



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 July 2019

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

1st Annual Cardboard Boat Race

Friday, July 26
6-7pm
Greenwood Pool
details p.7



Join the Fun... Build a Boat or Clap & Cheer

Ransom Oaks Summer Activities Available Online

<http://ransomoaks.com/newsletter>

Select the 2019 Seasonal Insert from the list



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

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All Ransom Oaks Pools Open

Monday - Friday 11am-9pm
Weekends/Holidays 10am-9pm

Greenwood Pool Lap Swim

Monday - Friday 9am-11am

Monthly Meeting

August 12 @ 6:30 pm
Greenwood Dr Recreation Center

No July Meeting

July Birthday Celebrations



Leah Heffter	19
July 1	
Robert Hawkins	18
July 4	
Julianna Hogg	11
July 4	
Connor Stroth	16
July 4	
JIsabelle Ann Ciambella	18
July 7	
Anna Grace Planter	13
July 13	
Kaitlyn Hogg	19
July 25	
Tessa Santarpia	20
July 26	
Keifer McKinley	13
July 29	
Peter Gerace III	19
July 30	
Cameron Agro	15
July 30	

Join the list! Send your name and birth date (*and age if you prefer*) to newsletter@ransomoaks.com with BIRTHDAY as the subject. 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, President	alam@ransomoaks.com
Tammy Davis, Vice President	tdavis@ransomoaks.com
Jen Rehac, Treasurer	jrehac@ransomoaks.com
Patty Hill, Co-Secretary	phill@ransomoaks.com
Jen Stewart, Co-Secretary	jstewart@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

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

Where To Find It?

Reserve A Ransom Oaks Facility

<http://RansomOaks.com/Facilities>

Pay Your Assessment Online

<http://RansomOaks.com/Assessments>

Apply for a Ransom Oaks Opening

<http://RansomOaks.com/Openings>

EMA Form

<http://RansomOaks.com/living-in/forms/exterior-modification-application>



President's Update



The pools are open. The weather has been less than ideal. Please look to the chalk boards at the pools and our Ransom Oaks Facebook page for any last minute schedule updates due to weather. Maintenance and repairs are continuing into the summer as many projects are delayed due to overly wet conditions at each site so far this year.

Flood Maps.

New Flood Maps have been released by the Town of Amherst in conjunction with FEMA. For more information see the town of Amherst web site @amherst.ny.us and FEMA @msc.fema.gov/portal/home The ROCC board has no input on any changes to the flood maps. Keep in mind that many kinds of water intrusion are not covered by standard homeowners insurance. Even if you are not in a flood plain there may be good reasons to have insurance coverage that protects against water damage. Please work with an insurance professional to find out if these changes affect the coverage on your property.

New Road Reconstruction Plan.

Anyone living in our area can see that New Road is woefully under designed for its current use. This road was put in as a small country road servicing the rural parts of Amherst. The community needs your help to make this better! Patty Vitanza has started the NRRP community group. Please email her at pattyvitanza@gmail.com to get on the mail list. The group organized a community meet on 5/29 with Ed Rath, Erie County Legislator, Joseph McMahon, Chief of Staff for Town of Amherst Supervisor, Patrick Lucey, Town of Amherst Highway Superintendent, and Deborah Bucki, Town of Amherst Council Member. All parties at the meeting are interested in getting New Road repaired and upgraded. We need community involvement to lobby our county executive and others to help push through this project. The goal is to get the county to first "mill and overlay" New Road. This will refresh the road deck so that there won't be pot holes and you can concentrate on who and what is in the road, rather than paying attention to avoiding the worst of the pot holes. This will improve the road conditions, but will do little to improve the actual safety of the road. Long term plan are being drawn up that would allocate \$7.5 million dollars to re-design new road so that all ditches will be filled, a proper shoulder will be installed, and on the west side a side walk will be installed. These plans need funding and the only way this will get done is if we speak up as a community. A major road construction project like this was completed in Clarence due to public pressure. If we don't push, this will not happen. Please email Patty, get on the mail list and assist with pushing for this road improvement.

Proposal for a major new development at end of Ruby Lane.

The new development would connect between Smith and Transit and connect to our existing community at Ruby Lane. The rezoning request is for varying types of housing including 5 story buildings. At the May 16th Town of Amherst board meeting the process to consider

approving this development moved one step closer. This project is by no means a "done deal." Please consider attending the Town of Amherst Planning Board meetings and speak up about concerns for flooding, traffic and the giant scale of some of the proposed buildings. With public pressure either this can be stopped, or at the very least, adjustments can be made to scale back the size and the inter-connectivity with our community.

