



Ransom Oaks News

A Neighborhood Publication

Sponsored by Ransom Oaks Community Corporation & Our Advertisers

www.RansomOaks.com

2019 Thirty-Nine Years of Ransom Oaks News

January 2019

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



Happy
New Year 2019!
Best Wishes from your
Ransom Oaks Directors
& Team

January RO News Focus Assessments

Learn more about changes to our Assessments process from Andre on Page 3 and Michelle on Page 4. ■

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Winter Welcome!

As our daylight hours grow, it's still getting dark early.

Be safe, take care when driving of our neighbors who are out and about.

Wear bright colors &

reflective clothing when out at dawn, dusk or dark. ■



Kickoff the New Year by Joining Us @ the Ransom Oaks Community Meeting

Monday, February 11
6:30pm @
Greenwood Facility

No January 2019 Meeting

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, Glen Oak**
Clover Management, 204-2771
- **Briarwoods, Forest Edge**
R & D Property Management of WNY, cindy@rdmanagementofwny.com, 688-2083
- **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

Around Ransom Oaks

Thank you!

Thank you for organizing and celebrating a fun Movie Night and Santa visit .

Have an idea for an event? Kick off 2019 by sharing. Let us know by emailing facilitiesmanager@ransomoaks.com. ■

January Birthday Celebrations



Mary Bridget O'Sullivan	20
January 2	
Hallie Kenyon	21
January 6	
Eric Vitello	20
January 9	
Darya O'Sullivan	14
January 10	
Drew Butler	20
January 14	
Martin Luther King Jr.	
January 15	
A.A. Milne	137
January 18	
Ava Verrastro	15
January 18	
Maria Merrill	20
January 23	
Matthew Vizzi	20
January 26	
Zack Agro	12
January 26	

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. ■

Birthday Update

We're updating the Ransom Oaks Birthdays listed in each edition.

If you're included in our listing and over the age of 21 send an email to:

newsletter@ransomoaks.com

to remain or be added to the list.

Anyone 21 or under and currently on the list will remain. Thank You! ■

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, *President*

alam@ransomoaks.com

Boris Roginsky, *Vice President*

broginsky@ransomoaks.com

Vacant, *Treasurer*

Tammy Bender Davis, *Secretary*

tdavis@ransomoaks.com

Andrzej Ogiba, *Director of Facilities*

aogiba@ransomoaks.com

Christopher Bogdan, *Director of Communications*

cbogdan@ransomoaks.com

Jen Stewart, *Director of Safety & Recreation*

jstewart@ransomoaks.com

Bill Klein, *Director of Landscaping*

bklein@ransomoaks.com

Patty Hill, *At-Large*

phill@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



Ransom Oaks

President's Update



The new assessment notices have been sent to the homeowners. We are using a new program to manage ROCC's finances. The new program allows for a variety of on-line payment options. If you use either a check or debit card there are no fees, if you chose to use a credit card, then you have to pay the credit card fee. By paying on-line you will save a postage stamp. If you are paying by check, please make sure you add your homeowner number in the description field. This will ensure that your payment is allocated to the correct account.

Also included in the yearly assessment notice is a detailed list of all the maintenance items that have been identified as needing repair in the short and long term. The board has been developing a road map for short and long term repairs. It is the job of the board to ensure that all our facilities are in good working order not only in the short run, but also ensure future financial stability. Repairs that will provide future cost savings will be prioritized. There are a number of small repairs needed for the pools to ensure proper operation and to fix leaks within the plumbing. We will be sharing our full plan once we have all bids and contracts have been finalized.

Happy New Year!

André Lam

ALam@RansomOaks.com
President ROCC

Winter To-Do: Assessment

Three ways to pay your Ransom Oaks Assessments:

1. Pay Online - *Changes
2. Pay by Mail
3. Pay in Person - * New

Details in President's Update and Management Update in this edition. ■



Around Ransom Oaks

Community Pilates Classes

We are pleased to bring a Pilates class to Ransom Oaks for residents to participate in and enjoy!

Our featured instructor, Jenna, will hold an introductory class on January 19 and again on January 26 free of charge. Come check it out to see if Pilates is for you!

Weekly classes will begin on Saturday February 2, 2019 and be held weekly on Saturdays at 11:00am at the Greenwood facility.

Cost is \$20/month (4classes) and must be paid each month by the 20th. The first payment would be due by 1/20/19 in order to begin on 2/2/19. Checks made payable to ROCC and sent in to 101 Ransom Oaks Drive. Please email your interest in signing up to facilitiesmanager@ransomoaks.com.

Happy New Year!

Jennifer Stewart
Director of Safety and Recreation ■

If you

See
Something
Say
Something

Let's work together to keep
Ransom Oaks Safe

Party or Event?



**Don't worry about
cleaning your house
before, hold your event
at our house.**

**Details at
RansomOaks.com/Facilities**

Around Ransom Oaks

Management Update



Happy New Year Ransom Oaks!

Twenty nineteen is sure to be a great year! You can look forward to at least one facility upgrade and conversion of bromine pool systems to salt water systems, and more programming.

Our recreation program includes more food trucks, ice cream socials, movie nights, arts and crafts and community events. Keep an eye in the newsletter for these programs and more in the calendar of events.

The new year starts with a new invoice and a new online payment option. Ransom Oaks is now managed with a software specific to Home Owners Associations. It assists with better information management and provides communication and planning aspects. With regard to, the invoice, please pay particular attention to the highlighted account number. This is specific to the property. The property owner is responsible for payment, and there are 3 options for that:

1. Pay online – the second page behind your invoice is instructions for creating an account for on-line payment. You must have your invoice which specifies your account number to complete transaction.

