



Ransom Oaks News

A Neighborhood Publication

Sponsored by Ransom Oaks Community Corporation & Our Advertisers

www.RansomOaks.com

2018 Thirty-Eight Years of Ransom Oaks News

March 2018

Ransom Oaks Community Corporation • 101 Ransom Oaks Drive • East Amherst, New York 14051

Be A Part of the Buzz Happening Around Ransom Oaks

Monthly Meeting Monday, Mar 12

Details on p. 8 ■

Ransom Oaks Lifeguard Positions Open

Ransom Oaks seeks qualified lifeguard candidates for the 2018 Summer season.

Please submit a letter of interest, resume of past experience and all relevant certifications to:

Ransom Oaks Community Corporation
101 Ransom Oaks Drive
East Amherst, New York 14051.

Deadline for submissions is
March 10, 2018. ■



Board of Directors Annual General Meeting & Election

Wednesday, April 18

The Annual General Meeting & Board of Directors election will be held **Wednesday, April 18, 2018** at the Jurek Post.

Please vote!

Ransom Oaks property owners with paid assessments and no outstanding liens against their property are encouraged to vote. ■

Yes, it *is* only March but...

Please keep the June **Annual Ransom Oaks Garage Sale** in mind as you clean. Many seasoned Garage Salers from across Western New York look forward to our community-wide sale! ■



Spring Ahead March 11

Ransom Oaks

Who-to-Call

INFORMATION If you have questions, problems, comments, or concerns:

- **Ransom Oaks (Facilities)** 716-508-ROCC, facilitiesmanager@ransomoaks.com
- **Brendans Court LMM Properties**, 693-4670
- **Charlesgate, or Glen Oak** Clover Management, 204-2771
- **Forest Edge R & D Property Management of WNY**, cindy@rdmanagementofwny.com, 688-2083
- **Briarwoods or Woodgate** Andruchat Real Estate Service, 688-4757
- **Ransom Oaks Architectural Matters** (regarding Single-family homes ONLY) archcomm@ransomoaks.com)
- **Comments** President of ROCC, André Lam, alam@ransomoaks.com
- **Vandalism, Animal Control or Security Concerns** Amherst Police, 689-1311
- **Swormville Fire**, 688-7055

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Our March Birthdays!



Dr. Seuss	114
March 2	
Logan Marino	3
March 3	
Gabrielle Rose	24
March 4	
Taylor Vogel	17
March 7	
Alex Perry Ciambella	11
March 8	
Zachary Toner	18
March 9	
William Walkowski	22
March 9	
Benedict Gregory IV	16
March 11	
Aurora Tyska	12
March 13	
Catherine Walkowski	18
March 14	
Bradley Toner	23
March 15	
Lauren Greiner	19
March 18	
William Rapp	10
March 18	
Sydney McKinley	19
March 20	
Tyler Penberthy	23
March 20	
Andrew White	24
March 22	
Doug Newman	42
March 23	
Alexandra Tubbs	27
March 23	
Kaitlyn Vogel	15
March 27	
Isabella Fueter	21
March 29	
Todd Witt	17
March 29	

Join the list! Send your name and birth date (*and age if you prefer*) to newsletter@ransomoaks.com. The list will remain on file and printed annually unless you request to be removed. Please let us know if someone has moved. ■

Ransom Oaks Board of Directors

RANSOM OAKS is a planned community of 1,100 families. We value its location and believe it is a great place to live and raise a family.

André Lam , <i>President</i>	alam@ransomoaks.com
Boris Roginsky , <i>Vice President</i>	broginsky@ransomoaks.com
Alan Montesanti , <i>Treasurer</i>	amontesanti@ransomoaks.com
Open , <i>Secretary</i>	
Andrzej Ogiba , <i>Director of Facilities</i>	aogiba@ransomoaks.com
Christopher Bogdan , <i>Director of Communications</i>	cbogdan@ransomoaks.com
Jeff Joseph , <i>Director of Safety & Recreation</i>	jjoseph@ransomoaks.com
Bill Klein , <i>Director of Landscaping</i>	bklein@ransomoaks.com
Jen Stewart , <i>At-Large</i>	jstewart@ransomoaks.com

RANSOM OAKS COMMUNITY CORPORATION (R.O.C.C.) Board of Directors consists of volunteer residents who are elected to office by a vote of the ROCC membership. The Board meets monthly at the Greenwood Drive Recreation Area, see calendar. Residents are welcome and encouraged to attend. ■

Ransom Oaks Staff

Facilities Manager - please see contact info on page 1 for your community
Newsletter newsletter@ransomoaks.com



President's Update



The board meeting on February 12th was well attended. Internet service is being installed shortly at the Greenwood facility. Once we have Internet service, we will be live-stream the meetings to Facebook. We hope that those members interested in the meetings, but that can't make it will appreciate the ability to watch the event at a later date.