André Lam

ALam@RansomOaks.com
President ROCC ■



Dogs... Leashes & Golf Course

Two furry friends reminders...

Walking your dogs (bikes or people...) on Glen Oaks Golf Course is not permitted.

Town of Amherst, Chapter 99 Dogs, requires that dog(s) be on a leash at all times.

For full details please check out the Town of Amherst Prohibitions, Chapter 99 Dogs, 99-2. ■



Around Ransom Oaks

Management Update



POOL CLOSURES

During times of inclement weather, lifeguards are typically on duty if there is chance of the weather breaking during the day. Pools will be staffed under these conditions because it is not possible to re-open and staff the pool effectively after it has been closed down. If it is determined at any point in the day, that the days weather will be consistently below 60 degrees and there is no possibility of a warm up, then the pools will be closed for the remainder of the day. It is a Department of Health(DOH) requirement that the pools be closed at the first instance of thunder, until 30 minutes past the last instance of thunder. In addition to that, DOH has a number of conditions that must be kept, to maintain pools. Should there be any condition or incident that compromises the safety of residents using the pools, the pools must be closed until the water is safe.

POOL HOURS

All Ransom Oaks pools are open:
Monday through Friday 11am – 9pm. On
Weekends and Holidays 10am – 9pm.
Greenwood offers a Lap Swim Only - Monday through Friday, 9am – 11am.

COMMUNICATION

Ransom Oaks is under the direction of volunteers and is currently managed by a group that consists of Ransom Oaks residents. For the most part, we note the kindness and appreciation expressed by grateful residents. It is very nice to hear. Thank you. It is our job to hear all of you. There is no corporate office owned by Ransom Oaks and the convention for communication is listed in the newsletter. It is greatly appreciated if all residents respect those boundaries. For those of you that participate in Facebook banter, please be kind to each other. There is much more going on behind the scenes and we may be able to provide clarification and answers before unwarranted negative comments are posted. We are always willing to address questions, concerns and problems.

POOL TAGS

If you have still not received your pool tags, but have paid your assessment, please reach out via email to facilitiesmanager@ransomoaks.com or google voice 508-7622. The only means to get information to the entire community, currently, is through this newsletter. Some do not read it and if you know someone in this situation, please refer them to us. We have updated the HOA software program and need to add data from each household before pool tags can be processed.

PLAYGROUNDS

This month is the beginning of some, much needed attention to the neighborhood playgrounds. Critical issues like drainage and removal and/or relocation of electric lines must be completed first. After all critical repairs and 2019 capital improvements have been paid for, the Board will know how much money is available to use this summer to purchase rubber mulch as a base and playground equipment. A playground committee has been formed and will meet several times this summer to look at what we can do to improve

playgrounds. If you are interested in joining the committee, please write to facilitiesmanager@ransomoaks.com and write "PLAYGROUND" in the subject line.

MOSQUITO SPRAY

At the request of numerous residents, management group is working to utilize a homemade remedy to keep the mosquitos away from the pool and recreation areas. We wanted to share the recipe that we found and are currently utilizing. This recipe includes a big blue bottle of mouthwash, 3 cups of Epsom salts and 3 stale 12oz beers. We blended these in a pressure sprayer for use.

ROC Management Team

facilitiesmanager@ransomoaks.com
716-508-ROCC ■

Around Ransom Oaks

Architectural EMA Corner

Summer should be joining us soon. Driving around Ransom Oaks is pleasant with all the manicured landscapes and flowers in bloom.



The Architectural Committee has received various complaints regarding lawn maintenance. With all the rain we've received it's hard to make sure our yards stay groomed. If you notice a fellow resident's property looking rough keep in mind the weather has not been in our favor.

If you are concerned about a fellow resident please reach out to the board for follow up with the property in question. We are applying a door to door approach to reach out to residents who may be experiencing hardships in keeping their yards maintained.

Remember to complete an EMA
Continued on p. 5

Williamsville Farmers Market

Saturdays, May 18 - mid October,
8 am - 1pm, Rain or Shine
5583 Main St. Williamsville, NY

Local produce, crafts, flowers, baked goods and more for sale on the Island. ■

Slow Roll Buffalo

thru October Mondays @ 6:30pm

Slow Roll is a social group bicycle ride that meets every Monday night

Details: For details & location visit slowrollbuffalo.org. ■

Old Home Days

Tuesday July 16 - Friday July 19
Island Park
Williamsville, NY

This year Old Home Days will be a week later this year. The four day festival featuring rides, games, and live music is scheduled to run from Tuesday July 16th through Friday July 19th, 2019. ■

Tall Ships

Thursday, July 4 -
Sunday, July 7
Canalside, Buffalo



Witness a spectacular fleet of tall ships racing through the Great Lakes and making their first ever Host Port appearance in Buffalo, NY!

