



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

March 2019

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

Board of Directors Annual Meeting & Election

Wednesday, April 17

The Annual Meeting & Board of Directors election will be held **Wednesday April 17, 2019** at the Glen Oak Golf Course Banquet Facilities at 6:30. ■



Vote



Your 2019/2020 Board of Directors

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Ransom Oaks

Summer Lifeguard Openings



Looking for a summer job?

Ransom Oaks seeks qualified lifeguard candidates for the 2019 Summer season.

Current Lifeguard, First Aid and CPR certifications required.

Please apply on the website at RansomOaks.com/openings. ■



Learn More About What's Happening

at the

Ransom Oaks Community Meeting

Monday, March 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

Spring Forward



*Daylight Savings Time
Sunday, March 10*

March Birthday Celebrations



Dr. Seuss	115
March 2	
Logan Marino	4
March 3	
Taylor Vogel	18
March 7	
Alex Perry Ciambella	12
March 8	
Zachary Toner	19
March 9	
Benedict Gregory IV	17
March 11	
Aurora Tyska	13
March 13	
Catherine Walkowski	19
March 14	
Lauren Greiner	20
March 18	
William Rapp	11
March 18	
Sydney McKinley	20
March 20	
Kaitlyn Vogel	16
March 27	
Todd Witt	18
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
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



Around Ransom Oaks

Management Update



Thanks to everyone who came out to pay your assessment and pick up your pool tags, in the snow, rain, sleet and the ridiculous weather conditions that changed by the hour this past month.

Last year, more than a hundred pool tags, mailed via USPS, never arrived. USPS indicated that a number of these were damaged by their machines and were undeliverable. Management reassigned tag numbers and personally delivered these. This is the reason, we have made pool tags available with payment in person. For those who paid on-line or by mail, then provided all resident names, a cell phone and/or e-mail address, your pool tags are ready and available for pickup during scheduled "office" hours or at the pool upon opening. If we do not have your assessment and household's current information for our records, then we have not processed your tags.

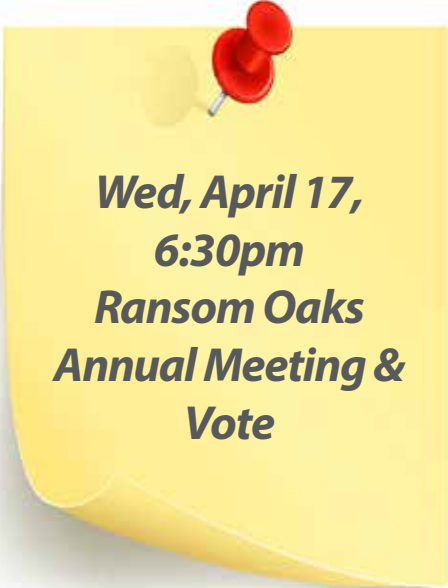
As a reminder to anyone who wants to utilize a clubhouse, you must submit your application and \$100 deposit at least 2 weeks in advance of the day you are requesting. Your eligibility to utilize the buildings is dependent on household status, in good standing. Prior to confirmation of building availability, your address is checked for paid assessment, liens, architectural violations or misbehavior at pools. These buildings are utilized by a variety of groups, scheduled maintenance and inspections, lifeguard training, arts and crafts, and other programming. If you are utilizing the facilities, it is your responsibility to leave the facilities broom clean and remove all garbage from facility. There is no garbage pickup at facilities, so you must carry everything home with you. If you decorate, please carefully remove tape from surfaces. Buildings are inspected after use and your deposit is cashed if there is damage or required cleaning. Check deposits are otherwise shredded after inspection.

Pool parties and use of adjacent facilities requires 3 weeks notice as lifeguard schedules are completed 2 weeks in advance. Similar to the rules above, eligibility to reserve facilities is dependent on households in good standing. For lifeguard and patron safety, there is a 2 guard minimum and total cost of a pool party is \$95. Pool parties can be scheduled during any available summer evening from 9pm-11pm, at any of our 3 pools. Both Ransom Oaks and Greenwood have adjacent clubhouses, while Eveningwood offers a covered pavilion. As is the rule ALWAYS, no food or glass container is allowed on the pool deck. Food and drinks are restricted to the clubhouses and pavilion.

Lifeguard applications are being accepted via the form available at www.ransomoaks.com. Lifeguards and lifeguard candidates must upload their certificates or indicate the date of anticipated completion of training. Prior lifeguards must also apply, as certifications become invalid and each year is considered a separate job. Candidates must hold certifications in Lifeguarding, CPR and First Aid. The remaining criteria will be evaluated based on summer availability/schedule, flexibility to assist with program elements & maintenance.

Recreational programs, food trucks and fitness classes are currently being planned. If you have a connection to a food truck vendor, program or instructor that you would like us to assess for this year, please forward information to us. If you have other questions that you would like addressed in the newsletter or information to share, please write to facilitiesmanager@ransomoaks.com and we will do our best to respond.

ROCC Management Team
facilitiesmanager@ransomoaks.com
716-508-ROCC ■



**Wed, April 17,
6:30pm
Ransom Oaks
Annual Meeting &
Vote**



**Keep our June RO
Garage Sale in mind
as you're doing the
Spring Cleaning**

Where To Find It?

Reserve A Ransom Oaks Facility

=> RansomOaks.com/Facilities

Pay Your Assessment Online

=> RansomOaks.com/Assessments

Apply for a Ransom Oaks Opening

=> RansomOaks.com/Opening

EMA Form

=> RansomOaks.com/living-in/forms/exterior-modification-application

Around Ransom Oaks

Notice of Annual Meeting & Election - April 17th

The annual election for the Ransom Oaks Board of Directors will take place on Wednesday, April 17th at the Glen Oak Golf Course Banquet Facilities at 6:30 pm. Take this opportunity to meet the current members of the board of directors and the candidates before voting. Food snacks and nonalcoholic beverages will be provided.

