



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

October 2019

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

Ransom Oaks

Ransom Oaks News Changes Coming

Change is simultaneously an inevitable, and difficult, part of life.

With that said, as we enter the last quarter of 2019 the foundations of how we communicate with the community are being shifted. In the coming months we will unveil a revamped website that will offer more timely and relevant information regarding all aspects of the neighborhood. This will become the official communications channel for all announcements. We've seen a recent surge in sign-ups at the Ransom Oaks Facebook page. This is a great place to interface with neighbors, and if you haven't signed up yet I encourage you to do so.

With all these new tools at our disposal, a decision has been made to cut back on the traditional newsletter. The December edition will be the last monthly edition of the Ransom Oaks News as we will be moving toward a quarterly model. This will result in considerable savings to the community that we can pump back into improving the more neglected areas of the neighborhood.

Thank you all for reading and if you have any questions please reach out to me at cbogdan@ransomogs.com.

Chris Bogdan
Director of Communications
CBogdan@RansomOaks.com

Ransom Oaks

Who-to-Call

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

- **Ransom Oaks (Facilities)**
716-508-ROCC, facilitiesmanager@ransomogs.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@ransomogs.com
- **Comments** President of ROCC, André Lam, alam@ransomogs.com
- **Vandalism, Animal Control or Security Concerns** Amherst Police, 689-1311
- **Swormville Fire**, 688-7055



Happy Columbus Day

In This

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**We're on
Tuesday this
month...**

**Join Us @ the
Ransom Oaks
Community Meeting**

Tuesday, October 15
6:30pm @
Greenwood Dr Recreation
Center



**Didn't Receive
an Email on
Ransom Oaks
Playground**

Grand Opening?

See p. 4 for what to do if you didn't receive our community-wide email test. ■

October Birthday Celebrations



Keegan Gillman	18
October 4	
Shannon Gestwick	20
October 5	
Allison Janczak	21
October 6	
Jack Manzella	21
October 6	
Emma Wiepert	21
October 6	
Mark Rapp	10
October 13	
Gabrielle Marong	16
October 15	
Abigail Gnozzo	21
October 17	
Sydni Winters	18
October 26	
Theodore Roosevelt	161
October 27	
Colin Carpenter	4
October 31	
Delaney Gillman	20
October 31	

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



We hope that everyone enjoyed the upgraded pools, and racket facilities this summer. By the time this newsletter is printed, the playgrounds at Ransom Oaks and Greenwood should have completed their transformation.

We are aware that the playground at Eveningwood needs work as well. We wish we could upgrade that facility this year as well, but we had to start with the facilities most in need of replacement. The recreational committee is working on future plans at Eveningwood. That will be a project for the near future.

When we have concrete dates and plans, they will be shared with the community.

André Lam
President ROCC

ALam@RansomOaks.com ■

Around Ransom Oaks

Fall Lamp Post Decorating Contest

The Playground Committee announces a Fall Lamp Post Decorating contest!

Grab your neighbors and plan some decorations for the

nearest lamp post on your street. Fall and Halloween decorations can go up beginning October 1.



The playground committee will check them all out and announce a winner during the Fall Festival Grand Opening at Greenwood playground on October 20th from 12-2. A prize will be awarded and decorations can stay up until November 10th.

Please maintain the decorations or take down as necessary due to weather. We will post pictures of decorations as we find them!

We can't wait to see how creative you can be! ■

Signs are prohibited in Ransom Oaks except "House for Sale" signs. In this election season, please respect this restriction.

Around Ransom Oaks

Recreation Report

2019 has been a BIG year for ROCC!! We are always planning for the future but I wanted to take a quick look at some things that were accomplished :

- All pools were converted to salt water. It's better for everyone's health and saves us a good deal of money on chemicals.
- All tennis courts were resurfaced and look fantastic. Pickle ball has been added to our recreation repertoire as follows:

Eveningwood is strictly tennis
Greenwood is strictly pickle ball
Ransom Oaks has both games designated

- Greenwood baby pool leak was repaired and the broken pump replaced
- A new security camera system has been installed
- Eveningwood has a new fence installed
- Our swim teams were successfully reestablished with kids and lifeguards all having a great time! We hope next year sees even larger teams at each pool.
- Of course, we are upgrading the Greenwood and Ransom Oaks playgrounds which were long overdue.

