

Ransom Oaks News

January 2024

Happy New Year from the President

As we say goodbye to 2023 and ring in 2024 here in Ransom Oaks, I would like to welcome the newest Board member Lisa Redino, along with incumbents Margaret (Peggy) DeGlopper and Chris Kausner, who were elected this past September to serve their 3-year volunteer term. I would like to extend a big thank you to outgoing Board member Yolanda Minichello! Yolanda has been a valuable part of the Board these past several years and I would like to thank her for all her hard work and dedication. From spending her Mother's Day gardening around all the pools, to spearheading the construction and installation of the Greenwood lending library and planning the ever-popular paint nights, Yolanda was always willing to volunteer for whatever needed to get done. Yolanda is part of what makes Ransom Oaks the amazing neighborhood we all love. Thank you, Yolanda!

As we planned for 2024, the Board had to determine if an increase in the assessment was warranted and, if so, what percentage to raise it. Ultimately, the Board voted that a raise was needed to not only keep up with current economic conditions, but to be able to meet our financial obligations to the community. It was then, after much debate and consideration, we collectively voted to raise the annual assessment less than 2% from \$431.46 to \$440.00. We are responsible for the financial well-being of ROCC and as you will see in the Treasurer's report, we have been making progress towards securing that well-being for years to come by adding to our Reserve fund. This small increase will allow us to provide continued maintenance of our pools and facilities as well as purchase new dining tables and chairs for the Greenwood Pool. We are also going to move forward with the long-awaited replacement of the Glen Oak Playground, which I know will be welcome news to our younger residents.

In closing, we look forward to a great 2024 and to paraphrase a line from the great Marv Levy "Where else would you rather LIVE than right here right now?!"

POOL ACCESS 2024

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 2024, 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, or prefer we make the update, email facilitiesmanager@ransomoaks.com - text or call 716-221-0087.

Ransom Oaks Treasurer's Report for 2023

As treasurer of the Ransom Oaks Community Corporation, I am pleased to report that we are on solid footing with our budget and reserve funds. We are meeting all the needed expenses of our community and, at the same time, achieving our goal of continual contribution to the reserve fund.

Our present Board of Directors is committed to being highly conservative as we meet the financial challenges of today's ever-changing economy. We are constantly striving to bring, and maintain, the assets and amenities expected in our community, while at the same time preserving the value of our properties, all of which make Ransom Oaks an attractive place for residents to live, enjoy and grow.

2023 Major Financial Expenditure

- M&T loan and Interest - \$30,000 per year - Pay off - end of 2026
- Salt cells for pool chlorination
- RO & GW pool heaters
- Baby pool motor at Ransom Oaks
- Tennis court repair and new benches
- RO lifeguard furniture
- Pool ladder and gate latch update at Eveningwood
- Enjoyment of many community events i.e. pool opening celebrations, arts and crafts, tie dye t-shirts, bike parade, movie nights, music and food truck evenings, swim team, swim meet, and holiday celebrations.
- Pools open and staffed for the whole season, when our area still saw many private and municipal pools closed for lack of staffing. Hours and needs are continually monitored for cost effectiveness.

As a result of holding to our budget and tightening spending were ever possible, we met and exceeded our budgeted \$45,000 savings goal for the Reserve account.

2024 Major Anticipated Expenses

For the year 2024, the Board will be highly sensitive to the economic uncertainty of costs rising and inflation. We need to keep our community assets in good condition as we plan for the future. The anticipated large expenditures for this year are the following:

- Commercial dining tables and chairs for the Greenwood pool
- Glen Oak playground replacement and sidewalk addition
- Mulch all playgrounds
- Continue to refresh salt cells for chlorination
- Bramhill sidewalk repair
- Mulch all common areas
- Clubhouse buildings and equipment replacement and repairs

As we plan to continue making contributions to the reserve fund each year to have the needed funds to maintain and replace present facilities, while meeting operational expenses, and at the same time keeping pace with inflation, the Board has voted to increase the yearly assessment by a little under 2% for the 2024 calendar year. This amounts to an increase in the annual assessment from \$431.46 to \$440.00. The residents of the Woodgate community will see their assessment for Ransom Oaks increased the same percentage from \$85.68 to \$87.39. The residents of the Woodgate Community have and maintain their own pool, clubhouse, and tennis courts which accounts for the assessment difference. Woodgate residents are always welcome to participate in community events and enjoy the playgrounds and common areas throughout Ransom Oaks. Below you will find the approved Ransom Oaks Community Corporation Budget for 2024.