There are three Board positions up for election. If you have any questions or would like to learn more about serving on the board you can call 508-ROCC or send an email to facilitiesmanager@ransomoaks.com with your questions.

If you want to be considered to run in the election, candidates should prepare and submit a biography (150 words or less) by March 31st to the facilitiesmanager@ransomoaks.com. All biographies will be included in the proxy notice that will be mailed to each property owner 10 days prior to the election.

This election is open to Ransom Oaks Community Corporation property owners who have paid their assessments and have no outstanding liens. ■

Around Town

Enhanced STAR Exemption

For those who turned 65 in 2018 or are turning 65 in 2019- An extra Property Tax Exemption may be available. Please click the website link below for more information on the STAR Exemption. Details <http://www.amherst.ny.us>. ■



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 Ransom Oaks

Architectural EMA Q&A Corner

Q: *Do I need to get my new exterior house paint color approved?*

A: Yes, the Architectural Committee must approve your new exterior paint color. However, if you are simply repainting with your existing paint color, no approval is needed.



Q: *My sidewalk is uneven, who do I contact for repair? Am I liable for the repairs?*

A: Sidewalk maintenance is the responsibility of each home owner. The Town Of Amherst is not responsible for sidewalk maintenance. However, they may at their discretion, send the home owner a letter with a time sensitive repair request.

Q: *I would like to build an addition to my current home, is this allowed?*

A: Before any dirt starts to move, or demolition begins, you must get approval from the Architectural Committee. It is the home owner's responsibility to obtain the proper building permits from the Town of Amherst.

Q: *How long may I store my RV, camper or recreational vehicles in my drive way?*

A: You may temporarily store your recreational vehicles in your drive way for a total of 14 days.

Q: *What can be done about an untidy yard in our community?*

A: You may contact the Architectural Committee with details on any address you feel may be in violation and it will be addressed in a timely fashion. ■

The Art of the Brick
thru May 5

Buffalo Museum of Science,
Buffalo, NY



Everyone loves Legos. The Art of the Brick takes building with Legos to the ultimate.

Tickets for THE ART OF THE BRICK, presented by M&T Bank, have designated entry times. We strongly recommend buying tickets in advance to ensure your preferred time slot.

Details: For cost & tickets visit sciencebuff.org.

Bumper Car Rentals

Canalside, Buffalo, NY



Ice Bumper Cars will be available 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).

Ice Skating & Ice Bikes available too.

Details: Hours at canalsidebuffalo.com.

Humble & Human: An Exhibition in Honor of Ralph C. Wilson Jr.

Albright Knox Art Gallery,
Buffalo, NY

Featuring more than forty paintings and sculptures from the collections of the Albright-Knox and the Detroit Institute of Arts by artists including Paul Cézanne, Edgar Degas, Paul Gauguin, Vincent van Gogh, Claude Monet, Berthe Morisot, Camille Pissarro, and Pierre-Auguste Renoir, Humble and Human has been organized in recognition of Mr. Wilson's enduring compassion and goodwill toward others.

Details: Cost & hours at albrightknox.org.



Buffalo St. Pats Day Parade

Sunday, March 17, 2pm
Delaware Ave,
Buffalo, NY



Details: buffalostpatricksdaysparade.com.

Mark Your Calendar

Fat Tuesday (Mardi Gras)
March 5



Daylight Savings Time
March 10

St. Patrick's Day
March 17



Spring Begins
March 20

April Fools Day
April 1



Annual Meeting
April 17



Maureen Mirand

Licensed Real Estate Salesperson
Ransom Oaks Resident

If you are considering selling, call Maureen now to discuss how you can get top dollar for your home.

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

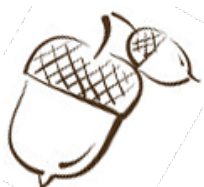
- 2 Col. (4.75" x 1.5" high) Ad: \$37/mo.
- 2 Col. (4.75" x 3" high) Ad: \$65/mo.
- 1/3 Page Ad: 3 Col. x 3" \$85/mo.
- 1/2 Page Ad: 3 Col. x 4.5" \$125/mo.
- 2/3 Page Ad: 3 Col. x 6" \$155/mo.
- Full Page Ad: 3 Col. x 9.5" \$235/mo.

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.
THE Original Electrician for Ransom Oaks
 Changing your lighting can be life changing.
 Update and add value to your home.
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Plumbing & Heating, Inc.
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Mention this ad & **SAVE \$15.00** on any service

Adore Your Home
 • Handyman •
 Interior/Exterior Painting • Deck & Fence Restoration
 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

FREE Estimates INSURED

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Senior Companion Care

Experienced RN available for companion care in-home or facility. Services may include transportation for shopping or appointments, post rehab help, medication help, pet advocate, meal prep. I'm insured and can provide references upon request.

Contact Georgia @ 852-5050

JoAnne Nover

Licensed Associate Real Estate Broker

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joanne.nover@huntrealestate.com
www.joannenover.com



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Ransom Oaks Resident
Tammy Davis



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Ransom Oaks Resident!

Certified experienced teacher,

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



PLUMBING Need work done?
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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see store for details. Exp 3/31/19

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\$15.00

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

March

Please visit our web site at RansomOaks.com

Next ROCC Meeting:
Monday • March 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

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

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

March 15
Deadline for
Ransom Oaks News
April issue



Ransom Oaks
Community Corporation
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