



Ransom Oaks News - May 2025

Spring into Summer at Ransom Oaks!

Dear Ransom Oaks Residents,

At long last, we're saying goodbye to the ice and snow and welcoming the warmer days of spring and summer! With sunny skies ahead, we're excited to usher in a season full of fun, community, and connection here in Ransom Oaks.

Pool Season is Almost Here!

Mark your calendars — our community pools are scheduled to open on **May 24th**! Enclosed with this newsletter, you'll find updated pool rules and information. We kindly ask all residents to review the rules and share them with your household. Together, we can ensure a safe, respectful, and enjoyable environment for everyone.

Exciting Events on the Horizon

This year's recreation calendar is bursting with opportunities to make lasting memories. Look forward to:

Tie-dye t-shirts & hot dog lunch, weekly arts & crafts, aqua aerobics, swim team, music & food truck nights, community garage sale, outdoor movie nights, the annual bike parade, a brand-new silent disco event!

Whether you're looking for fitness, creativity, or family fun, there's something for everyone to enjoy.

Facility Improvements & Community Investments

While we've been busy planning events, we've also made great strides in improving and maintaining our community facilities:

•**Greenwood Facility:** Wall repairs in the pump room, a new storage area and picnic pavilion, fresh siding, new clubhouse flooring and paint, updated bathroom flooring, and brand-new chaise lounge chairs.

•**Tennis & Playground Upgrades:** The Ransom Oaks tennis court playground is being power washed, and new fencing and gates should now be in place.

•**Baby Pool Resurfacing:** Both the Ransom Oaks and Eveningwood baby pools are scheduled for resurfacing in time for opening day.

•**Bramhill hockey and basketball Court** — crack repair and hockey net installation.

Did you know? The tennis courts at **Greenwood** and **Ransom Oaks** also feature **pickleball lines** — a great option for players of all ages. For tennis purists, **Eveningwood** offers two dedicated tennis courts.

Looking Ahead

We're proud of the progress made in both preserving and enhancing our neighborhood amenities. Through thoughtful planning, the Board has continued to maintain and improve facilities while also building our reserve savings and making smart investments to grow interest earnings. The financial health of our community is strong — and the future of Ransom Oaks is bright.

Here's to a season filled with sunshine, laughter, and community spirit. We can't wait to see you at the pool and around the neighborhood!

Warm regards,

The Ransom Oaks HOA Board & Management Team



A Friendly Reminder About Pest Control and Pet Safety

Spring has arrived, and with it comes the not-so-welcome return of outdoor pests like rats, mice, and insects. Many neighbors are doing their part to keep their homes and gardens pest-free—which is great! But as we tackle these uninvited guests, it's important to remember our four-legged friends who love to roam and explore. If you're planning to use any form of pest control, especially poisons or snap traps, please consider letting your immediate neighbors know. This simple courtesy can go a long way in preventing accidents, especially if pets like cats or dogs have access to shared yards, alleys, or nearby green spaces. Here are a few quick tips to keep our community both pest-free and pet-safe:

- Let your neighbors know if you're setting out traps or using rodenticides. They may choose to supervise their pets more closely during that time.
- Use enclosed, tamper-resistant bait stations whenever possible. This helps ensure only the intended pests get inside.
- Check traps regularly to ensure they're in good working condition and haven't been disturbed by weather, animals, or curious little hands.
- Avoid using loose poison bait in open areas where pets might accidentally ingest it or track it back to their homes.

Let's keep our neighborhood safe, informed, and respectful of both people and pets. A little communication goes a long way in creating a caring community!

Thanks for helping make our neighborhood a safer place for everyone.



May 2025

Ransom Oaks Pool Rules & Information

The Ransom Oaks Pools are scheduled to open Saturday May 24th @ 10am

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

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

ALL POOLS WILL CLOSE AT 8pm in the Month of August.

Hours subject to change

Look for updates at the pools, on the 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 Lifeguards are entrusted with the responsibility to exercise their discretion and are empowered to make critical decisions while on duty. Residents are required to adhere to the instructions of lifeguards and respect their authority and decisions. Failure to do so, including engaging in arguments or using disrespectful language, may lead to the suspension of pool passes.

- 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. If a resident enters the pool and their pool pass is invalid, they will not be permitted to use the pool and be instructed to contact facilitiesmanager@ransomoaks.com for clarification. Arguing with the lifeguards in this situation will result in further admission delays.
- GUESTS are permitted. Each pool pass account will be loaded with 10 guest passes. If you need to reload your guest passes, please contact facilitiesmanager@ransomoaks.com
- To register for pool access or to view the household members on your account, visit, 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 to make a change.
- No persons having a fever, diarrhea, 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 must be accompanied and supervised by a parent or responsible caregiver or sitter over the age of 16. 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. Small soft footballs and round balls are ok, but no hard basketballs or footballs.
- Prohibited items at the pool include but are not limited to: large floatation devices & glass containers. Small Pool rings and inter tubes ranging from 18-30" are allowed. No long floats or large inner tubes over 30" in diameter are permitted.
- Please consume food outside of the pool deck area or in designated areas.
- All non-potty trained persons, must wear suitable swim diapers.



