



# Ransom Oaks News

## May 2022

### Summer Days Are Here Again!

Summer is almost here! The Ransom Oaks Board of Directors and management team have been busy planning for the summer season. It was a harsh winter, and the Greenwood and Eveningwood tennis courts suffered some cracks and upheaving. Repairs are underway.

The pools are scheduled to open Memorial Day weekend, Saturday May 28th. If you registered for your pool pass account last year, you do not need to re-register. Simply come to the pool and give the lifeguard your name, so they can check you in. If you need to register, visit [www.cellbadge.com/ransomoaks/](http://www.cellbadge.com/ransomoaks/) and sign up. For those needing extra assistance, look out for the Greenwood pool lift scheduled to be installed early this summer.

We have several fun summer activities planned including a summer opening celebration, weekly arts and crafts, aqua aerobics, community garage sale, swim team, swim lessons, movie nights, a bike parade, music and food truck evenings and tennis lessons! See calendar insert for dates.

#### Tennis Lessons

Tuesdays in August

Located @ Eveningwood tennis courts

Tiny Tots (Ages 5-7yrs)

12:30pm-1:30pm

Ages 7-10yrs

1:30pm-2:30pm



\$18 per lesson, *price reduction subject to group size*

To register, contact: Neehru Gupta 716-812-7106



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

### Architectural Corner

Do your part to keep the community beautiful for everyone to enjoy!

For Single Family Homes: Per the Ransom Oaks Association Governing Documents, Article IX. Section 9 please adhere to the following Covenants and Restrictions:

1. Please perform regular maintenance on your property including proper care of your lawn, weeds and bushes. The exterior of your home should be free from clutter kept in good condition.
2. Garbage cans should be put away or screened in a manner approved by the Architectural Committee. The Arch Committee will consider garbage tote storage units and/or greenery screens to hide the cans as an alternative to storing them in your garage. Submit an EMA for approval.
3. No fence, screen or wall of any kind can be erected unless approved by the Architectural Committee.
4. No boats, jet skis, trailers or campers should be stored on any lot for more than 14 days in a calendar year.
5. No signs other than Real Estate signs should be placed on display on your Lot. If a contractor or service company places a sign in your lawn, please remove it when the service is complete.
6. Proposed exterior changes must be sent to the Architectural Committee for approval prior to the work commencing. Submit an EMA for driveway remediation, deck install and replacement, house painting, siding changes, window updates, tree removal etc.

Please email [Archcomm@ransomoaks.com](mailto:Archcomm@ransomoaks.com) for a copy of the rules and/or submit and EMA form for approval.

*Thank you in advance for your cooperation!*

Interested in serving your community by becoming a Board Member or joining a committee? Contact [cbodgan@ransomoaks.com](mailto:cbodgan@ransomoaks.com) for details.

Upcoming ROCC Board Meetings: May 23, June 20, August 22, September 19, Annual Meeting October, TBD. Meetings located at 150 Greenwood @ 6:30pm

# Ransom Oaks Pool Rules & Information

These rules and regulations have been established for your safety, pleasure and enjoyment. Residents are responsible for compliance. Residents may use the pools at their own risk. The lifeguards have complete authority to enforce all rules. They must insist on the rules being observed and are permitted no discretion in the matter.

The Ransom Oaks Pools are scheduled to open **Saturday May 28<sup>th</sup> @ 10am**

**Greenwood 9am – 9pm** weekdays, (9am-11am Lap swim only) **Eveningwood and Ransom Oaks** pools open **11am-9pm weekdays. Saturdays & Sundays 10am-9pm.** (4th of July hours 10am – 7:00pm) *Hours subject to change*

For safety concerns and back to school schedules, Ransom Oaks and Eveningwood may close at 8pm in August. Look for updates at the pools, on the Facebook page, ROCC website and in your email.

