



# 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

December 2019

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

## Around Ransom Oaks

### Santa Visit

Mark your calendar for Santa's Visit, **Thursday December 19th, 6 PM - 8 PM** @ Ransom Oaks Clubhouse.



Bring the kids to sit with Santa and enjoy some holiday cheer! ■

### Join Us @ the Ransom Oaks Community Meeting

**Monday, December 9**  
6:30pm @  
Greenwood Dr Recreation Center

*No Meeting January & July*

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to our families,  
friends, advertisers &  
residents

**HAPPY HANUKKAH**  
*Merry Christmas*  
*Happy Kwanzaa*  
Happy New  
Year

From All of Us  
at Ransom Oaks  
Community Corp

## 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, Chris Bogdan, cbogdan@ransomoaks.com
- **Vandalism, Animal Control or Security Concerns** Amherst Police, 689-1311
- **Swormville Fire**, 688-7055



## December Birthday Celebrations



Justice Wehrmeyer .....	17
December 5	
Matthew Wiepert.....	19
December 5	
Alex Agro .....	8
December 11	
Benjamin Hansen.....	13
December 12	
Stephanie Sheppard.....	19
December 22	
Tristan Casuccio .....	13
December 29	
Casey Rapp.....	7
December 29	
Rudyard Kipling .....	154
December 30	
Patience Wehrmeyer.....	16
December 30	

**Join the list!** Send your name and birth date (*and age if you prefer*) to [newsletter@ransomoaks.com](mailto: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/Opening>

#### 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.

<b>Christopher Bogdan</b> , <i>Acting President</i>	<a href="mailto:cbogdan@ransomoaks.com">cbogdan@ransomoaks.com</a>
<b>Vacant</b> , <i>Vice President</i>	<a href="mailto:tdavis@ransomoaks.com">tdavis@ransomoaks.com</a>
<b>Jen Rehac</b> , <i>Treasurer</i>	<a href="mailto:jrehac@ransomoaks.com">jrehac@ransomoaks.com</a>
<b>Patty Hill</b> , <i>Co-Secretary</i>	<a href="mailto:phill@ransomoaks.com">phill@ransomoaks.com</a>
<b>Jen Stewart</b> , <i>Co-Secretary</i>	<a href="mailto:jstewart@ransomoaks.com">jstewart@ransomoaks.com</a>
<b>Andrzej Ogiba</b> , <i>Director of Facilities</i>	<a href="mailto:aogiba@ransomoaks.com">aogiba@ransomoaks.com</a>
<b>Christopher Bogdan</b> , <i>Director of Communications</i>	<a href="mailto:cbogdan@ransomoaks.com">cbogdan@ransomoaks.com</a>
<b>Jen Stewart</b> , <i>Director of Safety &amp; Recreation</i>	<a href="mailto:jstewart@ransomoaks.com">jstewart@ransomoaks.com</a>
<b>Bill Klein</b> , <i>Director of Landscaping</i>	<a href="mailto:bklein@ransomoaks.com">bklein@ransomoaks.com</a>

**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](mailto:newsletter@ransomoaks.com)



# President's Update



With the holidays upon us I hope this newsletter finds you well. This year has been a year of change for Ransom Oaks, with revitalized pools, new playgrounds, and a revitalized social program. The close of the year continues in that tradition with the departure of several key figures who have ushered in that change. I want to first thank Andre Lam, who, as President, dedicated countless hours to the community that allowed for the changes we've all seen. Andre has made the decision to step down as president of the board and relinquish his board seat to pursue personal goals. Leaving the board in that same vein, we want to thank Tammy Davis, who as Vice President headed our Architectural Committee and helped further initiatives to beautify the neighborhood. Finally, ROC Management, consisting of Michelle, Cindy, Gary, and Craig are finishing out their contract at the end of the year. Their contributions both behind the scenes and out front will be sorely missed. As the acting president of ROCC, I hope to work with the new management team to continue the evolution of neighborhood programs that were started under this great leadership team over the past two years.