Respectfully Submitted; Margaret (Peggy) DeGlopper

Ransom Oaks Community Corporation Budget 2024			
INCOME		2024 Estimate	
4103 Pool Fees		\$1,000.00	
4104 Swim Lessons		\$800.00	
4106 Association Dues		\$476,305.80	
4110 Lien Payment Income		\$2,000.00	
4113 Closing Income		\$2,000.00	
TOTAL INCOME		\$482,105.80	
EXPENSE			
5020 RECREATION EXPENSES			
5021 Community Programming	\$3,600.00	5103 Insurance	\$21,000.00
5024 Food and Picnic supplies	\$1,750.00	5104 Landscaping	\$34,000.00
5026 Arts & Crafts	\$1,000.00	5106 Bed Maintenance	\$14,500.00
5030 POOL EXPENSES			
5031 Permits	\$2,256.00	5107 Environmental Expens	\$250.00
5032 Pool pass subscription	\$2,000.00	5108 Legal Fees	\$5,500.00
5034 Payroll Expense	\$1,000.00	5109 Postage	\$6,000.00
5035 Employer Payroll Taxes	\$10,500.00	5116 Web Services	\$750.00
5036 Salary for Lifeguards	\$91,500.00	5117 Computer Software	\$3,400.00
5037 Salaries for Maintenance	\$5,000.00	5118 Office Supplies	\$1,500.00
5038 Pool Maintenance and Repairs	\$16,000.00	5120 Miscellaneous Expens	\$50.00
5039 Pool Supplies	\$13,000.00	5121 M&T Loan Interest	\$2,457.68
5040 BUILDINGS			
5042 General Maintenance Expense	\$3,000.00	5122 M&T Loan Principle	\$28,310.56
5043 Plumbing	\$2,800.00	5123 Mailbox replacements	\$0.00
5046 Electrical Repairs	\$1,500.00	5124 Lifeguard Uniforms	\$800.00
5050 PLAYGROUND&TENNIS COURT EXP			
5051 Tennis court repair	\$2,000.00	5125 Tree Removal	\$4,000.00
5052 Tennis nets & Equipment	\$500.00	5126 Pest Control	\$2,000.00
5053 Fence and gate	\$1,500.00	5128 Architectural Complian	\$1,000.00
5054 Playground Maintenance	\$16,000.00	5130 Security System	\$800.00
5055 Playground equipment	\$750.00	5131 Sidewalk Repair	\$5,000.00
5060 LEGAL & PROFESSIONAL FEES			
5062 Legal Lien Fees		5133 Drainage Remediation	\$1,500.00
		5301 NYS Taxes	\$175.00
		5303 Other Taxes	\$1,650.00
		5650 Bank Fees	\$200.00
		TOTAL EXPENSE	\$421,239.24
5070 UTILITIES		INCOME	\$60,866.56
5071 Electric	\$12,500.00	Reserve Contribution	\$60,866.56
5072 Gas	\$8,000.00	Projected Net Income	\$0.00
5073 Water	\$1,750.00		
5074 Telephone & Internet	\$4,200.00	Planned Reserve Expenses	
5100 ROCC GENERAL EXPENSES			
5101 Management Fee	\$79,590.00	GW pool furniture	\$13,850
5102 Accounting Service	\$4,700.00	GO Playground replacement	\$35,000
		Total reserve expenses	\$48,850

What does it mean to be a part of the Ransom Oaks Community Association (ROCC)?

Many new residents have moved in over the last several years and we wanted to summarize everything that Ransom Oaks has to offer and provide an explanation of what it means to be a part of this great neighborhood.

All Ransom Oaks residents belong to the Ransom Oaks Community Corporation (ROCC) which is designed to serve the common interests of the community. The Ransom Oaks Offering Plan and Declaration of Protective Covenants, Conditions and Restrictions (circa 1972) are legal documents that establish the Association's structure and set forth the rights, duties, obligations, rules, regulations and limitations of the ROCC and all properties therein. The Declaration states that a Board of nine volunteer Directors be elected by the residents to govern the Association. Board terms are three years and there is an election each year for three positions. The Board contracts with a third party management company to handle the day to day operations for the Association. Board meetings are typically held the second Monday of every month at the Greenwood Dr. recreation center and are open to all residents of Ransom Oaks. The Board meeting schedule, can be found on the website www.ransomoaks.com under the tab "Residents" >"Board of Directors and Staff".

Annual maintenance assessments provide income to fund the upkeep of all grounds and facilities as well as sponsor community activities and events. Upon purchase of a property within Ransom Oaks, every owner must be given a copy of the complete Offering plan. If you do not have a copy of the Governing Documents, you can download one from the website www.ransomoaks.com under "Residents" >"Rules and Regulations"> "Declaration of Protective Covenants, Conditions and Restrictions" Each property owner is obligated to fulfill owner responsibilities as specified in the Ransom Oaks Declaration. Failure to pay ROCC assessments, for example, would result in a lien on the residence, which may result in foreclosure. All owners in Ransom Oaks pay the same assessment fee regardless of their property type. As outlined in the Declaration, the only exception is the Woodgate Association which has its own pool, clubhouse and tennis court.