Pool Info Continued...

- 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. If, at any time, the lifeguard on duty determines that a swimmer is not fit to swim in the deep end for any reason, the swimmer will be asked to relocate to the shallow end. Residents must comply with the lifeguard's decision. Any disagreement or argument with the lifeguard may result in the swimmer being asked to leave the pool, and their pool pass may be suspended, either temporarily or permanently.
- 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.
- Do not drink alcohol and swim.
- 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: Ransom Oaks Lifeguards may offer swim lessons this year. Residents can ask lifeguards at the pool or contact facilitiesmanager@ransomoaks.com to request more information. There is limited availability for swim lessons as not all guards participate.

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. 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 to make a reservation. If residents gather during normal pool hours for an event, the max number of non-resident guests that will be permitted is 10. This number is subject to change if the Board and management deems it necessary to maintain order and/or lifeguards may limit the number or swimmers that enter the pool at a given time from the group, depending on the number of other swimmers there at that particular time.

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 5:45-6:30pm. Due to limited space, each swimmer may be assigned to Tuesday or Thursday. Based on the number of swim participants, we may combine the swim teams into 1 or 2 pools.

Lap Swim: Lap swim is available at the Greenwood pool M-F from 9am-11am. If an individual would like to lap swim outside of the designated time, they can request that a lane line be put in. If the pool is too busy for such a request, the lifeguard can use their discretion to allow or not.

Ransom Oaks Community Corporation -Board of Directors.

Brian Carpenter, President bcarpenter@ransomoaks.com; Chris Kausner, Vice President, Architectural Chairman ckausner@ransomoaks.com; Patti Bager, Vice President pbager@ransomoaks.com; Peggy DeGlopper, Treasurer pdeglopper@ransomoaks.com; Michelle McCormick, Secretary mmcormick@ransomoaks.com; Jennifer Stewart, At-Large jstewart@ransomoaks.com; Lisa Redino, At-Large lredino@ransomoaks.com; Chris Bogdan, At-Large cbogdan@ransomoaks.com; Sue Dewey, At-Large sdewey@ransomoaks.com

Board Meeting calendar: @ 150 Greenwood 6pm, unless otherwise noted on the website.

June 16, No July Meeting, August 11, No September Meeting, October 20, November 17, December 15,
Jan 12, 2026 Annual Meeting

Friday June 6 and Saturday June 7 (9am-4pm)

Register to your sale here: www.ransomoaksgaragesale.com

Tips:

- * Price tag everything ahead of your sale. * Price goods to sell!
- * Have change on hand. * Organize items by type.
- * Place items neatly on tables or shelves.
- * Place eye-catching large items in the front. * Create an easy flow and layout.
- * Greet potential buyers as they come in. * Have fun!



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

50+ 5 STAR reviews

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>



ST Handyman Services (716) 940-2122

Bernie S Therrien
owner

Fully insured
Free Estimates

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
Insured

SERVICES

Interior + Exterior Repairs
Painting • Caulking • Fixtures
Clean outs • Demo • Assembly
Flooring • Trim • General Maintenance

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 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.*

Ransom Oaks 2025 Summer Events

Arts & Crafts Thursdays 10am @ 101 Ransom Oaks Dr.
June 26th – August 14th



Swim Team Tues & Thurs 5:45-6:30pm
June 24th – August 7th



Sign up at your favorite pool, See pool rules for more info

24
MAY

Pools Open 10am- 9pm



Aqua Aerobics Weds
10:15-11am @ 101 RO
6/18-8/6



25
MAY

Hot dog lunch 12-2pm
@ 101 Ransom Oaks Dr.



25
JULY

Movie Night 8:30pm
@ 101 Ransom Oaks Dr.



Tie-Dye T-shirts 12-2pm
@150 Greenwood Dr.

5
AUG

Swim Meet 6pm
@ 150 Greenwood

3
JUNE

Food Truck 5-8pm &
Music 6-8pm @101
Ransom Oaks



8
AUG

SILENT DISCO 7-9pm
@ 101 Ransom Oaks Dr.
All Ages welcome
Must RSVP by Mon 8/4
[facilitiesmanager@
ransomoaks.com](mailto:facilitiesmanager@ransomoaks.com)

6&7
JUNE

Community Garage Sale
9am-4pm



27
JUNE

Movie Night 8:30pm
@ 101 Ransom Oaks Dr.

16
AUG

Bike Parade 11am start!
@ 101 Ransom Oaks



2
JULY

Food Truck/Wine Slush
Bus 5-8pm & Music
6-8pm @ 150 Greenwood

21
AUG

Food Truck 5-8pm &
Music 6-8pm
@150 Greenwood