Tickets now onsale.

Details: <https://www.eventbrite.com/e/the-tall-ships-are-coming-basil-port-of-call-buffalo-tickets-52949437192> ■

Thursdays & Main

Thursdays, June 13 - Aug 8
Main at Chippewa Streets
Buffalo, NY

The free and open-to-the-public happy hour, presented on Thursday evenings in the heart of Downtown Buffalo at Fountain Plaza (Main at Chippewa Streets), continues the mission of Thursday at the Square: creating awareness and spin-off business for Downtown restaurants, bars, and retailers.

Details: buffaloplace.com ■

Around Ransom Oaks

Architectural EMA Corner (cont'd)

form when having trees removed. If possible, consider planting a new tree so we can maintain a park like setting around Ransom oaks.

Remember, if you are changing the exterior of your home, you can Download our EMA form @ www.ransomoaks.com, LIVING IN (Tab), FORMS, EXTERIOR MODIFICATION instruction and application. You can also check out RULES & REGULATIONS (Tab), Exterior modification Information.

Your Ransom Oaks Architectural Committee ■

Party on the Calendar?

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

Details at RansomOaks.com/Facilities



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.

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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



Around Ransom Oaks

Little Free Library

Our Little Free Library is coming soon! It will be located in front of the Ransom Oaks pool to the right of the gate. You can visit the website at LittleFreeLibrary.org to find out more information about the library and how it can be used.

How does it work? Bring a book to the library and exchange it for another. We plan to have children's books on the lower shelf and adult/teen books on the top. There will be an initial book drop off at the Ransom Oaks community building if you have books you would like to donate. Watch for the date and time on Facebook.

The library steward is Patti Hill. You may contact her at phill@ransmoaks.com if you have any questions or ideas.

Here are some tips for using the library:

1. You want to donate books with wide appeal that many people will be interested in rather than titles that have a narrow range.

Think about what you're adding to the library; this is something you're sharing with your friends and neighbors. Textbooks, dictionaries, souvenir guides—these don't belong in a Little Free Library.

2. Add a few at a time; don't break the box!

Filling up the library is a huge no-no. You want to leave room for others to donate as well. A book or two at a time is much appreciated. Even if every book you're adding is amazing, the steward still has to empty it out in order to make sure there's room for more books.

3. Consider the aesthetics.

People do not like yellowed or stained books, and they especially don't like pamphlet-type books that don't have readable spines. If your book falls into any of these categories, think hard before adding it to your local Little Free Library. The fact is that some books move and some don't. There are, of course, exceptions, but unless it's a well-known and popular author, people aren't going to want to take a chance on an unattractive or well-worn book.

The library is there for you to ENJOY. Use it, reuse it, and have fun with it. ■



THANK YOU!

Ransom Oaks Garage Sale

"Thanks again Maureen for another great job on the Ransom Oaks Garage Sale!"

*The ROC Board would like to express our sincere thanks to **Maureen Mirand** for the outstanding job she did again this year on the Garage Sale. ■*



Summer Fruity Fun



WNY has many u-pick spots for strawberries, cherries, peaches and apples.

Spend the morning picking and the afternoon canning, pickling or making jam. ■

Summer Adventures

School's out for the summer. It's the time for a fun summer project with the kids. Let the kids do the leg work to plan summer adventures and then "report" on their adventures with a few paragraphs & pictures. By summer's end, they'll have a nice book An "Adventure Treasure Hunt" to answer questions like...

1. Why this adventure?
2. How did it exceed your expectations?
3. What happened that you didn't expect?
4. Of all the pictures you took, which was your favorite and why?

Ideas for destinations are as close as a nature hike in your neighborhood, looking at it as you haven't before; checking out the new Explore & More museum; parking at UB, taking the subway to the Main library or Canalside; a day at the beach. ■

Cardboard Boat Race

On July 26th from 6pm – 7pm, Greenwood Pool will host Ransom Oaks' first Cardboard Boat Race. Families can enter to compete by signing up at the Greenwood pool. Prizes will be awarded for best design and fastest unsinkable boat.

This is a great way to spend time with the kids this summer. Take your time designing your boat and sketch it out before you begin cutting. To get inspiring ideas, check out pinterest or google cardboard boat construction. However, please stick to the allowed materials below so that you are not disqualified.

Allowed materials include: Corrugated Cardboard, duct tape, Elmers glue, outdoor paint and markers.

Forbidden materials include: fiberglass and plastic epoxies, Styrofoam, foam core, chipboards, wood, foils and wax-coated cardboard.