And we certainly have plans for Eveningwood playground ASAP! Please keep in mind that we do have to work within a budget every year and we are getting to everything as quickly as is feasible. The drainage issues and subsequent sidewalk problems will also have been addressed as of the end of September. We hope you attended the grand opening Carnival for the Ransom Oaks playground and will join us on October 20 from 12-2 for the grand opening of Greenwood playground! Please watch our Facebook page for info and we will send out an email to all residents as well.

- Let's not forget our Little Lending Library that is located at Ransom Oaks facility near the gate opening to the pool. Please continue to visit through the winter and watch for donation drop off alerts. Take a book and leave a book!
- There were various electrical and maintenance items that were attended to that keep safety standards a priority. Next summer, we'll have ice cream socials and outdoor movies (Adult swim Jaws 2, anyone?!), crafts, swim teams and new playgrounds to break inand who knows what other fun things we might come up with! Stay tuned!

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

Around Ransom Oaks

Management Update



There has been so much maintenance and repair to fix electric, plumbing, ventilation, drainage and other issues of the Ransom Oaks facilities. The conversion of all pools to salt water systems was a big project, fence lines have been improved at Eveningwood, all tennis courts have been resurfaced and now two playgrounds are being replaced. It has been super exciting to oversee this much improvement in one year. Many thanks to the Board for their vision to make these improvements a priority.

Now we ask for your help. It is the Declaration of Ransom Oaks Community Corporation that creates the means to maintain standards of community, that we all can live up to and expect from each other. There are tremendous advantages to living in a managed Home Owners Association and, as we all know there are some significant restrictions as well. All are meant to be a guiding principle to keep the Community looking beautiful and be a part of Amherst where people desire to live. This in part, drives all our property values to improve over time.

Ransom Oaks is guided by a volunteer Board of Directors to make critical decisions for the maintenance and long-term management of assets. There are also several committees that work behind the scenes to present ideas to the Board for community programming and improvements. This last 2 years the Gardening Committee has planted several trees and dozens of roses, shrubs and flowers in common areas near pools and entrances. The work they have done really is beautiful. The Playground Committee has worked together for more than 2 years and this month, their hard work is evident in the construction of 2 new playgrounds for the community. This committee is also planning the opening celebrations at each playground. The launch of the Welcoming Committee has not yet taken off, but if you have an interest in helping to get this Committee started, please write to facilitiesmanager@ransomoaks.com and write "WELCOME" in the subject line. All summer programming is under the guidance of the ROCC, Recreation Director, Jennifer Stewart and managed by the Management team.

Your involvement big or small can make a difference. Volunteering for a Board position, a committee or event is sure to lead to friendships and the improvements to community living. Having pride in ownership within Ransom Oaks means taking care of our homes inside and out.

The condition and changes to the exterior of your home is monitored by the Architectural Committee as a requirement of the Covenants of Ransom Oaks.

This purview of the Committee is guided by Section 9 of the Ransom Oaks by-laws and the requirement for residents to submit Exterior Modification Application (EMA) forms for any alteration to the exterior your property. These can include, but are not limited to removal of trees, and any property improvements, such as: deck replacement, siding change or painting, front door and/or window replacement, additions, roof replacement, sidewalk or driveway changes or replacement, et cetera. Your compliance with this HOA requirement helps with Board and Management process and makes EVERYTHING better.

So, if your contribution is to clean up the side of your home, tuck your garbage bins out of sight, volunteer on a committee or run for a Board position, please know that it is ALL appreciated.

**Teamwork is the ability
to work together
toward a common vision.
The ability to direct
individual accomplishments
toward organizational
objectives.
It is the fuel
that allows common people
to attain uncommon results.**

*Andrew Carnegie
(1835 – 1919, Scottish-American industrialist)*

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

Around Ransom Oaks

Community-Wide Email Test



If you did not get an email notification regarding the Grand Opening of the Ransom Oaks playground this past month, please check your SPAM folder.

