



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

September 2019

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

Thank You to our Life Guards & Facilities Team for a wonderful summer.
Thank You & See You Next Year!



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Drive Safe, School's in Session



School's back in session, watch for our students in the morning & afternoon.

Drive with extra care when near a school bus.

Stop for a stopped school bus with flashing lights.

Please be patient as our bus drivers teach our new kinderkids bus safety. It may take an extra minute or two. ■



Classes Start @
Williamsville Schools



Tuesday, September 3

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

Join Us for the Ransom Oaks Monthly Meeting

Sept 9 @ 6:30 pm
Greenwood Dr Recreation Center

September Birthday Celebrations



Christian Perry	3
September 1	
Jacob Perry	3
September 1	
Antonio Marong	20
September 2	
Alex Jones	20
September 6	
Mark Rapp	10
September 13	
Taylor Newman	15
September 16	
Olivia Joseph	4
September 19	
Zhengyi Yan	18
September 22	
Sebastian Marong	18
September 26	
Matthew Vitello	19
September 27	
Alison Harris	19
September 29	
Cal Deck	15
September 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. ■

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>

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



Ransom Oaks

President's Update

Since the last newsletter, the weather has finally cooperated and all five tennis courts have been refurbished. We hope everyone is enjoying the improved facilities.

We are excited to announce that the Greenwood playground will be receiving a total over-haul around mid September. All old equipment will be removed and new equipment will be added. There will be both a section for younger children, and a larger structure for climbing that includes multiple slides that is better suited for larger kids. The board is still evaluating options for the Ransom Oaks playground, but that facility will also see major improvements this fall.

André Lam

ALam@RansomOaks.com

President ROCC ■



Around Ransom Oaks

Architectural EMA Corner



Friendly reminder to everyone regarding our "SIGN" policy. The only signs permitted are real estate signs during the buying and selling process. We understand contractors performing work on your home would like to advertise their services. Contractors may post a sign while actively working on your project. Once finished, the signage is to be removed.

Fall clean up reminders:

- Store ladders and garden equipment inside your garage – not on the side of your home under a tarp. We've received many complaints regarding tools and trash accumulating on the side of many homes.
- Yard debris should be placed in containers or brown bags and placed by your normal trash containers on garbage day. *Yard debris in plastic bags will not be collected.*
- Fall is also an excellent time to prune trees that may be hanging over sidewalks where fellow neighbors walk or run

EMA Forms must be filled out prior to exterior work or tree removal being started on your property. 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 ■



Around Ransom Oaks

Recreation Report Fall Pilates Classes @ Greenwood

We will once again be offering weekly Pilates classes at Greenwood.

Join Jenna on Saturdays at 11:00 for this mind body workout consisting of low-impact flexibility, strength, and endurance movements. Pilates focuses on proper postural alignment, core strength, and muscle balance.

If interested, please email Jenna at jennalziegler@gmail.com to ensure there is space available.

Participants can sign up month to month, with a cost of \$20 per month.

Jennifer Stewart
jstewart@ransomoaks.com
Director of Safety and Recreation ■

Party on the Calendar?

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

Details at
RansomOaks.com/Facilities

For your convenience, the Ransom Oaks News is always **available online** at <http://RansomOaks.com/newsletter>.

You'll also find an archive of past editions. ■



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

Management Update



We are in the last few weeks of a beautiful summer and by the time you read this, many things will have happened or be underway. The pool season will end at the close of Labor Day, lifeguards and kids are back to school, and some Fall projects are underway. The Greenwood playground will be under construction in September and the Ransom Oaks playground design is currently awaiting approval. Due to the large drainage and walkway project required at Ransom Oaks, the playground work and removal of dead trees behind the work area has become important, such that future work does not compromise the new sidewalk. Another project, long overdue, is flush mounting the electrical boxes on the Greenwood pool deck. All courts have been resurfaced, with Eveningwood being the designated tennis spot, Ransom Oaks court is designed as both tennis and pickleball and Greenwood court is strictly pickleball.