The Ransom Oaks Declaration contains a variety of specific guidelines. For example, Architectural Committee approval is required for any exterior changes to single family homes. Cluster Associations, also known as sub-communities, have their own Architectural Guidelines and require approvals for modifications. Included in the Ransom Oaks Declaration are other regulations which control advertising and signs, the keeping of animals, "noxious" or offensive activities, removal of trees, landscape maintenance and trailer or boat storage etc. The ROCC Board of Directors is also empowered to adopt and enforce other rules as need dictates. In essence, the Ransom Oaks Community Corporation is a community organization charged with protecting the rights of all members and maintaining commonly owned property for all to use and enjoy as well as to maintain and enhance the values of homes in Ransom Oaks. This summary of the Offering Plan cannot be regarded as a substitute for the full, formal document. It is provided as an introductory aid to understanding the scope and character of participating in Ransom Oaks as a member of the Ransom Oaks Community Corporation.

Within the Ransom Oaks Community Corporation, there are eight cluster associations or sub-communities. Each community was formed with their own Governing Documents and elect their own Board of Directors to govern their specific Association's outlined responsibilities. Members in the sub-communities pay a monthly assessment fee to fund their local Homeowner Association's obligations. Some of these obligations might include exterior building or roof maintenance, landscaping, snow removal, road paving, utilities, additional insurance, management services etc. Sub-communities may also have a specific set of Architectural Guidelines and Rules.

Living in Ransom Oaks is a unique experience. Residents enjoy swimming, tennis, pickleball, playgrounds, community rooms, and recreational programming. The three main facilities with heated swimming pools include; Ransom Oaks recreation center located at 101 Ransom Oaks Drive, Eveningwood recreation center located at 80 Eveningwood Lane and Greenwood recreation center located at 150 Greenwood Drive. The Ransom Oaks and Greenwood locations have clubhouses that can be reserved by residents for private use. There is no fee to use the clubhouses, but residents will need to provide a security deposit in case of incidentals. There are also recreation areas located on Bramhill Drive and the northern dead end of Glen Oak Drive. Bramhill features a playground and sport court with basketball and hockey courts. The Bramhill recreation area can be reached by walkways from Old Oak Post Rd and Bramhill Court. The Glen Oak playground will be updated this year. Residents must be current on their Association dues and have no outstanding violations in order to use the community amenities.

In addition to the above-mentioned recreation areas, ROCC also owns and maintains all entry areas to Ransom Oaks and certain landscaped circles or cul-de-sac areas of single family detached homes. Common land, recreational buildings and facilities are available for use by all residents, subject to certain restrictions and regulations. Residents have the responsibility, through ROCC, for the maintenance, supervision, and governance of all common properties.

To help residents visualize and better understand how Ransom Oaks is organized, please see the below organizational chart. We have modified the chart found in the original governing documents to reflect the current community and all its parts.



FYI: Cluster Mailboxes

Residents in Ransom Oaks receive mail using various mailbox types. In the sub-communities, the mailbox maintenance cost is funded through their sub-community HOA. In the single family homes, approximately half the residents have their own individual mailboxes and the other half utilize cluster mailboxes. The decision whether to use cluster or individual boxes was made at the time each section of the neighborhood was developed. The Association has reached out to the Post Office to inquiry about switching to individual boxes and they are not willing to change. The cluster mailboxes are approaching the end of their useful lives, and some have already been replaced. Because this is the first time the boxes have ever needed replacement, the Board was charged with determining who should be responsible for the cost. After review and legal consultation, it was determined that the cost should be the responsibility of the residents who use them. Article V Section 5.03 and Article VIII Section 13.10 of the Ransom Oaks Protective Covenants, Conditions and Restrictions support this decision. The Association has created a special assessment fund to pay for the replacement mailboxes. The special assessment for those single family home residents who use the cluster mailboxes is \$164.15. Homeowners who use the boxes will see an extra charge on their assessment invoice for the mailboxes. The special assessment is due by September 1, 2024. Because all other residents bear the cost of maintenance for their mailboxes, it was determined this was the most fair and equitable way to handle the cost of replacements.

Reminder - Please shovel your sidewalks and if you must walk in the street, please wear bright and reflective clothing especially when it's dark!

Ransom Oaks Community Corporation -Board of Directors.

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|---|---------------------------|
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