If you did not receive it, then please reach out to facilitiesmanager@ransomoaks.com, such that your email address can be corrected in our program for future correspondence. Please write "EMAIL" in the subject line and provide the correct address. ■



Architectural EMA Corner



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?

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.

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 including 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 ■

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. ■



Party on the Calendar?

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

Details at RansomOaks.com/Facilities



Ransom Oaks Playground Opening

Huck's Stump Grinding



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Call (716) 834-5975

www.HucksStumpGrinding.com

Selling Your Ransom Oaks Home

In our community there are steps when you sell your Ransom Oaks Home.

It is necessary for the seller to insure the following documents are made available to the buyer at closing:

- A) Copy of the most current Ransom Oaks Covenants and Restrictions
- B) Certificate of Compliance issued by Ransom Oaks Architecture Committee
- C) Copy of the most current Certificate of Assessment, confirming that all your ROCC annual assessments have been paid in full and there are no arrears for any year.

To complete requirements for closing on your sale, ask your lawyer to contact our Facilities Manager, 716-508-ROCC or facilitiesmanager@RansomOaks.com once

your property is sold and a closing date has been established. An exterior inspection will be performed to insure that your home and property are in compliance with all current covenants and restrictions. Once the inspection has been performed and your property is deemed to be in compliance and all assessments are up to date, we will forward the required documents to your attorney, who in turn will make them available to the purchaser at the closing. Note, we require 10 days notice to accomplish these tasks. ■

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

Regular Events

Slow Roll Buffalo

thru October Mondays @ 6:30pm

Details: slowrollbuffalo.org ■

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 ■



The Ultimate Buffalo Candy & Ice Cream Shop Trail

A self-directed trail of the best local candy and ice cream. Visit over 2 days.

Details: <https://stepoutbuffalo.com/the-ultimate-buffalo-candy-ice-cream-shop-trail/> ■

Buffalo Wing Trail

A self-directed trail of the best Buffalo chicken wing stops.

Details: <https://www.visitbuffaloniagara.com/crawl/buffalo-wing-trail/> ■

Beef on Weck Trail

A self directed trail of Buffalo's best beef on weck stops.

Details: <https://www.visitbuffaloniagara.com/crawl/beef-on-weck/> ■

Mark Your Calendar



Columbus Day
Oct 14

ROCC Meeting
Oct 15



Halloween
Oct 31



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*



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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@ransomocks.com
- 2. Pay via PayPal or major credit/debit card** via PayPal.com to payments@ransomocks.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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716.400.8581

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

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- 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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Advertise Your Services Business to Our Community

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Your easy marketing touch.

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references available. Lessons taught in your
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Williamsville, Getzville, Lockport or the
Tonawandas. Call 630.5998 or 330.9166.



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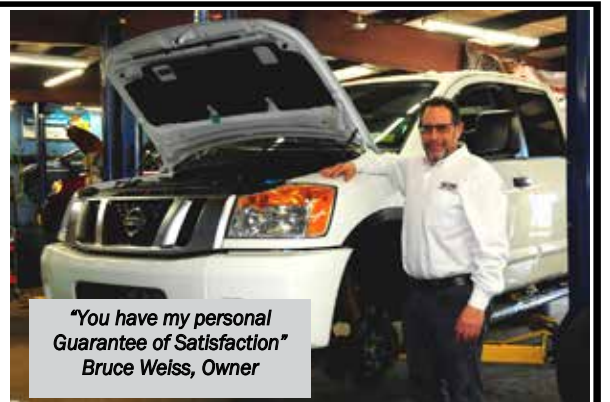
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October

Please visit our web site at RansomOaks.com

Next ROCC Meeting:
Tuesday • October 15, 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 meeting are held at the Greenwood Drive Recreation Center, unless noted otherwise. ■

Upcoming Meetings
Oct 15*, Dec 9
Nov 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

October 15
Deadline for
Ransom Oaks News
November issue



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East Amherst, NY 14051

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