With the end of the summer season, we announce the end of the current management group. The management contract was for 2 years and will end in December. It was our goal to lift Ransom Oaks up, reconcile all accounts, bring back programming and improve the state of facilities. We feel that we have accomplished these goals and will continue to pursue the best for Ransom Oaks through the end of December. The Board of Directors is completing an RFP to be released to find a suitable management company. If you have any interest in being on the Board of Directors or in management, please contact your Board of Directors (e-mail addresses are in newsletter and online) or attend the September 9th Board Meeting held at Greenwood clubhouse at 6:30pm.

It has been an absolute pleasure to meet residents, plan events, work with lifeguards, manage pools and fix up the facilities as best we could. My personal favorite part is the Summer Recreation program of Ransom Oaks, which included: 11 Ice cream socials; 6 movie nights; 12 Arts and Craft events; summer swim team and lessons; and a variety of food trucks. It is my hope that this programming continues, in order to encourage neighbor to meet neighbor, kids to find neighborhood fun and meet friends and offer the opportunity to share. I ask every Ransom Oaks resident to share the positive experiences on the "Official Ransom Oaks" Facebook page, to post messages that are constructive and beneficial to others, and to reach out to the Board and management company if there is a problem or concern. Living in an HOA means that we all take tiny bit of ownership in common property and

programming. Ownership takes a bit of maintenance before we can have those moments where we take a deep breath and tell ourselves that we really like where we live.

If you are not currently a Facebook member of "*The Official Ransom Oaks Communication Board – A Great Place to Live!*", please consider it as it is a more active source of current information in our community. The newsletter only comes once a month. The new HOA software offers an opportunity for text blasts, but this has not been implemented yet. There is a cost associated with this form of communication and there needs to be rules established for its use. FCC rules determine how many messages can be transmitted at once and Ransom Oaks would need to determine what messages are appropriate for different parts of the community. These will be further discussed as the progressive movement to communicate in this way becomes appropriate.

We want to thank all the 2019 lifeguards for a terrific season. We feel that this group has been closer than previous lifeguard groups due to the need to float between pools this summer and they are consequently good friends. They work well together and have creatively found ways to make everything fun.

Thanks again.

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

Elect

☆ Fran ☆
Spoth

For Amherst Town Clerk

Please honor me with your vote on Tuesday, November 5

Paid for by the Friends of Fran Spoth

Community service and leadership

- Current Amherst Town Board Member & Deputy Supervisor
- Two Years Liaison to the Town Clerk's Office
- Lifelong Amherst Resident
- Master's degree in Social Work, SUNY Buffalo
- Williamsville School Board Member (2005-2011)
- Facilitated Alzheimer's / Dementia, Parkinson's Disease & Caregiver Support Groups



fransporth@hotmail.com

Fall Fresh Applesauce

6 pounds Apples (peeled, cored & cut into 8 slices)

1 cup Apple Juice, Apple Cider or Water

Juice Of 1 Lemon

1/2 cup packed Brown Sugar

1 teaspoon Cinnamon

Optional Ingredients: Nutmeg, Maple Syrup, Allspice, Butter

Combine all ingredients in a large pot and cook over medium heat, stirring occasionally, for 25 minutes.

Carefully puree in a food processor or blender (don't fill too full; split into two portions if needed) until smooth.

Store in the fridge and serve by itself, over pork chops, over ice cream, over pancakes...or any place where applesauce is needed!

Source: thepioneerwoman.com ■



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12 Study Tips for Back to School

1. You don't need ONE study space.

A well-stocked desk in a quiet place at home is key, but sometimes you need variety. Coffee shops, libraries, parks, or even just moving to the kitchen table will give you a change of scenery which can prompt your brain to retain information better.

2. Track more than homework in your school planner.

Keeping a calendar helps you plan ahead—but you've got more going on than just homework assignments! Make sure you're marking your extracurricular, work, and social commitments, too.

3. Start small.

If you've got a big assignment looming, like a research paper, stay motivated by completing a piece of the project every few days. Write one paragraph each night. Or, do 5 algebra problems from your problem set at a time, and then take a break.

4. School supplies (alone) don't make you organized.

Come up with a system and keep to it. Do you keep one big binder for all your classes with color-coded tabs? Or do you prefer to keep separate notebooks and a folder for handouts? Keep the system simple—if it's too fancy or complicated, you are less likely to keep it up everyday.

6. Get into a routine.

When will you make the time to do your homework every day? Find the time of day that works best for you (this can change day-to-day, depending on your schedule!), and make a plan to hit the books.