- Operating hours may be subject to change due to inclement weather, failure of pool equipment, staffing or government orders. In the event of thunder or lightning, all swimmers must clear the pool until 30 minutes have passed without additional thunder or lightning. If the day's predicted high is less than 60 degrees or if the outside air temperature remains under 60 degrees for a prolonged period of time, pools may be closed.
- All residents must check in with the Lifeguard. Provide your name. They will verify your identity via address, phone or picture. Residents must be current on their HOA fees in order to use the facilities.
- GUESTS are permitted this year. Each pool pass account will be loaded with 10 guest passes. If you need to reload your guest passes, please contact [facilitiesmanager@ransomoaks.com](mailto:facilitiesmanager@ransomoaks.com)
- To register for pool access or to view the household members on your account, visit, [www.cellbadge.com/ransomoaks/](http://www.cellbadge.com/ransomoaks/) Most residents are already set up in the system. You do not need to re-register. If you want to update your account, login or contact [facilitiesmanager@ransomoaks.com](mailto:facilitiesmanager@ransomoaks.com) to make a change.
- No persons having a fever, cold, skin lesion, foot infection, sore or inflamed eyes, mouth, nose or ear shall use the pool. PLEASE shower before you enter the pool.
- All persons under 12 years of age will be accompanied and supervised by a parent or responsible caregiver or sitter. Staff are responsible for ensuring that all people abide by the rules and regulations of the pool. Any behavior that could be or is detrimental to the safety and well being of the patrons of the pool will be stopped immediately. Guards will issue two warnings. If a third correction is warranted and the guard deems it necessary, patrons may be asked to leave the pool area.
- Prohibited acts include, but are not limited to: running, throwing keys or projectiles, gymnastics, excessive screaming or shouting, and offensive language.
- Prohibited items at the pool include, but are not limited to: large floatation devices & glass containers. Please consume food outside of the pool deck area.
- All non-potty trained persons, must wear suitable swim diapers.
- All non-swimmers are restricted to the shallow end of the pool until they can pass a swim test issued and approved by the lifeguard on duty.
- Swimmers are prohibited from hanging on or swimming over the pool safety line.
- Smoking or vaping is not permitted anywhere in the pool area or immediate surroundings.
- All persons are forbidden from entering the pool enclosure at any time a lifeguard is not on duty.
- Dogs or other pets are not permitted within the pool enclosure.
- ROCC or its employees are not responsible for the loss of, theft of, or damage to any personal property brought into the pool enclosure.
- Ransom Oaks management and employees reserve the right to refuse entry or prohibit the use of facilities for violating any rules of conduct.

**Swim Lessons:** Several Ransom Oaks Lifeguards will offer swim lessons this year. Each lesson will be 45 mins. The cost is \$18 per lesson. Siblings participating in the same session will be discounted to \$15 per lesson. Contact [facilitiesmanager@ransomoaks.com](mailto:facilitiesmanager@ransomoaks.com) to request more information.

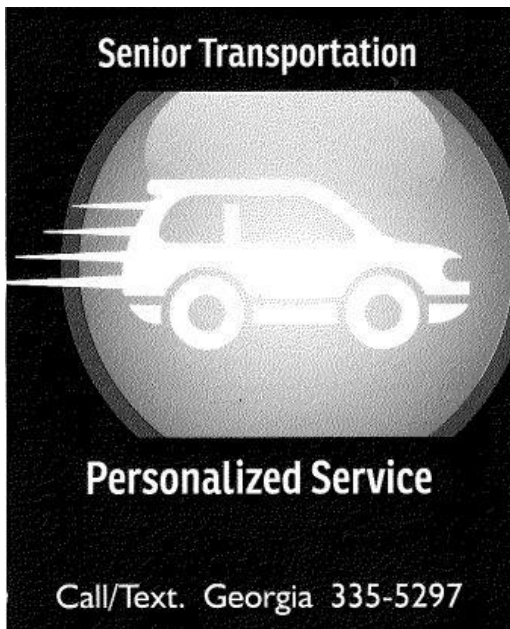
## Pool Info Continued...

**Private Pool Parties:** The pool may be reserved for private parties M-F at Ransom Oaks and Eveningwood from 9:00am-11:00am and at all pools from 9:00pm-11:00pm any day . **Reservations must be made at least two weeks in advance.** The cost is \$150 per event. Lifeguards will be present for each event. Email [facilitiesmanager@ransomoaks.com](mailto:facilitiesmanager@ransomoaks.com) to make a reservation.

**Aqua Aerobics:** Ransom Oaks will offer a water aerobics class at the Ransom Oaks pool on Wednesdays at 5:15pm and Saturdays at 10:30am. Space is limited. Please pre-register at the Ransom Oaks pool.

**Swim Club:** Join the swim club at your favorite pool! Participants must be able to pass the deep end test. Swim club is designed for young people who enjoy swimming and would like to become a more proficient swimmer. The club will review each of the strokes used in competition, assign lap practice, and have fun races. Tuesdays and Thursdays 5:30-6:15. Due to limited space, each swimmer may be assigned to Tuesday or Thursday.

