



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

November 2019

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

Ransom Oaks

Congratulations Fall Lamp Post Winner!

The Playground Committee thanks everyone who took part in our Fall Lamp Post Decorating contest.

Take a look at Laura Panarese of Glen Oak Drive's winning lamp post.

Congratulations Laura!



In This

Issue

- 2 Ransom Oaks Board of Directors
- 3 Management Update
- 6 How to Advertise with Ransom Oaks



**Daylight Savings Time Ends
Sunday Nov 3
Remember Clocks Back**



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

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

**Tuesday, November 12
6:30pm @
Greenwood Dr Recreation
Center**

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



November Birthday Celebrations



Gabrielle Alexis Ciambella	17
November 24	
Victoria Egleston	19
November 24	
Jacob Joseph	7
November 24	
William Gregory	16
November 27	
Jackson Odachowski	10
November 27	
Owen Carpenter	2
November 28	

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



Around Ransom Oaks

Management Update



This past month the playgrounds at Greenwood and Ransom Oaks were completed, Greenwood Clubhouse interior was painted, and a variety of repairs were made. Currently, we are overseeing several drainage and electrical projects.

Old growth trees are one of the things that many of our residents loved when selecting this neighborhood to live in. The development of this community was designed to maintain the old growth trees and add new plantings to create a park-like setting. Over the years Ransom Oaks has lost hundreds of trees to fungus, disease and invasive species. This year was an aggressive year to remove these and the Board of Directors has taken note. They understand the responsibility to maintain Ransom Oaks for the long term and are actively investigating what can be done to ensure the neighborhood has beautiful trees in the future.

Soon we will all be raking leaves and shortly after that shoveling snow. Please understand that it is a legal requirement to maintain sidewalks on your property, as noted in the applicable copy of Town of Amherst code below, regarding owner responsibilities. In addition to keeping the sidewalk clear, we also must remember that the roads cannot be filled with leaves, snow or debris. When preparing your yard for leaf pickup, please pile adjacent to the road, such that leaves do not clog drains or interfere with driver right of way.

§ 83-9-5 Owner responsibility.

5-1. Owner to maintain sidewalk; exceptions.

5-1.1. The owner or occupant of any premises fronting or abutting on any street or highway shall repair, keep safe and maintain any sidewalk abutting the premises and keep it free and clear from snow, ice, dirt or other obstruction. All trees, shrubs, plants and other vegetation must be cut back to a height of eight feet directly above the surface of any sidewalk. Any such owner or occupant shall be liable for any injury or damage by reason of omission or failure to repair, keep safe and maintain such sidewalk or to remove snow, ice or other obstructions therefrom or negligence in performing those functions.^[1]

[1] *Editor's Note: Former Subsections 5-1.2, 5-1.3, 5-1.4, 5-1.5, added 4-11-2011 by L.L. No. 7-2011, and 5-1.6, added 4-11-2011 by L.L. No. 6-2011, amended 6-6-2011 by L.L. No. 16-2011, which provided exemptions to certain property owners from the requirement to keep sidewalks that are located along rear property lines adjacent to certain major highways free from snow and ice, were repealed 5-21-2012 by L.L. No. 10-2012.*

5-2. No person shall plow, shovel, sweep or pile snow, ice or other materials in or beyond the right-of-way of any street or public highway or cause such to be done so as to interfere with the safety and convenience of public travel.

If you love your neighborhood and want to help guide in the management of our assets, please consider running for a Board position.

As we approach the end the year, the Board of Directors has a busy agenda. In addition to the year-end project prioritization and budget preparations for 2020, they are also preparing to choose a new management company. We appreciate all of their support and work this past two years. Thank you.

When you feel like you've been buried...

Hang On!

You've Just Been Planted.

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

Around Town

Where to Park?

Not overnight in the streets of Amherst from November to April.

The standing or parking of vehicles is hereby prohibited on all streets and highways within the Town of Amherst between the hours of **1:00 AM to 7:00 AM**, beginning **November 1** of each year and ending **April 1** of the succeeding year. ■



Around Ransom Oaks

Light Pole Repair/Replacement Help

Happy Fall to you All!

We are asking for your help. Many light poles in Ransom Oaks are not in the best of shape. We are compiling a list to submit to the Town so they can make repairs.

It is faster if we create a list versus waiting for their limited resources to come out and survey.

Each pole has a rectangular sticker on it, usually on the sidewalk side. Please tell us the street and the pole number and your visual inspection findings.

We have documented a few with openings at the base, exposed wires, and "temporary" metal wraps poorly secured to the base of the pole. If a light is also not working, let us know that too!

Please email it to: bklein@ransomoaks.com

Thank you for your help! ■

Tips for Hosting an Organized Thanksgiving

Tips to take the stress out of Thanksgiving Day, especially if you're the host or hostess...