6. Learn how to create a distraction-free zone.

A study on workplace distractions found that it takes workers an average of 25 minutes to return to what they were working on pre-interruption. Try turning off your phone notifications or blocking Twitter (temporarily) on your computer so you can concentrate on the homework tasks at hand.

7. Get real.

When you're looking at the

Mark Your Calendar

Labor Day
Sept 2



Grandparents Day
Sept 8



ROCC Mtg
Sept 9



Autumn Begins
Sept 23

Rosh Hashanah
Sept 29



homework you have to get done tonight, be realistic about how long things actually take.

8. Use class time wisely.

Is your teacher finished lecturing, but you still have 10 minutes of class left? Get a jump on your chemistry homework while it's still fresh in your mind.

9. Look over your notes each night to make sure you've got it.

Fill in details, edit the parts that don't make sense, and star or highlight the bits of information that you know are most important. Interacting with your notes will help you remember them.

10. Study a little every day.

Cramming Spanish vocabulary for a quiz might work in the short-term, but when comes time to study for midterms, you'll be back at square 1. You might remember the vocab list long enough to ace the quiz, but reviewing the terms later will help you store them for the long haul.

Source: PrincetonReview.com ■

Around Amherst

Leaf Collection

If you have leaves to be picked up from April 1 to October 31 you should put them in yard waste containers. The Highway Department will pick up loose leaves out at the curb during the month of November.



Leaf Pickup Facts

Here are a few commonly asked questions about the Town's Leaf Pickup Program.

Question 1: **Can I rake leaves into the street?**

Answer: No. It's unsafe and illegal. Leaves plug the receivers during rain events and it causes vehicles to swerve into traffic unexpectedly causing an unsafe condition. They are also hard to pick up after they are driven over repeatedly, which slows down the leaf collection process.

Question 2: **How many times do you go through the town?**

Answer: Leaf pickup will begin in late October as crews become available to switch to leaf pick up duties. We will do our due diligence to pick up large piles of leaves before our official November 1st start date. Leaf pickup will continue until all the leaves are picked up or until snow prevents us from doing so. We also keep a log of what streets we complete and on what date.

Question 3: **Why can't you schedule leaf pickup?**

Answer: Our town has over 1100 streets within 53 square miles. Leaves also fall at different times throughout the Town. We put our resources where they are needed most, and move throughout the Town as fast as we can.

Question 4: **How much of the Highway resources are put into leaf pickup?**

Answer: During leaf season it's "all hands on deck". We have 5 leaf districts. Each district is staffed with people and equipment each day of the season. Other jobs have to be put off until the leaves are picked up. Because of the Buffalo weather we try to have all the leaves picked up before the first snowfall.

Question 5: **Should I call the Highway to get my leaves picked up?**

Answer: Generally no. If you think you were missed, or if it has been more than 2 weeks between a pickup then call. Please remember we do sometimes have weather emergencies or equipment breakdowns that might delay pick up, however, our goal is to get all the leaves picked up by November 30th.

One last comment: Leaves that are put in yard waste recyclable bags or yard waste containers will be picked up weekly by Modern Disposal on your regular Refuse Day until November 30th. The one exception is Thanksgiving Day when the pickup is one day later. We encourage residents to put out leaves at their earliest convenience. As stated previously we will continue to pick up leaves until they are all gone or the snow prevents us from doing so.

You can find new information on the Town of Amherst's Track Us portal and on the Highway Department's Facebook and Twitter (@amhersthighway1) accounts.

Source: <http://www.amherst.ny.us> ■



Around the House in September

Welcome fall with these 5 ideas for purging, decluttering and making your home serene and inviting.

1 Cut the clutter

Getting organized is a significantly easier task when there's less stuff to deal with. So before tackling bigger projects, sweep through your house and clear out any clutter that's accumulated while you've been outdoors enjoying the hot and sunny weather.

2 Start your fall garden clean-up

After a long summer enjoying your garden, it's time to start preparing it for the winter chill. Read our suggestions for mid-September garden chores, set aside a few hours on a sunny afternoon and get started!

3 Organize the broom closet

Your household chores will go a lot faster once your cleaning supplies are under control. Check out our suggestions for a clutter-free broom closet -- including organization ideas for those of us without one!