As for this newsletter, it will be our last monthly mailing. I want to thank the newsletter editor, Terry Collins for monthly diligence in producing the newsletter for the past few years. Please look to the website in January for continuously updated news, events, and articles of interest going forward. There will be interactive calendars, photo galleries, and easy to access forms for residents, prospective residents, and real estate agents alike.

Finally, I would like for any interested residents to please step up and volunteer to be on a committee or on the board. Come help make a difference in this neighborhood and shape it's future. Without dedicated volunteers we can't continue to improve the way we have been for the past two years.

Thank you for reading and see you in the new year.

Christopher Bogdan  
Acting President  
CBogdan@ransomoaks.com ■

## Around Ransom Oaks

# Light Pole Repair/ Replacement Help

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](mailto:bklein@ransomoaks.com)

Thank you for your help! ■



Please help out our USPS carriers during this holiday time by keeping your lights on, pets secured and snow cleared as they deliver in the dark early and late.

Sign up for informed delivery at [InformedDelivery.com](http://InformedDelivery.com) to anticipate your delivery needs.

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. ■

## Planning a Party or Meeting?

Let Ransom Oaks help with the location.  
Details at [RansomOaks.com](http://RansomOaks.com) ■



**Town of Amherst  
Winter Parking Nov  
1 - April 1**

No standing or parking of vehicles on all streets and highways within the Town of Amherst between **1:00 AM to 7:00 AM.** ■

## Around Ransom Oaks

# Management Update



The Ransom Oaks Board of Directors has selected a new management firm and is happy to introduce Ashley and Chris Kinney, as Logic Ventures. The transition has been underway, such that they will hit the ground running. They have been incredibly studious about every aspect of the Ransom Oaks Community and are well prepared.

We have been honored to have had the chance to meet so many Ransom Oaks neighbors and make a difference in our community. Joining the Board in August of 2017 and managing this past 2 years has allowed me to understand the importance of Board and Architectural governance. We are looking at ways to spread the news of Ransom Oaks and educate Board members, Management and residents for long term community wellness. I highly encourage every resident to participate in community events and get involved in committees and Board positions. Whether you are sharing a passion or a skill, you can add value to our community and make a difference.

### Message from New Management Company

Logiq Ventures, LLC is looking forward to assisting the Board of Directors with the management responsibilities of the Ransom Oaks community. Ashley and Chris Kinney, the owners of Logiq Ventures, are members of the community and have witnessed the constructive changes and renewed vision for Ransom Oaks over the last few years. We are excited to use our professional business and project management experience to further the positive progress and provide smooth operation and maintenance of the Ransom Oaks Association and facilities. We have some busy months ahead with collecting assessments, reviewing contracts, and planning for the summer season but we are eager to get started. Please feel free to contact us if you have questions, maintenance requests or suggestions on ways to improve the facilities or community, we would love to hear from you.

Office: 716-508-ROCC (7622)

Mobile: 716-221-0087

facilitiesmanager@ransomoaks.com

### Assessments & Pool Tags

We will be available to take assessments in person and provide pool tags on the following dates and locations:

- Wednesday, January 8, 2020 from 10am-12pm and 6pm-8pm at Ransom Oaks Community Center
- Thursday, January 30, 2020 from 10am-12pm at Ransom Oaks Community Center
- Saturday, February 1, 2020 from 11am-1pm at Ransom Oaks Community Center
- Tuesday, February 4, 2020 from 6pm-8pm at Ransom Oaks Community Center
- Wednesday, February 5, 2020 from 10am-12pm at Ransom Oaks Community Center
- Saturday, February 8, 2020 from 11am-1pm at Ransom Oaks Community Center
- Tuesday, February 11, 2020 from 6pm-8pm at Greenwood Community Center
- Thursday, February 13, 2020 from 10am-12pm at Greenwood Community Center
- Monday, February 24, 2020 from 10am-12pm at Ransom Oaks Community Center
- Thursday, February 27, 2020 6pm-8pm at Greenwood Community Center
- Saturday, February 29, 2020 2pm-4pm Ransom Oaks Community Center

Residents will also have an opportunity to pick pool tags up at the annual meeting, if the distribution dates don't work for your schedule. All remaining pool tags processed from paid assessments and resident data provided, will be mailed in late April.

