



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

April 2018

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

Board of Directors Annual General Meeting & Election Wednesday, April 18

The Annual General Meeting & Board of Directors election will be held **6:30pm Wednesday, April 18, 2018** at the Jurek Post. Details p.4.

Incumbents *Chris Bogdan, and Bill Klein* are candidates for **three open board positions**. Look for a mailing to arrive in early April with additional meeting & election details. ■



Mark Your Calendars...

The Annual Meeting and **Vote on Wednesday, April 18** has replaced the Apr 9 Monthly ROCC Meeting. ■

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 ■



Coming in our May Edition...

- Summer Ransom Oaks Activities
- Details & Tips for our June Garage Sale

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 April Celebrations



Ann Merrill	??
April 1	
Juliette Bassanelli	28
April 6	
James Sawaya	31
April 6	
Ayden Hansen	16
April 7	
Danny Taylor	25
April 7	
Andrew Marsden	20
April 7	
Yosseline Eisenbaum	20
April 9	
Julia Tirone	25
April 9	
Allison Greiner	13
April 9	
John Killigrew	23
April 11	
Courtney Herlan	16
April 12	
Andrew Kissel	16
April 14	
Carl Copeland	25
April 18	
Chase Verrastro	15
April 18	
Sydney Deck	19
April 21	
Michael Goodrich	30
April 22	
Matthew O'Connor	24
April 22	
Jessica Long	31
April 22	
Matt Lester	27
April 22	
Erica Lyskawa	25
April 23	
William Shakespeare	454
April 23	
Paul Cook	25
April 26	
Meghan Taylor	25
April 26	
Chris Lester	29
April 26	
Grayson Wood	2
April 27	
Michael Moeller	24
April 29	
Elanor Harris	19
April 30	

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



There is a great deal of confusion within the community on what our yearly assessments for, and why they need to be paid by everyone.

The Ransom Oaks Community Corporation was created with the original offering documents back in April of 1972. The rules and regulations were setup to help manage the development and long term care of the facilities as they were being built. Over time the community grew both in size and scope. Initially there were free standing homes. Over the years, various townhouses and condominiums were added. All these communities (with the exception of Woodgate) share fully in all facilities.

All homeowners within the greater ROCC pay the exact same fee. Therefore a 1 bedroom condominium pays the same yearly fee as a large free standing home. All home owners are free to use any of the pools, tennis courts, and playgrounds. All home owners also get an equal vote at election time. The Woodgate community is the only exception as they have their own pool. Those residents cannot use the ROCC pools, and ROCC members cannot use the Woodgate pool. ROCC does not provide any funding to maintain or staff the Woodgate pool. Since the pools are the single largest item to support in terms of cost and staffing, the Woodgate residents pay 20% of the yearly ROCC fee.

A question board members and our manager get often is: "I live in a condo/townhouse where I already pay a monthly assessment, why do I pay ROCC as well." The monthly assessments that are paid go towards the maintenance of the condo/townhouse and the surrounding shared property. What is covered varies from community to community, but generally there is snow removal, moving, road maintenance, building exterior maintenance, underground utilities maintenance (water lines, sewer, and storm sewer lines), and shared insurance on the structures. None of those fees help maintain areas that are part of ROCC.

What do your year fees support? The following list of the main items that are covered. This list is just the highlights:

- Maintenance on 3 pools including lifeguard staffing from Memorial Day to the end of the Labor Day weekend.
- Maintenance on the two main club houses at Greenwood and Ransom Oaks.
- Maintenance on the three sets of tennis courts
- Maintenance on the 5 playgrounds
- Maintenance on the green spaces surrounding our recreational facilities
- Maintenance on community entrance gardens and shared green space throughout the community.
- Community activities
- Insurance that covers the facilities and staff (including liability and disability as required by NY State)
- Management fees to maintain the properties, handle real estate transaction related paperwork, manage finances, etc.

Another problem that we see is that not all real estate agents that sell homes in this area are aware of ROCC, the rules that apply to free standing homes, and the yearly fee. We frequently get frustrated calls from new homeowners that were either not aware of the yearly assessment, or were told the fee was optional. This is an issue the board is aware of and we are trying to improve outreach to the real estate agent community. Since the facilities exist, and they continue to need yearly maintenance, we cannot make the fee optional.