4 Get a head start on holiday correspondence

It may only be September, but it won't be long before it's time to decorate and prepare for the holiday season. One thing you can get out of the way right now is organizing your stationery and writing supplies. Make sure your address book is up to date and plan ahead for buying stamps, cards and invitations.

5 Prep the front hall closet for winter coats

With the fall fashion season comes a closet full of coats, whether they're new purchases or taken out of storage and dry-cleaned. Don't be caught scrambling for a coat on the first chilly morning of autumn! Get organized ahead of time with our 6 solutions for front hall closets.

Source: styleathome.com ■

Regular Events

Slow Roll Buffalo

thru October Mondays @ 6:30pm

Details: slowrollbuffalo.org ■

Food Truck Tuesdays

Tuesdays, thru Oct 1, 5-8pm

Larkin Square

Buffalo, NY

Details: larkinsquare.com ■

Williamsville Farmers Market

Saturdays, thru mid October, 8 am -1pm, Rain or Shine

5583 Main St. Williamsville ■

Tonawanda Farmers Market

Tues, Thurs, Sat, 7 am -1pm, Rain or Shine

270 Robinson St, North Tonawanda ■

Elmwood Village Farmers Market

Saturdays, Summers, 8 am -1pm, Rain or Shine

Corner Elmwood & Bidwell, Buffalo ■

Niagara County Peach Festival

Thursday - Sunday, Sept 5- 8

Town of Lewiston, NY

An old fashioned Festival complete with a Parade, Peach Shortcake, Hot Dogs, Hamburgers, carnival rides and stage entertainment.

Details: <http://www.lewistonpeachfestival.org> ■

19th Niagara Celtic Heritage Festival & Highland Games

Saturday & Sunday, Sept 14 -15

Niagara County Fairgrounds, Lockport, NY

The weekend of family-friendly fun includes Celtic music, dancers, athletics, clans, living historians, attractions, vendors, food, children's activities and much more! Admission varies; Kids 12 & under FREE; parking is FREE.

Details: <https://www.niagaraceltic.com> ■

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Oktoberfest

Friday & Saturday, Sept 20 -21
Village of Williamsville

Many events throughout the Village sponsored by the Village of Williamsville and the Williamsville Business Association.

Details: <http://willvill.com> ■



Maureen Mirand

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Ransom Oaks Resident

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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*



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

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362-9720x114 Tammy@ColvinDraperies.com

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- Clean & repair gutters, downspouts & roof caves to remove leaves & debris
- Inspect exterior paint & caulk, make necessary repairs around windows & doors
- Winterize air conditioning unit
- Have HVAC professional inspect heating and cooling system
- Turn off drain and coil hoses
- Fertilize lawn
- Put away seasonal furniture
- Switch the direction of fan blades



Real Estate Services



Whether you're thinking of buying or selling this Fall I can help make it a simple, stress-free process. If you are looking to make a move, call me today!

Lisa Fogarty

LICENSED REAL ESTATE SALESPERSON

(716) **870.3641**

LisaFogarty@howardhanna.com

914 Maple Road, Williamsville, NY 14221



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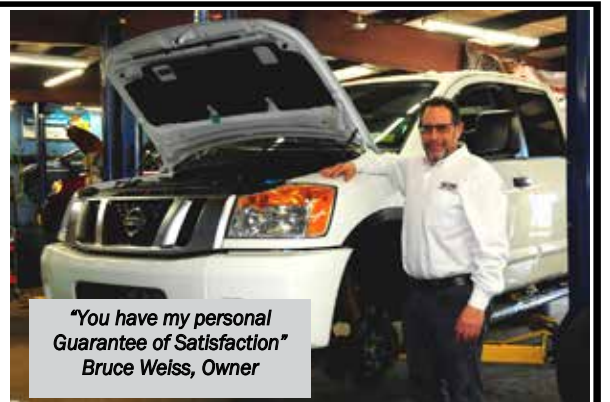
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September

Please visit our web site at RansomOaks.com

Next ROCC Meeting:
Monday • September 9, 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
Sept 9, Nov 12*,
Oct 15*, 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

September 15
Deadline for
Ransom Oaks News
October issue



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East Amherst, NY 14051

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