



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

February 2019

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

Around Ransom Oaks Neighbor to Neighbor

You hop in your car and back out of the driveway, headed on your way.

Before you put it in drive and hit that gas pedal, take a moment to remember....

Snow and ice make roads slick. Snow drifts and mountains make it difficult to see who may be playing in, on or around.

We have many neighbors who are out walking, running or children who are playing.

Drive with care and keep an eye out for our neighbors, adult, children & pets, at all times. ■



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- 6 How to Advertise with Ransom Oaks

Pay Your RO Assessment in Person

See Page 3 for dates & times at the Ransom Oaks Club House.



Happy Valentine's Day

Join Us

@

Ransom Oaks Community Meeting

Monday, February 11

6:30pm @
Greenwood Facility

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



President's Day

February 18

February Birthday Celebrations



Matthew Lyskana	15
February 5	
Ainsley Hansen	7
February 7	
Abraham Lincoln	
February 12	
George Washington	
February 17	
Emily Gnozzo	17
February 26	
Eyob Marshall	12
February 27	
Thomas Jackson	19
February 27	
Lemony Snicket	48
February 28	

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
Vacant , <i>Treasurer</i>	
Tammy Bender Davis , <i>Secretary</i>	tdavis@ransomoaks.com
Andrzej Ogiba , <i>Director of Facilities</i>	aogiba@ransomoaks.com
Christopher Bogdan , <i>Director of Communications</i>	cbogdan@ransomoaks.com
Jen Stewart , <i>Director of Safety & Recreation</i>	jstewart@ransomoaks.com
Bill Klein , <i>Director of Landscaping</i>	bklein@ransomoaks.com
Patty Hill , <i>At-Large</i>	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 function of the ROCC board is to ensure the long term maintenance of the communal property and its recreational facilities. This community is over 40 years old and we have to ensure that in another 40 years this community can continue to thrive. We are therefore hard at work to ensure that we maintain our facilities not just so that they function well in the coming year, but that we ensure they will continue to provide enjoyment long into the future.

The board along with the management company is finalizing the quotes for all the major repairs and other projects that we intend to complete this upcoming season. By the March newsletter we should have the details of all our major projects scheduled for this upcoming outdoor season. We will provide a full presentation at our annual meeting in April.

André Lam

ALam@RansomOaks.com
President ROCC ■

Ransom Oaks

Planning Changes to the Exterior of your Home?

Winter is the time when many people plan upcoming renovations or projects for the summer.

Contact the architectural committee to get any modifications to the outside of your home approved so you're ready to start in the spring.

See <http://ransomoaks.com/>

living-in/
rules-
regulations/
exterior-
modification-
information/
for details. ■



Party on the Calendar?



Learn how easy it is to host your event at our facilities.

Details at RansomOaks.com/Facilities

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 below. ■

Around Ransom Oaks

Assessment Payment

There are three ways to pay your assessment:

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 the 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 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.

If you have any questions, you can e-mail us at facilitiesmanager@ransomoaks.com. ■

Around Ransom Oaks

Management Update



Plans are underway for summer programming and improvements in Ransom Oaks. The most exciting change is the conversion of all 6 pools to salt water systems. There is a significant long-term cost savings for the community. Estimates come close to \$10,000 annual savings in chemicals. Current system uses bromine, which is expensive and can be caustic to your skin, causing red eyes and itchy skin. Salt water pools are only about 1/10th the salinity of ocean water, but enough to sanitize and give the water a "softer" feel.

There are a number of questions and comments coming back to management and Board members. We are working hard to address all questions and hope that you will share your ideas as well. One question regarding the budget reminds me to let everyone know that this was a preliminary budget and the final budget will be available before the annual meeting in April. Quotes and final assessments of what can be completed in 2019, are still under discussion.

More than one resident has asked that we mention sidewalk safety and keeping your sidewalks shoveled. A few years ago, the Town of Amherst passed a resolution to increase the fines for sidewalks not shoveled within 24 hours. This is just a reminder to keep them clear. Thank you.