Hints:

1. Plan your project out, sketch and gather materials
2. Do the bottom of boat first. Layers of cardboard is recommended.
3. To maximize strength of cardboard, minimize folds.
4. Glue sides to bottom and let it set.
5. Cover seams with duct tape. No flex seals type products are allowed.
6. Participants allowed in the boat are those who constructed the boat.
7. Design with any theme you wish.
8. Make your paddles out of cardboard too.

Please sign up at the Greenwood Pool by July 12th, so the event can be properly planned. ■

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. ■



2019 Amherst Garden Walk
Saturday, July 6
10am to 4pm.

<https://gardensbuffaloniagara> ■

2019 Erie County

Household Hazardous Waste Collection Events

<p>May 11 - Clarence June 15 - SUNY Erie South (ECC) August 10 - SUNY Erie North (ECC) September 14 - Concord October 5 - Buffalo</p>	<p>Residents will be required to pre-register to attend a collection event. Pre-registration can be made on-line or by phone beginning 30 days prior to each event.</p> <p>www.erie.gov/recycling or call 858-6800</p>
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<p>ONLY THESE ITEMS WILL BE ACCEPTED:</p> <ul style="list-style-type: none"> • PESTICIDES, FERTILIZERS, POOL AND HOUSEHOLD CHEMICALS/CLEANERS • OIL-BASED PAINTS, SPRAY CANS • GASOLINE, KEROSENE, ANTIFREEZE • PAINT THINNER, STRIPPERS & SOLVENTS • MERCURY - Thermometers, thermostats • PROPANE CYLINDERS SMALL 1 lb. • FIRE EXTINGUISHERS 	<p>NOT ACCEPTED:</p> <ul style="list-style-type: none"> • NO: LATEX PAINTS • TIRES • LIGHT BULBS • COMPUTERS & ELECTRONICS • TELEVISIONS • 20LB PROPANE TANKS • SMOKE DETECTORS • CAR BATTERIES • MOTOR OIL • PHARMACEUTICALS • ALKALINE BATTERIES • COMMERCIAL OR INDUSTRIAL WASTE
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Note: This is a free event and **only residential household wastes** are accepted. Participants may need to verify that wastes are generated by households.

 <p>Erie County Department of Environment and Planning NESD & Northwest Communities Solid Waste Management Boards City of Buffalo NYS DEC</p>	<p>For more information: call 858-6800 or www.erie.gov/recycling email: recycling@erie.gov</p>	
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www.amherstyouthandrec.org

ehp tickets.com

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www.easternhillspinting.com

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.
574.8542

BOB STEPHENS HUCK
Plumbing & Heating, Inc.
 Complete Plumbing Service for Western New York
 Repairs & Remodeling **632.1149**
 Sewer & Drain Cleaning • Water Tanks • Sewer & Water Lines • Hot Water Heaters • Sump Pumps
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 Commercial • Residential • 7 Days a Week • Licensed & Insured • Member BBB since 1967

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

This ad spot could be yours!
 Reach over 1100 Ransom Oaks homes each month.
 It take seven "touches" to close a sale.
 Ransom Oaks News, a cost-effective "touch."

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"Ransom Oaks Own Door Company"

Featuring:
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Residential • Broken Springs & Cables Repaired
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PLUMBING Need work done?
 Best prices around. 10% discount.
 Free estimates. Call **877.4538** or
Emergency 448.8967 . PH Horvath Plumbing

The summer real estate market is heating up!

Looking to buy or sell, call me today!



Real Estate Services

914 Maple Road, Williamsville, NY 14221



Lisa Fogarty

LICENSED REAL ESTATE SALESPERSON

(716) **870.3641**

LisaFogarty@howardhanna.com

PROUD RESIDENT OF THE RANSOM OAKS COMMUNITY.

Opening Doors to Your New Home.

Have a summer time business?

Lawn care, deck building, concrete, handyman services, child care, baby sitting

Reach your neighbors with a Ransom Oaks News ad.

PIANO INSTRUCTION

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



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SAVE \$30.00

Not applicable with other discounts or specials, See store for details. Exp 8/31/19

July

Please visit our web site at RansomOaks.com

Next ROCC Meeting:
Monday • August 12, 2019
6:30pm @ Greenwood Dr Rec-
reation Center.

MEETINGS (except for Annual Meeting) 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 meetings are held at the Greenwood Drive Recreation Center, unless noted otherwise. ■

Upcoming Meetings
Aug 12, Nov 12*,
Sept 9, Dec 9
Oct 15*,

July 15
Deadline for
Ransom Oaks News
August 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
101 Ransom Oaks Drive
East Amherst, NY 14051

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