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

## Around Ransom Oaks

# Recreation Report

**Seasons Greetings everyone!** As 2019 draws to a close, we've already planned so much for 2020! There are more playgrounds to make over, events to prepare, trees to plant, activities to share, and so much more. The board is only limited by our ability to be everywhere at once!

The more hands we have to help, the more ideas we have to consider, the more we can accomplish. If you have positive motivation to help ROCC flourish come join the board itself or even a committee and help improve our reach.

To join the board, please submit a resume by email or in person at our next meeting on Monday, December 9th at 6:30.

To join a committee, simply email me at [jstewart@ransomoaks.com](mailto:jstewart@ransomoaks.com). Currently we have:

- Recreation Committee
- Gardening Committee
- Architectural Committee

- Gardening Committee

We have ideas to begin other committees or groups, but lack enough people to commit to getting them running. Volunteering for any part is not as time consuming as you think and can be very rewarding. It can be as simple as spending a couple of hours teaching others a craft, organizing a book club, teaching a fitness class, starting a running club (and maybe a mini marathon in RO?). I hear from residents with SO many great ideas that we would love to put into action. Join us and help make things happen!

Santa Claus will be here soon so be on your best behavior! Join us for a little holiday cheer :

Thursday, December 19th  
6-8 pm  
Ransom Oaks Facility

Wishing you and yours a safe and happy holiday season!

Jennifer Stewart  
Director of Safety and Recreation  
[jstewart@ransomoaks.com](mailto:jstewart@ransomoaks.com) ■



### 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](http://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@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. ■



## 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

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## 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**

## BUFFALO OVERHEAD DOOR, Inc.

*"Ransom Oaks Own Door Company"*

**Featuring:**  
Clopay Pro-Series  
SunSetter  
Retractable Awnings  
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Residential • Broken Springs & Cables Repaired  
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# Prep Your Home For FALL AND WINTER

- 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



**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](mailto:LisaFogarty@howardhanna.com)

914 Maple Road, Williamsville, NY 14221



PROUD RESIDENT OF THE RANSOM OAKS COMMUNITY

*Opening Doors to Your New Home*



**Consider Volunteering or  
Sharing your Talents...  
As Little as an Hour or Two a  
Month Will Make a Difference  
in Our Community**

### PIANO INSTRUCTION

Ransom Oaks Resident!

Certified experienced teacher,  
references available. Lesson



home or mine: East Amherst, Clarence,  
Williamsville, Getzville, Lockport or the  
Tonawandas. Call 630.5998 or 598.3722.

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### Complete Fall/Winter Service Package

Is Your Vehicle Ready?

- \*Oil Change with new Oil filter
- \*Top off under hood fluids
- \*New Front Wiper Blades (Aero style)
- \*Rain-X Windshield treatment to repel rain and snow
- \*Road tested
- \*Tire rotation, adjust pressures, check for wear
- \*Full Vehicle Check-up for Fall & Winter
- \*And More

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OFF**

Not applicable with other discounts or specials, See store for details. Exp 12/31/2019



*"You have my personal  
Guarantee of Satisfaction"  
Bruce Weiss, Owner*

**GERRY'S SERVICE**  
COMPLETE AUTO REPAIR

[www.GerrysService.com](http://www.GerrysService.com)

9200 Transit Road \* East Amherst

(behind Carubba Collision)

Call Today

688-0402

# December

Please visit our web site at [RansomOaks.com](http://RansomOaks.com)

**Next ROCC Meeting:**  
**Monday • December 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 2<sup>nd</sup> Monday of each month except for Oct & Nov 2019 which are 2<sup>nd</sup> 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. ■*



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

**Upcoming Meetings**  
Dec 9  
No January Meeting

**Charlesgate Meeting:**  
second Wednesday of each month.

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**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

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