There have been a number of calls and emails requesting assistance with the online payment program. It is very exciting that so many are using this option. Don't forget that you can still pay the traditional way and you can make payment in person. See last months issue of the newsletter for office hours at Ransom Oaks club house throughout the month of February. We are requesting household information prior to release of resident pool tags. There will be additional Spring office hours set up for the next newsletter and posted to FaceBook and website for residents to pick up pool tags.

Keep warm and stay safe this winter.

ROC Management Team
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. ■



Around Town

Snow Reminders from the Town of Amherst

- Maintenance of **sidewalks** is the responsibility of the homeowner, including removal of snow and ice.
- It's illegal to put snow from your driveway or sidewalk **into the street**. Unfortunately, this has been a persistent problem and can cause hazardous driving conditions on our streets.
- It's important to keep the Refuse and Recycling **totes** out of the street. The totes will obstruct the plowing operation and the plow truck could damage your tote.
- No standing or **parking** of vehicles on all streets and highways within the Town of Amherst between the hours of 1:00 AM to 7:00 AM, November 1 - April 1.

Questions? www.amherst.ny.us ■



Around Home

February Inside Time

February is another month when we spend more time inside. Whether you're young/old/in-between here are a few inside ideas:

1. Some retail stores offer classes and yes, some are even free.
 - For crafts head to JoAnne Fabrics
 - For technology and cool related creativity, head to Apple (yes, these are even free)
 - The Cooking School at Tops International will have you cooking like a pro

Stop at the store or go online for details and registration.

2. Sign-up for a Williamsville Adult education class online at www.williamsville.augusoft.net.

Don't see something that strikes your fancy? Get out your computer and Google can help find classes just around the corner. Good Luck! ■

Sunday Snowshoes

Sundays, 10am

Chestnut Ridge Park,
Orchard Park, NY



Join an Erie County Park Ranger for a snowshoe hike (snow shoes are weather permitting) through Chestnut Ridge each Sunday through the winter. Even if we can't snowshoe, we will lead a hike through the park. Wear boots, dress appropriately for the weather, and carry your 10 Essentials (water, compass, etc.). This will be a strenuous walk. Snowshoes are available to rent in the Casino. No reservations are required at this time.

Details: www2.erie.gov/parks. ■

Bumper Car Rentals

Canalside, Buffalo, NY

Ice Bumper Cars will be available during posted hours on a first-come, first serve basis by reservation at the Canalside Kiosk or Winter Pavilion. Schedule is subject to change. \$7.00 for a 7 minute ride (Each experience is 15 minutes long including the 7 minute on-ice session).

Details: www.canalsidebuffalo.com. ■

Mark Your Calendar

Groundhog
Day
February 2



Chinese New
Year
February 5

ROCC Meeting
February 11



Valentine's
Day
February 14

Presidents'
Day
February 18



Maureen Mirand

Licensed Real Estate Salesperson
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

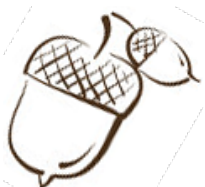
- 2 Col. (4.75" x 1.5" high) Ad: \$37/mo.
- 2 Col. (4.75" x 3" high) Ad: \$65/mo.
- 1/3 Page Ad: 3 Col. x 3" \$85/mo.
- 1/2 Page Ad: 3 Col. x 4.5" \$125/mo.
- 2/3 Page Ad: 3 Col. x 6" \$155/mo.
- Full Page Ad: 3 Col. x 9.5" \$235/mo.

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. ■



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 Update and add value to your home.

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 Seasonal Yard Cleanup • Topsoil & Mulch
 Shrub Trimming • Gutter Cleaning • Any Small, Odd Job
 Laminate Flooring

716.400.8581
 Ransom Oaks Resident, Tim Maher • adoreyourhome@hotmail.com

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 It take seven "touches" to close a sale.
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JoAnne Nover

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Ransom Oaks Resident
Tammy Davis



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



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Best prices around. 10% discount.
Free estimates. Call **877.4538** or
Emergency 448.8967. PH Horvath Plumbing

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



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

February

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

February 15
Deadline for
Ransom Oaks News
March issue

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



Ransom Oaks
Community Corporation
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East Amherst, NY 14051

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