



# Ransom Oaks News

January 2023

## Greeting from the President

As we start 2023, I want to wish everyone a Happy New Year! Let me also take this time to introduce myself as the new President of the Ransom Oaks Community Corporation. My name is Brian Carpenter, and my wife Kim and I have lived in Ransom Oaks since 2013. We have 3 boys ages 7, 5, and 1 and we couldn't be happier to live in the community. From the moment we moved in and met our neighbors, who we now consider close friends, we knew we had found a gem tucked away in our little corner of Glen Oak and Primrose. Anyone that knows me, either in the neighborhood or outside of it, can attest to how much I love Ransom Oaks. From the pools, playgrounds and multi-use sport courts, to the perfectly planned food/wine/candy trucks organized by the dedicated and hardworking recreational committee and management team, Ransom Oaks truly has it all! My hope for this new year is to continue the work of the most recent board and that of our past president, Chris Bodgan. I will continue to ensure that we have an adequate reserve fund in place to allow ROCC to replace and repair our wonderful amenities without having to take out loans or issue special assessments and will exercise fiscal responsibility for the 2023 budget and onwards. I hope to be able to continue the residential drainage projects throughout the community and assist residents to work with the management team and architectural committee to help dry out troublesome wet areas. Additionally, we plan to continue the fun activities and memorable social events put on by the creative minds of our recreation committee and management team. Lastly, I ask that you please consider joining one of our committees: Architectural, Garden, and/or Recreation. We are always in need of volunteers to help out at events and it's a great way to meet new neighbors and friends and maintain this truly wonderful neighborhood of ours.

Sincerely,  
Brian Carpenter  
President, ROCC



## ATTENTION LIFEGUARDS

Be sure to check your recertification dates! School breaks are the perfect time to update your certificates. Lifeguard certs updated every two years, CPR every year. Summer is right around the corner. If you are interested in applying for a summer position, email [facilitiesmanager@ransomoaks.com](mailto:facilitiesmanager@ransomoaks.com)

## SAVE-THE-DATE

EASTER EGG HUNT @ Glen Oak Golf Banquet – 711 Smith Rd.  
Saturday April 8, 2023



Thank you for your participation in the recent annual election. There was a historic number of votes. Below is the current Board of Directors. We look forward to a great year!

Brian Carpenter, President  
Chris Kausner, Vice President, Architectural Chairman  
Peggy DeGlopper, Treasurer  
Michelle McCormick, Secretary  
Jennifer Stewart, At-Large

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Yolanda Minichello, At-Large  
Chris Bogdan, At-Large  
Sue Dewey, At-Large

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## **Ransom Oaks Treasure's Report 2023**

As we review the financial status of the Ransom Oaks Community for the 2022 calendar year, it is clear that we are meeting all the needed expenses of our community and achieving our goal of regular contributions to the reserve fund which has been the focus of the Board for the last several years. Our present Board of Directors are committed to being highly conservative as we meet the financial challenges of today's economy. We are constantly striving to provide and maintain the assets and amenities expected in our community, and at the same time, preserve the value of our properties which make Ransom Oaks an attractive community for its residents to live, enjoy, and grow.

### 2022 Financial Expenditure Highlights

- Pool decks concrete repairs
- Pool sand filter repairs
- Maintenance at Greenwood Clubhouse including sewer line repair, bathroom baseboards replacement, electrical work, painted clubhouse recreation room
- Tennis court repairs at Greenwood and Eveningwood
- Common property dead tree removal
- Purchase of additional pool furniture for Ransom Oaks pool
- Enjoyment of many community events ie. pool opening celebrations, arts and crafts, tie-dye, bike parade, movie nights, music and food truck evenings, swim team and meets, holiday celebration, and painting nights
- Pools opened and staffed for the whole summer when our area saw many private and municipal pools closed for lack of staffing

We are pleased to report that we are expecting to contribute at least the budgeted \$35,000 to our reserves this year after completing all budgeted and unexpected projects. This would bring our reserve funds to approximately \$200,000.

During this year the Board will continue to be researching and exploring all avenues of cost savings for our community and residents. A committee of Board members has been formed to research the possibility of a senior discount in the future.

As we plan to continue making contributions to the reserve fund each year, the Board has approved an increase of 2% for the 2023 calendar year. This will allow for the meeting of operational costs as well as continue to replace and maintain our present facilities. We will also be able to keep pace with inflation and add to our reserve funds. This results in the assessment changing from \$423.00 to \$431.46. The residents of Woodgate Community will see their assessment to Ransom Oaks change from \$84.00 to \$85.68. The community of Woodgate has and maintains their own pool, clubhouse, and tennis courts, but still shares in other Ransom Oaks common maintenance expenses.

### 2023 Budgeted Expenditure Highlights

- Pools - 2 pool heaters, 1 baby pool pump, replacement of some salt cells for chlorination system

- Club house building and equipment replacement
- Fence and gate upgrades where needed
- Playground equipment where necessary

The Ransom Oaks Board would like to thank all residents as we work together to build a bright future for our Ransom Oaks Community!

### RANSOM OAKS ADVERTISERS

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**HAPPY HOLIDAYS**