



GENERAL INFORMATION / REALTORS' FAQs

Q: Can a buyer rent their unit?

A: No one purchasing a unit after September 2020 can rent their unit. Units must be owner occupied.

Q: Can a unit be used as an Airbnb?

A: No

Q: What Homeowner Associations are owners required to join?

A: There are **two** Homeowner Associations.

1. **Charlesgate Village Association** is the base Association where your townhouse resides.

There is a monthly fee. This fee covers:

- Grass Cutting/Snow Removal
- Maintenance of Common Areas
- Water
- Roofing
- Siding/Gutters/Downspouts
- Insurance--Fire and Liability on Association Properties. Owners must provide their own coverage for inside the unit.

2. **Ransom Oaks Community Corporation - ROCC.**

There is a yearly fee. This fee covers:

- Recreation Areas – Pool, tennis courts
- Maintenance to common areas in the Ransom Oaks Community
- Social activities

Q: What parking is available in Charlesgate?

A: Each unit has two spaces to park – the garage and one assigned space. If there is no garage, two assigned spaces are in the parking lot.

Q: Is flood insurance required?

A: Flood insurance is not required by the Charlesgate Association. Banks may require flood insurance when providing a mortgage.

Q: Where can the rules governing Charlesgate Village be found?

A: The Rules, Declaration, By-Laws, and Architectural documents are available on the website.

Q: Where are Charlesgate Village monthly association fees mailed?

A: Charlesgate Village Association | PO Box 895 | Getzville NY 14068

Q: Where are Ransom Oaks Community Corporation yearly assessment fees mailed?

A: Ransom Oaks | 101 Ransom Oaks Dr. | East Amherst NY 14051

Q: What is the best contact information for the property manager, Cindy Morris?

A: Phone: 716-688-2083 | Email: Cindy@rdmanagementofwny.com | Emergency: 716-712-0316