



# Ransom Oaks News

May 2024

## **Ransom Oaks Summer**

Summer is almost here and the Ransom Oaks Board of Directors and management team have been in full swing planning for the summer season.

### **Management Highlights**

- Tennis/Pickelball nets are installed and already getting used frequently. If you ever have an issue with a net, or see something that needs attention at a facility or playground, please email [facilitiesmanager@ransomoaks.com](mailto:facilitiesmanager@ransomoaks.com)
- The circles & cul-de-sacs will be mulched this season. They are mulched every other year.
- The playgrounds will be topped with fresh playground grade mulch this season.
- The playground at the end of Glen Oak Dr. is in the process of being replaced. Pardon our mess!
- The Greenwood baby pool tile was recently repaired.
- Greenwood pool patrons will enjoy new dining furniture and side tables this summer.
- Damaged concrete sidewalks on the walkway to the Bramhill playground will be repaired.
- The pools are scheduled to open Memorial Day weekend, Saturday, May 25th. There will be a pool opening celebration from 12-2pm on Sunday, May 26<sup>th</sup>. Events will be held at Ransom Oaks and Greenwood clubhouses.
- See enclosed recreation calendar for more fun summer events.
- Pool Rules and regulations are also included in this newsletter for your convenience.
- Lifeguards have been hired and are looking forward to enjoying a safe and fun summer at the pools.
- Current information and event notifications will be emailed and we invite you to visit [www.ransomoaks.com](http://www.ransomoaks.com) for community information.

## **Architectural Corner**

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

Residents take pride in the expansive, unencumbered appearance of Ransom Oaks. Please take care to perform regular lawn and property maintenance on your home. If you need help, just ask... contact [archcomm@ransomoaks.com](mailto:archcomm@ransomoaks.com) and we can work together.

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

<https://ransomoaks.com/living-in/rules-regulations/declaration-of-protective-covenants-conditions-restrictions/>

Exterior modifications such as but not limited to: decks, siding, shutters, paint color changes, windows and doors, patios or patio extensions, will need a completed and approved Exterior Modification Agreement (EMA) form which can be found on the Ransom Oaks website at: <https://ransomoaks.com/living-in/forms/exterior-modification-application/>

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

In 2015, the ROCC Board adopted a Drainage resolution to clarify the homeowner's responsibility to maintain their drain lines. The Association has assisted some groups of homeowners with coordinating repairs to their drain lines. The Board adopted edits to the verbiage in the drain resolution on March 18, 2024. The updated version can be found on the Ransom Oaks website [www.ransomoaks.com/rocc-resolutions](http://www.ransomoaks.com/rocc-resolutions) If you are interested in joining the drain committee, contact [archcomm@ransomoaks.com](mailto:archcomm@ransomoaks.com)

SINGLE FAMILY HOMES – Please wait until the day before garbage day to put large items out to the curb.

If you live in one of the condo or townhome subcommunities, you have your own set of Architectural guidelines and a second set of Homeowner's Association covenants and restrictions. Check with your property manager or Board of Directors if you don't have this information.



### ***Ransom Oaks Pool Rules & Information***

The Ransom Oaks Pools are scheduled to open **Saturday May 25<sup>th</sup> @ 10am**

**Greenwood 9am – 9pm weekdays. (9am-11am Lap swim only) Weekends 10am-9pm**  
**Ransom Oaks and Eveningwood pools open 11am-9pm weekdays. Weekends 10am-9pm.**

*Hours subject to change*

**(ALL POOLS 4th of July hours 10am– 7:00pm)**

**(ALL POOLS WILL CLOSE AT 8PM everyday during the month of August)**

Look for updates at the pools, on the Resident's Facebook page, ROCC website and in your email.

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.

- 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 and have no outstanding Architectural Violations 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.
- Do not drink alcohol and swim.
- 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.



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### *Pool Info Continued...*

- 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. Contact [facilitiesmanager@ransomoaks.com](mailto:facilitiesmanager@ransomoaks.com) to request more information. Swim lessons will start in July when most guards finish school. There is limited availability.

**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. The pools will be available for pool parties 8pm-10pm in August. **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 may offer aqua aerobics at the Ransom Oaks pool if an instructor can be secured. Check with the guards at the pool when the season begins for information.

**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 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 5:30-6:15pm. Due to limited space, each swimmer may be assigned to Tuesday or Thursday.

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## SAVE-THE-DATE

The Ransom Oaks annual meeting and election will be held January 13, 2025. The Board moved the meeting back to January, so the meeting and election align with the Association's fiscal year.