1. Create a Game Plan.

This is the before the day planning... guests, recipes, shopping

2. Eliminate Dishes You Do Not Need to Make. Keep it easy as possible.

3. Decide Which Dishes You Need to Make Yourself, then delegate the rest

4. Resolve to Stick to the Basics. Those favorite standbys adding maybe one or two new items or updates to one of the old standards.

5. Make a Grocery List. Start it now and add to it over the next couple weeks. Take it shopping to take advantage of before Thanksgiving sales.

6. Get Your Appliances and Serving Dishes Ready Ahead of Time. Make sure everything is working and that you have everything you need.

7. Decide What You Can Do Ahead of Time. It's such a busy day, any pre-gaming helps to ease the day.

8. Schedule Your Shopping and Prep Work. Get it on your calendar so it gets done easy peasy.

9. Do You Have Enough Stuff (place settings, linens, room around the table, and chairs).

10. Think Drinks. Separate area? Will Guests Help themselves? What are you serving?

11. Plan Decorations. Minimal can still be festive.

12. Decide on a Thanksgiving Day Timeline. Plan out the day from breakfast to feet-up.

13. Keep Recipes Within Easy Reach. You may need to take a peek on game day, be sure they're close.

14. Plan for Leftovers from containers to recipes. What are you sharing and what aren't you.

15. Be sure your planning includes activities for the kids, the non-football crew and for after cleanup. Maybe a fun new game to add to the day.

Source: thespruceeats.com ■

Mark Your Calendar



End of Daylight Savings Time
Nov 3

Election Day
Nov 5



Veterans Day
Nov 11

ROCC Meeting
Nov 12



Thanksgiving
Nov 28



Around Town

No Leaves in the Streets

A friendly reminder from the Town of Amherst website at amherst.ny.us.

Leaves may NOT be placed in the street. This is against NYS Vehicle & Traffic Law and Amherst Town Code. Leaves should be placed between the sidewalk and the curb.

The Amherst Highway Department recommends that residents bag their leaves in bio-degradable bags. The leaves will then be picked up their weekly scheduled refuse day by Modern Disposal.

Thank you. ■

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

Ideas for a Fun Family Thanksgiving

- Watch the Parade
- Run the Turkey Trot
- Get a Football Game Going
- Research Your Family Tree
- Volunteer at a Soup Kitchen
- Have a Mini Pumpkin Hunt
- Play a Board Game

- Video Chat with Faraway Relatives
- Go for a Hike
- Arts and Crafts
- Help Out the Hosts
- Give Thanks in Your Own Special Way

Thanksgiving is a special holiday, try spicing it up this year by adding something new.



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.

574.8542

BOB STEPHENS HUCK

Plumbing & Heating, Inc.

Complete Plumbing Service for Western New York
Repairs & Remodeling **632.1149**

Mention this ad &
SAVE \$15.00
on any service

Sewer & Drain Cleaning • Water Tanks • Sewer & Water Lines • Hot Water Heaters • Sump Pumps
High Pressure Sewer Jetting • Gas Lines Installed & Repaired • Trenching • Wet Basements/Yards

Commercial • Residential • 7 Days a Week • Licensed & Insured • Member BBB since 1967

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

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716.741.3300
www.easternhillspainting.com



HELLO autumn

Thinking of buying or selling this fall?

I can help make it a simple, stress free process so you can get on with life. *Give me a call for all of your real estate needs!*

Opening Doors to Your New Home.

Lisa Fogarty

LICENSED REAL ESTATE SALESPERSON

(716) 870.3641

LisaFogarty@howardhanna.com

PROUD RESIDENT OF THE RANSOM OAKS COMMUNITY.



914 Maple Road
Williamsville, NY 14221

Advertise Your Services Business to Our Community

Lawn care, snow removal, handy man, child care, baby sitting
Reach over 1100 neighbors with a Ransom Oaks News ad.
Your easy marketing touch.

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 or 330.9166.



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Is Your Vehicle Ready?

- *Oil Change with new Oil filter
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- *New Front Wiper Blades (Aero style)
- *Rain-X Windshield treatment to repel rain and snow
- *Road tested
- *Tire rotation, adjust pressures, check for wear
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- *And More

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Not applicable with other discounts or specials, See store for details. Exp 11/30/19



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Bruce Weiss, Owner*

GERRY'S SERVICE
COMPLETE AUTO REPAIR

www.GerrysService.com

9200 Transit Road * East Amherst
(behind Carubba Collision)

Call Today

688-0402

November

Please visit our web site at RansomOaks.com

Next ROCC Meeting:
Tuesday • November 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
Nov 12*, 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

November 15
Deadline for
Ransom Oaks News
December issue



Ransom Oaks
Community Corporation
101 Ransom Oaks Drive
East Amherst, NY 14051

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