2. Mail in – you can send in a check with top portion of your statement that reflects your name, address, and most important, your account number. Check should be made out to Ransom Oaks Community Corporation, and mailed to 101 Ransom Oaks Drive, East Amherst, NY 14051.

3. Pay In-person – Management company will be present at Ransom Oaks Clubhouse at times specified below. Here you can make payment, provide the required resident data and pick up your resident passes.

This past year, it was noted that there are no immediate ways to pass along information to the community. It is understandable if you do not want to know. However, for those with kids counting on the pool or anticipating a food truck for dinner, it is very disappointing when something upsets the schedule. All efforts are made to maintain the schedule and calendar of events, but “stuff” happens! By providing contact information, it will assist us in making you aware of cancellations and closures. You can opt out of this option for alerts, but we do require contact information for each property.

Cancellations and closures happen. Below are examples of the type of information we would provide:

- lifeguard making a judgement based on thunder or a contamination event, where we are required by Department of Health to temporarily close pools
- Food truck reminders or the unfortunate cancelation
- Movie night rescheduled due to weather
- Flood or electricity outage, or other emergency updates (i.e. fugitives, bears)

If you have any questions, you can e-mail us at facilitiesmanager@ransomoaks.com. We are available to take payment, resident information and provide resident passes during the following hours at Ransom Oaks clubhouse: January 7, 8, 24, 28, and 31st from 1-3pm and 6-9pm. February 4, 5, 6, 11, 12, 13, 25, 26, 27, and 28th from 12-3pm and 7-9pm.

Michelle
facilitiesmanager@ransomoaks.com
716-508-ROCC ■

Find us on 

Join our Facebook group and email list to stay up-to-date.

“Join” the Facebook group.

Note that there are a couple Ransom Oaks FB Pages/ Groups. “The Official Ransom Oaks Communication Board- A Great Place to Live!” is the group currently being used. ■



January Town of Amherst Open Skate Schedule



<http://www.amherst.ny.us/pdf/trackus/attachments/January%202019%20front%20PDF.pdf>

Around Home

Long Weekend Ideas

The kids are off or you've got a free day. What to do in January in WNY?

1. Valentine's Day Decorating. It's right around the corner so let's get festive! Hearts and paper doilies, scissors and glue start the festivities!



2. Museum you've never been to? Pick one and have a museum adventure day with lunch to create a day to remember.

3. Get away. Need a quick road trip? Rochester, Pittsburg or Cleveland are 1-3 hours drive.

4. Snow fun. Sledding at a local sled hill; Cross country skiing to winter purpose a golf course; Tubing fun for young old alike.



Sometimes all it takes is the seed of an idea to have a day or weekend to never forget. ■

Around Home

Make Exercise Plan Stick

Here are a few ideas to help make that new exercise plan stick.

1. Start where you are. We're all different. Whether you've spent the past few month on the couch/at your desk or running marathons, bump it up a notch with a realistic choice.

2. Start slowly. Ease into it so the aches are fewer. Consider committing

3. Find something that fits in your day. Early morning, lunchtime, way home from work or after dinner, it's different for everyone.

4. Get a workout buddy. Whether it's pairing with a neighbor for a daily walk or rallying the office in a challenge, everything's easier with a buddy!

5. Consider the impact of seemingly small changes. Take the stairs, park on the far side of the lot, walk to the mailbox to pickup the mail.

Good Luck! ■

Mark Your Calendar



Martin Luther King Jr. Day
January 21

Groundhog Day
February 2



ROCC Meeting
February 11

Valentine's Day
February 14



Presidents' Day
February 18



Maureen Mirand

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Ransom Oaks Resident

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Cell: 716-866-9959

MaureenMirandhomes.com



Here's what my clients are saying:

"Maureen was the fifth agent we've worked with (over 3 houses), and she is above and beyond the best!! She is smart, kind, and went above and beyond. Her knowledgeable marketing skills and strong work ethic brought us six offers!" *Perrotta Family, Williamsville*

"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@ransomoaks.com
- 2. Pay via PayPal or major credit/debit card** via PayPal.com to payments@ransomoaks.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. ■



HEIM ELECTRIC, INC.

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Ransom Oaks Resident, Tim Maher • adoreyourhome@hotmail.com

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 Certified experienced teacher, references available. Lessons taught in your home or mine: East Amherst, Clarence, Williamsville, Getzville, Lockport or the Tonawandas. Call 630.5998

Advertise your item for sale or service in the Ransom Oaks News and reach over 1100 homes.

JoAnne Nover

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Save

\$15.00

Applicable with most other discounts,
see store for details. Exp 3/31/19

January

Please visit our web site at RansomOaks.com

Next ROCC Meeting:

Monday • February 11, 2019
6:30pm @ Greenwood Dr Recreation Center.

MEETINGS begin at 6:30pm at the Greenwood Drive Recreation Center the 2nd Monday of each month except for Oct & Nov 2019 which are 2nd Tuesdays. No meeting January or July.

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 meeting are held at the Greenwood Drive Recreation Center, unless noted otherwise. ■

2018 Meetings

Feb 11,	Aug 12,
Mar 11,	Sept 9,
Apr 17 (Annual Mtg),	Oct 15*,
May 13,	Nov 12*,
June 10,	Dec 9

Charlesgate Meeting:

second Wednesday of each month.

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

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

January 15
Deadline for
Ransom Oaks News
February issue



Ransom Oaks

Community Corporation
101 Ransom Oaks Drive
East Amherst, NY 14051

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