**Tennis Lessons – contact**  
Neeru Gupta  
716-812-7106  
(Private or create a group of friends)

### *Ransom Oaks Board of Directors*

**President** Brian Carpenter [bcarpenter@ransomoaks.com](mailto:bcarpenter@ransomoaks.com); **Vice President** Chris Kausner [ckausner@ransomoaks.com](mailto:ckausner@ransomoaks.com);  
**Vice President** Patti Bager [pbager@ransomoaks.com](mailto:pbager@ransomoaks.com); **Treasurer** Peggy DeGlopper [pdeglopper@ransomoaks.com](mailto:pdeglopper@ransomoaks.com);  
**Secretary** Michelle McCormick, [mmccormick@ransomoaks.com](mailto:mmccormick@ransomoaks.com); **At-Large** Jennifer Stewart, [jstewart@ransomoaks.com](mailto:jstewart@ransomoaks.com);  
**At-Large** Lisa Redino [lredino@ransomoaks.com](mailto:lredino@ransomoaks.com); **At-Large** Sue Dewey, [sdewey@ransomoaks.com](mailto:sdewey@ransomoaks.com);  
**At-Large** Christopher Bogdan [cbogdan@ransomoaks.com](mailto:cbogdan@ransomoaks.com)

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



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**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.*

**ADORE YOUR HOME**  
Interior/Exterior Painting - Powerwashing Decks/Homes  
Gutter Cleaning - Drywall Repairs - Yardwork - Odd Jobs

**Tim Maher**  
Handyman/Painter

**716-400-8581**  
[Adoreyourhome@hotmail.com](mailto:Adoreyourhome@hotmail.com)  
Insured

**KW KELLER WILLIAMS REALTY WNY**  
5500 Main Street Suite 108, Williamsville, NY 14221 | O: 716.823.3300

**Maureen Mirand - NY Licensed  
R.E. Salesperson**

**Keller Williams Realty**

**5500 Main Street, Suite 108**

**Williamsville NY 14221**

*Check out my website for valuable  
information about buying or  
selling:*

<https://maureenmirand.kw.com>

### **Who to Contact:**

**Ransom Oaks Community Association** Voicemail 716-508-ROCC **Ransom Oaks Facility Manager**  
[facilitiesmanager@ransomoaks.com](mailto:facilitiesmanager@ransomoaks.com) 716-221-0087 **Architectural Matters** – [archcomm@ransomoaks.com](mailto:archcomm@ransomoaks.com)

### **Subcommunities in Ransom Oaks**

**Charlesgate / Briarwoods / Forest Edge:** R&D Property Management 716-688-2083 [cindy@rdmanagementofwny.com](mailto:cindy@rdmanagementofwny.com)  
**Brendans Court/ Bantry Green II:** Logiq Mgmt. 716-221-0087 [logiqven@outlook.com](mailto:logiqven@outlook.com) **Glen Oak Condos:** Fairwood  
Mgmt. 716-656-9700 **Woodgate/Bantry Green I:** Andruschat Real Estate Service 716-688-4757



# Ransom Oaks Community

**\*PRESENTS\***

## Summer 2024 Community Events



**MAY 25, Sat 10am-9pm POOLS OPEN!**

**MAY 26, Sun 12pm-2pm**

**Hot dog lunch @101 Ransom Oaks Dr.**

**Tie Dye & Treats @150 Greenwood**

**JUNE 14&15, Fri & Sat 9am-4pm Community GARAGE SALE**

**JUNE 18, Tues 5-8pm @101 Ransom Oaks Dr.**

**BYOB, Music, Food Truck & Ice Cream Truck**

**JUNE 28, Fri 8:45pm @101 Ransom Oaks Dr. Movie Night**

**JULY 10, Wed 5-8pm @150 Greenwood**

**Wine Slushie Truck, Music, Food Truck**

**JULY 18, Thurs 8:45pm @101 Ransom Oaks Dr. Movie Night**

**AUGUST 3, Sat 11am-12pm @560 Glen Oak Dr.**

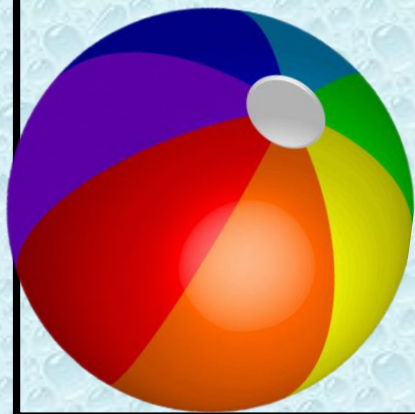
**Playground Opening Celebration Yuumm Truck and child activities**

**AUGUST 13 Tues 5-8pm @150 Greenwood Dr.**

**BYOB, Music, Food Truck**

**AUGUST 24, Sat 11am starts @101 Ransom Oaks Dr.**

**Bike Parade – Decorate your bike parade to Eveningwood**



**ARTS N CRAFTS, 10am, every Thursday**

**@101 Ransom Oaks Dr. 6/20-8/15**

**(No crafts July 4<sup>th</sup>)**

**SWIM TEAM 5:30-6:15pm, every**

**Tues/Thurs all pools 6/25-8/8**

**SWIM MEET Thurs August 8<sup>th</sup> 6pm**

**@150 Greenwood**



# Ransom Oaks Annual Garage Sale

**JUNE 14 & 15**

**PARTICIPANTS:** Please sign up at  
**[www.ransomoaksgaragesale.com](http://www.ransomoaksgaragesale.com)** or scan  
the QR code to be included in the map  
and advertisement.

Sponsored by: Maureen Mirand  
Ransom Oaks long-time resident and local Realtor.

Call/Text: 716-866-9959

[mirandmaureen@gmail.com](mailto:mirandmaureen@gmail.com)

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