ROCC has a centralized contact phone number: (716) 508-ROCC. When you call, please leave a message. You can use the phone number for any questions. Your question will be passed along to the appropriate board member or to the management company.

The new management company MCGK is now fully on-board and has been working incredibly hard. There is a lot of additional work that needs to be completed, due to lack of performance from the previous management company.

The new management company was selected using the following process:

- The board created an RFP based on the work requirements
- The RFP was sent out to interested parties
- Four interested parties reviewed the RFP, but onto two chose to complete the process
- A finalist was selected on the basis of the RFP response
- A final interview was held between the entire board and the finalist candidate
- The final contract was negotiated. Two key items added were "a pay for performance component" and a 60 day cancellation clause for either party.
- The presentation that was made at the January meeting, the RFP, and the RFP responses can be found on the ROCC web site.

The RansomOaks.com web site has been updated with meeting minutes and the management company selection process document and timeline presentation made at the January board meeting.

- To gain access please go to the "Login" section on the ROCC web site
- You will find the link for login on the upper right hand side of the main web site
- If you have not logged in before please click on the "Join Us" link. Otherwise proceed to login
- Documents are under the "Residents" tab

Open board seat and upcoming election: The ROCC board rules don't preclude someone from both being on the board and having a paid position for the organization. None the less, the board members and Michelle Winters all agreed that this could be seen as a conflict of interest, therefore Michelle stepped down from the board. The board position that was held by Michelle Winters is now open and we need to fill it quickly. There are also elections in April with three seats up for election. We have one member choosing not to run, due to personal time limitations. Anyone interested in the open position or running for office should send keep the following in mind. This is a volunteer position that will require dedication of time and effort. Please note that the current board members are putting in between 3 to 8 hours of work each week related to ROCC. If you are interested in either the open position or running for election please provide the following information:

- Provide a bio that includes: name, education, work background, and a short paragraph explaining why you are passionate to join the board and what you hope to achieve. Please provide the information in MS Word format so it can be published easily.
- Information on all candidates will be published as part of the election paperwork.
- Please email the information to any board member.

We continue to look forward to working with community members, to continue make Ransom Oaks a great place to live.

André Lam
President ROCC ■

Around Ransom Oaks

Notice of Annual Meeting and Election – April 18th at the Jurek Post

The holiday season is very busy and many of our community members travel to warmer climates during the winter months. As a result we have had a member election / annual meeting participation rate of around 15%. By moving the date up to April as outlined in the original offering documents, and changing the format we hope to get much better community involvement. In anticipation of more community members participating, the meeting is being held at the Juke post as that facility has significantly more room. There will be stations setup to provide a variety of information:

- Meet the candidates that are running for a board seat. This is your chance to ask questions in person.
- A table where you can pick up your pool tags and make any outstanding payments.
- A table where you can ask our treasurer any questions related to the budget
- A table where you can meet the new management team from MCGK and ask any questions
- A table where you can vote
- Presentation by the Eagle Scout candidate that is preparing to upgrade the Bramhill Court playground
- A presentation will be made that will review what has been happening in the preceding year and what is in store to the Summer pool season
- Food snacks and (nonalcoholic) beverages will be provided ■

Around Ransom Oaks

Troop 92 Eagle Scout Project - Help Connor Renovate the Bramhill Playground

Dear Fellow Ransom Oaks Community Neighbors,

My name is Connor Stroth, and I am a Boy Scout from Troop 92 out of St. Mary's Church in Swormville. I am beginning to work on my Eagle Scout project, and the ROCC Board has been generous enough to approve my proposal to work on renovating the Bramhill Drive community playground, as I know that some of the playgrounds in our neighborhood are in need of repair. I plan to accomplish tasks like repainting the swingset, replacing the wood on the benches, replacing the wood chips, etc. Often, many of the materials needed are donated, but an Eagle Project can still be rather expensive, so I am humbly asking for donations from the members of the community. If you would like to make a donation in support of this project, please email me at cgstroth@gmail.com. If you want to talk to me in person, I will be at the April board vote. Thank you.

-Connor Stroth ■

Planning a Party or Event?



Let Ransom Oaks help with the location.

Host your event or party at one of our Ransom Oaks facilities.

Details at RansomOaks.com/Facilities



Change is good!

Thanks for letting me share the happenings of Ransom Oaks for these past years. This will be my last edition preparing the Ransom Oaks News.

Special thanks to our great advertisers, the ladies at the Getzville USPS and Kathy at Eastern Hills Printing for making it easy each month.

Best Wishes to Everyone!

Terry ■

New Management Company in Place - MCGK Management

MCGK Management has been hired by the Ransom Oaks Board of Directors to manage, maintain and run various community facilities, events and programs. We are a few residents that came together out of concern for our community. Ransom Oaks, as a Home Owners Association, has been beset by difficult decisions, differing opinions, sudden changes and so much misunderstanding. It is our goal to improve our community with more programming, skilled and responsive management, employee oversight and good communication.