What are some of the main projects/repairs that your assessment fees will be used for this year:

- Repair the child pool at Ransom Oaks. That pool was defective for the entire 2017 summer season. Repairs will start when the winter weather finally lifts
- Replace the leaking pool heater for the Greenwood pool. This heater has been leaking for a few years and the problem has been getting progressively worse. Replacement cannot wait any longer. This will be replaced before the pool opens
- Various small concrete repairs at the three pools
- Look at getting the severely uneven concrete lifted and leveled at the Eveningwood pool storage building

Continued on p. 4

Around Ransom Oaks

**Notice of Annual Meeting and Election
6:30pm April 18th at the Jurek Post**

Come join us at the **Jurek Post, 655 New Road**, for the **Annual General Meeting and Board of Directors election**. Take this opportunity to meet the current members of the Board and the new management team.

You will also be able to meet the candidates and vote for the Board positions that are up for election.

Several stations will be set up for you to visit. You can pick up your pool tags, learn what activities the ROCC has planned for this year, ask the treasurer questions about the budget, and get a preview of the updates the Bramhill Court playground will undergo from our Eagle Scout candidate. This is also good time for you to update your account information and pay your 2018 assessment if you have not already done so.

Your suggestions matter. A station will be set up for you to share your ideas with the Board and the community. This is a great opportunity for you to make a difference. It starts with you!

Finger food and beverages will be served! ■



President's Update

Continued from p. 3,

and covered picnic area.

- Repair plumbing at Ransom Oaks pool building that was damaged during the extremely cold weather in December
- Make critical repairs to the various playgrounds as needed. The Bramhill Court playground will be upgraded as part of an Eagle Scout project. The remaining playgrounds will see repairs of critical items, but may not see major changes this summer. We are continuing to develop long term plans to make all our playgrounds better.

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

André Lam
President ROCC ■

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GLEN OAKS CONDOMINIUM

February 22, 2018

Ransom Oaks
Brendans Court
Bantry Green I & II
Charlesgate
Forest Edge

Re: Illegal Dumping

Dear Neighbors:


The Board of Managers of Glen Oaks Condominium has directed our office, as Management, to contact you regarding an ongoing problem in our community.

For years some of the Glen Oaks Condominium neighboring community owners have used the Glen Oaks garbage dumpsters for their personal use. Some are leaving Christmas trees, beds, furniture, TV's etc. by the side of the dumpsters. When confronted the owners always say that they thought the dumpsters were community dumpsters paid out of their assessments. This has been an ongoing problem that's not only unattractive for the Glen Oaks community but is costly to the Glen Oaks owners.

The Board at Glen Oaks Condominium would like you, to inform your owners that those dumpsters at Glen Oaks Condominium are only for Glen Oaks residents and any other neighboring resident caught trespassing or illegally dumping will be reported to the police and charges will be filed. This is your warning.

As you know, all planned communities have rules and regulations whose enforcement enhances the comfortable living for all residents in the community. We look forward to your owners anticipated cooperation.

Sincerely yours;
GLEN OAKS CONDOMINIUM


Michael A. Nappo
Community Association Manager
Clover Management, Inc.

cc: Board of Managers



Ransom Oaks

How to Reserve a Ransom Oaks Facility

There are *three* ways to reserve a Ransom Oaks Facility

1. Print, complete and send the **NEW** form available on the website by navigating to Living In => Forms => Reserve a Facility Form



2. E-mail cbogdan@ransomoaks.com
3. Call (716) 508-ROCC. Please leave a message and someone will return your call ASAP. ■

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

Around Town

Only Rain Down The Storm Drain

A friendly reminder from the Town of Amherst Highway Department.

It is illegal to dump any substance in to the storm sewers - this includes but is not limited to **cleaning solutions, paint, grease, or gasoline.**

If you have any questions on how to dispose of a specific substance please call (631-7117) or email the Highway Department.

Source: <http://www.amherst.ny.us> ■



Around the US

Fun Tax Facts - Tax Day is April 17

The first income tax ever was in 1404 in England.

The first property tax in the United States was in 1798 and it was on land, houses, and slaves.

The first US income tax started during in the Civil War to help raise money back in 1862.

The first federal tax office in the US was the Office of the Commissioner of Internal Revenue in 1862, what a coincidence!

The 16th Amendment, ratified in 1913, established the first permanent US income tax. Four states rejected the amendment: Connecticut, Florida, Rhode Island, and Utah. Two never considered/discussed it: Pennsylvania, Virginia

Everyone pays income tax.

There are over 7 million words in the tax law and regulations. That beats the Gettysburg address, the Declaration of Independence, and the Holy Bible all rolled into one (269+1,337+773k).

There were 402 tax forms in 1990, by 2002 that number had jumped to a staggering 526.

