,843</b>

*Happy Holidays and Happy New Year from the Ransom Oaks Board of Directors and Management. May the coming year bring you health, happiness, peace and prosperity!*

*We would like to offer a very special thank you to Williamsville North and Joe Z for donating swimming lane lines for the Greenwood pool! We are so grateful for this generous gift!*

#### **Pool Pass 2022**

If you registered for the online pool pass system, cellbadge, last season, **you do not need to re-register**. When you pay your assessment for 2022, your account will automatically be activated. However, if you have added a family member or a child has aged from 12 to 13 over the last year, you can update your household account by visiting

<https://www.cellbadge.com/ransomoaks/register> Click in the blue box “Registered Previously or Approved” and enter your email and phone number to start the login process.

If you are new to the neighborhood or did not previously register for pool access, please register by visiting <https://www.cellbadge.com/ransomoaks/register> Enter your information under the green box “You need to register” to get started. If you need assistance getting set up, email [facilitiesmanager@ransomoaks.com](mailto:facilitiesmanager@ransomoaks.com) or text 716-221-0087.

### **Now Accepting Lifeguard Applications**

It’s not too early to start thinking about summer employment! Visit [www.ransomoaks.com](http://www.ransomoaks.com) and click on “job openings” to submit an application. If you are a returning guard, check your certification date. Re-certification courses should be posted soon at [www.redcross.org](http://www.redcross.org). You can also check the websites for the YMCA, JCC and UB.

### **Want to get Involved?**

The Recreation committee can always use extra hands for summer events. Email [jstewart@ransomoaks.com](mailto:jstewart@ransomoaks.com) to find out more! If you have an interest in participating on the Architectural Committee, email [bcarpenter@ransomoaks.com](mailto:bcarpenter@ransomoaks.com)

### **Babysitters**

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.*

Makayla Poissant, 15yrs (601-9871)

Mya Poissaant, 17yrs (601-8766)

Valerie Daun-Barnett, 15yrs (697-8159)

Jessica Wilk, 21yrs (515-8363)

Veronica Olejniczak, 12yrs (913-4686)

Gia Bailey, 13yrs (397-7021)

### **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 Architectural Member ([bklein@ransomoaks.com](mailto:bklein@ransomoaks.com)) Jenifer Rehac, Treasurer ([jrehac@ransomoaks.com](mailto:jrehac@ransomoaks.com)) Jen Stewart, Secretary ([jstewart@ransomoaks.com](mailto:jstewart@ransomoaks.com)) Chris Kausner, At Large Architectural Member ([ckausner@ransomoaks.com](mailto:ckausner@ransomoaks.com)) Peggy Deglopper, At Large, Architectural Member ([pdeglopper@ransomoaks.com](mailto:pdeglopper@ransomoaks.com)) Michelle McCormick, At Large ([mmccormick@ransomoaks.com](mailto:mmccormick@ransomoaks.com)) Yolanda Minichello, At Large ([yminichello@ransomoaks.com](mailto:yminichello@ransomoaks.com))

**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) 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

**How to Advertise with Us...** 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.*

N. Jean Jehrio

## Piano Lessons in Your Home

I am an experienced and certified teacher - have been teaching Piano at all levels for 20 years. I especially enjoy working with new and elementary-age students. I use the Bastien method which includes technique, piano and performance. To augment these method books, I



often include some Thompson books, some Schaum books, popular sheet music, and classical pieces that students should be familiar with. Students often select pieces that they have heard or would like to learn.



Have received both Moderna vaccinations.

**Call: 716 630-5998**



## 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

**Here's what my clients are saying:** **Cell: 716-866-9959**

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[Maureenmirandhomes.com](http://Maureenmirandhomes.com)



"Ms. Mirand handled our real estate sale in an excellent manner. She is extremely professional yet easy to talk to..." *R. Perez*



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**716.400.8581**

Ransom Oaks Resident, Tim Maher  
adoreyourhome@hotmail.com