MCGK is Michelle and Craig Winters, Gary Gruber and Katie Nagel Santillo. Together our experience includes: strong office management, bookkeeping and accounting, paralegal, engineering, communication, writing, contract management, and legal compliance. We have also hired temporary support to manage the backlog of data that was not entered by previous management, in order to be ready for tax deadline.

MCGK is preparing for our summer season with the opening of our pools. Leisure Pools will be preparing all pools the first week in May to be ready for opening Memorial Day Weekend. There will be several weeks of preparation to include cleaning, inventory, training, assessment of plumbing, repairs and preparing facilities. We are also working with the Recreation Club to plan summer programs, such as, ice cream socials and movie nights.

Together with the Board of Directors, we seek individuals who can provide a few hours of their time each month to participate in any of the following committees: Gardening, Welcoming, Adult and Kid Recreation programming. We also seek to discover the talents within our community that are willing to share by providing a class or program. If you have a craft or talent you would be willing to share, please reach out to us at facilitiesmanager@ransomocks.com.

MCGK understands that our property values are affected by how responsive management is and how well managed our facilities and programs are. We are working very hard to do this well. Your patience and participation are the most helpful things that you can offer your community. Please send in the surveys that were mailed out last month and see if you can find the time to participate in any of the community clubs or programs that we mentioned earlier. ■



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How to Advertise With Us . . .

To take advantage of the opportunity to affordably reach over 1,100 residents, please follow the guidance below to start advertising your business or service in the Ransom Oaks News:

1. Call or email: Ransom Oaks Community Corp (716) 508-ROCC (be sure to leave a message), newsletter@ransomocks.com

2. Pay via PayPal or major credit/debit card via PayPal.com to payments@ransomocks.com. Indicate which month(s) to apply your payment.

3. Deadline: All ad payments, graphics and ad verbiage must be received by the **15th of month prior** to publication. Without receipt of payment by the 15th of month prior, the ad will not run.

CLASSIFIED AD RATES

Promote your service or sell an item. Thirty word maximum per ad.

RESIDENTS: ■ \$8/mo.
NON-RESIDENTS: ■ \$11/mo.

DISPLAY AD RATES

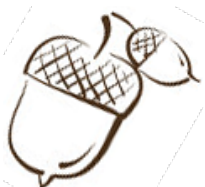
- 2 Col. (4.75" x 1.5" high) Ad: \$37/mo.
- 2 Col. (4.75" x 3" high) Ad: \$65/mo.
- 1/3 Page Ad: 3 Col. x 3" \$85/mo.
- 1/2 Page Ad: 3 Col. x 4.5" \$125/mo.
- 2/3 Page Ad: 3 Col. x 6" \$155/mo.
- Full Page Ad: 3 Col. x 9.5" \$235/mo.

Bakers Dozen - Buy any 12 months of single-size ad & receive 1 month free

Advertising Notes

Residents who place an ad in the Ransom Oaks News will no longer receive a duplicate copy mailed to their home. This is in an effort to be more green by not generating extra paper to be recycled and to reduce costs associated with printing. ■

Note: The R.O.C.C. Board of Directors and Staff do not necessarily have personal knowledge, nor are they able to recommend the advertisers who choose to advertise in this newsletter. ■





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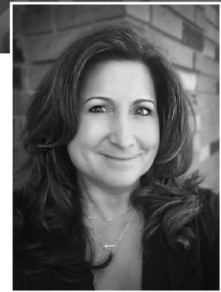
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March

Please visit our web site at RansomOaks.com

**Next ROCC Meeting:
Monday • March 12, 2017
6:30pm @ Greenwood Drive
Recreation Center.**

MEETINGS begin at 6:30pm at the Greenwood Drive Recreation Center the 2nd Monday of each month except for Oct & Nov 2018 which are 2nd Tuesdays.

RESIDENTS are welcome and encouraged to attend.

R.O.C.C. Covenants & Restrictions documents are available free of charge to residents who attend their community meeting, otherwise there is a \$20.00 fee. Monthly meetings are held at the Greenwood Drive Recreation Center, unless noted otherwise. ■

2018 Meetings

Mar 12	Aug 13
Apr 9	Sept 10
May 14	Oct 9*
Jun 11	Nov 13*
July 8	Dec 17

Charlesgate Meeting:

second Wednesday of each month.

INFORMATION If you have questions, problems, comments, or concerns:

- **Charlesgate, Glen Oak** Clover Management, 688-4503
- **Forest Edge** R & D Property Management of WNY, 688-2083
- **Briarwoods or Woodgate** Andruschat Real Estate Service, 688-4757
- **Vandalism, Animal Control or Security Concerns** Amherst Police, 689-1311
- **Swormville Fire**, 688-7055

March 15
Deadline for
Ransom Oaks News
April issue



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