The easiest form, the 1040EZ, has thirty-three pages of instructions.

ProPublica has, for several years, reported how Intuit (makers of TurboTax) and H&R Block continue to lobby against simpler tax filing. Last year, Intuit spent more than \$2 million and H&R Block spent \$3 million. A drop in the bucket.

Source: wallethack.com ■

Mark Your Calendar

Passover Starts
March 31



Easter
April 1



Tax Day
April 17

Earth Day
April 22



Administrative Professionals Day
April 25



Arbor Day
April 27



Earth Day 2018: End Plastic Pollution

This year Earth Day is focused on ending plastic pollution. You can join this movement by committing to reducing your use of plastic. Two meaningful steps you can take today to reduce plastic pollution are:



Use reusable bags for all shopping.

Use reusable drink bottles for your drinks - water, coffee, sports drinks.

Source: earthday.org ■

Julie will donate a portion of every sale for 2017 to the SPCA.

Julie Brown is celebrating 150 families served by joining forces with the SPCA for their 150th anniversary.



Julie Brown

Licensed Real estate Salesperson

c: 716.830.8787

E: jbrown@realtyusa.com

www.juliebrown.realtor



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Around Town

Amherst Yard Waste Regulations

Our annual yard waste program was established to reduce the amount of material going into the waste stream, using up valuable landfill space, and costing you additional tax dollars for disposal. If you follow the guidelines below you should have no problem with the disposal of your yard waste material.

What: "yard waste" such as grass clippings, weeds, leaves, branches, shrub trimmings, and tree trimmings.

When: Each year from April 1st through November 30th your yard waste will be collected separately on your designated collection day and transported to a Compost Facility. ***Please note: From December 1st through March 31st your yard waste will be collected with your garbage.

How: All yard waste must be placed within five feet of the curb, but not in the street. It must be separate from the garbage and trash as well as lumber. Material must be placed in containers with two manufactured handles, such as garbage cans or bushel baskets with the covers removed, or in PAPER yard waste bags.

Containers must not exceed 60 pounds in weight or 40 gallon capacity.

YARD WASTE WILL NOT BE COLLECTED IN PLASTIC BAGS!!!

Branches and shrub trimmings up to six inches in diameter should be cut into easily handled lengths, no greater than four feet even if placed in cans or securely bundled with biodegradable material, not to exceed 60 pounds. If bundled, please use biodegradable material.

Large volume branches, logs, and stumps larger than six inches in diameter will be picked up by the Town Highway Department during Spring Clean-up only.

Yard waste must be free from foreign material to prevent contamination of compost product.

Town garbage tote is not to be used for any yard waste material of any kind

Alternate Methods

1. Residents are encouraged to try proper backyard composting (See Town code 169-32 for Official guidelines).
2. Grass clippings should be left on the lawn to return beneficial nutrients to the soil and help the lawn resist drought.
3. In addition to the weekly collection, residents may bring any yard waste material to any compost facility.

QUESTIONS OR PROBLEMS WITH YOUR SERVICE SHOULD BE DIRECTED TO THE OFFICE OF REFUSE CONTROL, weekdays from 7 am to 3:30 pm, 631-7119. ■



Maureen Mirand

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Ransom Oaks Resident

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"Ms Mirand handled our real estate sale in an excellent manner. She is extremely professional yet easy to talk to..." *R. Perez*



5500 Main St., Ste 108 | Williamsville, NY 14221 | 832-3300
Each Office is Independently Owned and Operated



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

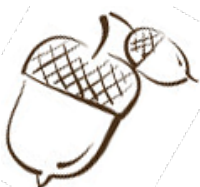
- 2 Col. (4.75" x 1.5" high) Ad: \$37/mo.
- 2 Col. (4.75" x 3" high) Ad: \$65/mo.
- 1/3 Page Ad: 3 Col. x 3" \$85/mo.
- 1/2 Page Ad: 3 Col. x 4.5" \$125/mo.
- 2/3 Page Ad: 3 Col. x 6" \$155/mo.
- Full Page Ad: 3 Col. x 9.5" \$235/mo.

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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Ransom Oaks Resident!
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April

Please visit our web site at RansomOaks.com

**Next ROCC Meeting:
Wednesday • April 18, 2017
6:30pm @ Jurek 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. The April Meeting will be April 18 and include the Annual Meeting & Election.

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

Apr 18	Aug 13
May 14	Sept 10
Jun 11	Oct 9*
July 8	Nov 13*
	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

April 15
Deadline for
Ransom Oaks News
May issue



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