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



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### Maureen Mirand

Licensed Real Estate Associate Broker  
Ransom Oaks Resident

**Cell: 716-866-9959**

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### Contact Information

**Ransom Oaks Board of Directors:** Chris 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; Peggy Deglopper, Treasurer [pdeglopper@ransomoaks.com](mailto:pdeglopper@ransomoaks.com); Michelle McCormick, Secretary [mmccormick@ransomoaks.com](mailto:mmccormick@ransomoaks.com); Jennifer Stewart, Director of Recreation [jstewart@ransomoaks.com](mailto:jstewart@ransomoaks.com); Yolanda Minichello [yminichello@ransomoaks.com](mailto:yminichello@ransomoaks.com); Chris Kausner [ckausner@ransomoaks.com](mailto:ckausner@ransomoaks.com)

Ransom Oaks Management/Facilities: 716-221-0087, [facilitiesmanager@ransomoaks.com](mailto:facilitiesmanager@ransomoaks.com)  
ROCC Architectural Matters (single family homes) [archcomm@ransomoaks.com](mailto:archcomm@ransomoaks.com)

**Sub-communities:** 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  
Glen Oak Condos, Fairwood Management 656-9700

Vandalism, Animal Control or Security Concerns, Amherst Police 689-1311, Swormville Fire 688-7055



# RANSOM OAKS SUMMER EVENTS



Ransom Oaks 101 Ransom Oaks Dr. \* Greenwood 150 Greenwood Dr. \* Eveningwood 80 Eveningwood Ln.

28 MAY	<b>POOLS OPEN! Saturday 11am – 1pm Pool Opening Celebration!</b> Ransom Oaks- hot dogs, Greenwood- Ice cream <b>FOOD TRUCK</b> , Eveningwood-Tie Dye – <i>Stop by all 3!</i>
3 & 4 JUNE	Friday & Saturday 9am – 4pm Community Garage Sale!
7 JUNE	Tuesday 6pm – 8pm <b>Music, Food Truck &amp; Wine Slush Bus@</b> Greenwood <i>(Join on land or in water)</i>
24 JUNE	Friday 8:30pm G rated movie @ Ransom Oaks tennis courts, bring your chairs and blankets, snacks provided!
9 JULY	Saturday 2pm Bike Parade start @ Ransom Oaks, end @ Eveningwood ride, walk, rollerblade, scoot, hover! Decorate yourself or bike!
15 JULY	Friday 6pm – 8pm <b>Music, Food Truck &amp; Tap Truck Buffalo @</b> Ransom Oaks <i>(Join on land or in water)</i>
29 JULY	Friday 8:30pm PG rated movie @ Ransom Oaks tennis courts, bring your chairs and blankets, snacks provided!
2 AUG	Tuesday 6pm – 8pm <b>Music, Food Truck &amp; Wine Slush Bus @</b> Greenwood <i>(Join on land or in water)</i>
12 AUG	Friday 8:00pm PG rated movie @ Ransom Oaks tennis courts, bring your chairs and blankets, snacks provided!

Check out the Ransom Oaks Facebook page for further details: dates & trucks subject to change based on vendor availability

**AQUA AEROBICS** Weekly Wednesdays 5:15pm & Saturdays 10:30am @ the Ransom Oaks  
pool, sign up at the pool. 6/8-7/27

**Weekly Arts & Crafts @** the Ransom Oaks Clubhouse, Thursdays 10am 6/2-8/4

Join your pool's swim team! Sign up with a Lifeguard, ages 5+ Must be able to pass the deep  
end test. Weekly practice Tuesdays & Thursdays 5:30-6:15pm. 6/28-8/11. Swim meet 7/28  
5:30pm @ Greenwood

# Annual Ransom Oaks Garage Sale



**When: June 3rd and 4th**  
**Time: 9am - 4pm**

## READY TO PARTICIPATE?

**PARTICIPANTS:** Please sign up at [www.Ransomoaksgaragesale.com](http://www.Ransomoaksgaragesale.com) or scan the QR code by 5/25 to be included in the map and advertisement for the Annual Neighborhood Garage Sale.

**SHOPPERS:** Mark your calendar for a great treasure hunt right here in your neighborhood!

**HOSTED BY:**  
**Maureen Ann Mirand**  
**Licensed Real Estate Salesperson**  
**Your Neighborhood Realtor**

Call/Text: 716 866 9959  
[Maureen@maureenmirandhomes.com](mailto:Maureen@maureenmirandhomes.com)  
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