

RANSOM OAKS NEWS

A Neighborhood Publication

Sponsored by Ransom Oaks Community Corporation and Our Advertisers

www.RansomOaks.com

2012 · Thirty-Two Years of Ransom Oaks News

January 2012

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

Happy New Year 2012

The Ransom Oaks Board of Directors consists of **volunteers**



- residents who are elected to office by a vote of the ROCC membership. They strive to keep Ransom Oaks strong and vital for generations to come and invite you to attend any monthly meeting, as listed in each newsletter. ■

Ransom Oaks... a great place to live.

Mark Your Calendar Monday, January 9

Elections for Board of Directors

Ransom Oaks residents

will have the opportunity to **vote**. Don't miss this meeting. ■



Ransom Oaks

Who-to-Call

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

- **Charlesgate, Forest Edge or Glen Oak** Clover Management, 688.4503
- **Briarwoods or Woodgate** Andruschat Real Estate Service, 688.4757
- **Ransom Oaks Architectural Matters** (regarding Single-family homes ONLY) Pete Calinski, 688.1871 or Gene Zambarda, 689.0924
- **Ransom Oaks Facilities Managers** (including Clubhouse Rentals) Tom and Kathy Halter, 691.7352
- **Comments** President of R.O.C.C. Mark Walsh, 636.6242
- **Vandalism, Animal Control or Security Concerns** Amherst Police, 689.1311
- **Swormville Fire**, 688.7055



December Board Meeting Highlights

Highlights from December 12, 2011 Board of Director's Meeting.

- **No residents** attended the meeting.
- We have a **new editor** for the newsletter, Jennifer Kursten.
- **Mike Deck** of 64 Pinehurst Court has become the new board member responsible for Architecture issues.
- **Budget details**, Proxies and Ballots were mailed and should be in resident's hands.
- **2011** is coming in right on budget.
- We are still looking into ways other than a complete Restatement to strengthen our ability to enforce our **Covenants and Restrictions**.
- We have drafted a **Procurement Standards and Procedures** to control the procurement of high value items.
- We will proceed with a full audit again this year.
- We are contemplating our next moves regarding the **bike path**. Cooperation, support, and assistance from residents will be required.
- We will procure new **pool furniture** for the Ransom Oaks pool. The existing furniture could go to Camp Good Days and Special Times but they have turned down our offer in the past.
- We are exploring incorporating the **Bantry Green I** area into Ransom Oaks. Bantry Green II is already a part of Ransom Oaks.
- The **Architectural Committee** was required to act four times since the last board meeting. ■

IN THIS

Issue

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Happy Birthday! January Friends



Mary Bridget O'Sullivan	13
January 2	
Hallie Kenyon	16
January 6	
Eric Vitello	13
January 9	
Darya O'Sullivan	7
January 10	
Jennifer Fritts	21
January 12	
Drew Butler	12
January 14	
Jennifer Sarah David	24
January 18	
A.A. Milne	130
January 18	
Ava Verrastro	8
January 18	
Adam Hood	25
January 22	
Maria Merrill	13
January 23	
Irina Dmitriyev	22
January 24	
Matthew Vizzi	13
January 26	
Terry Tubbs	
January 28	
Kevin Hall	18
January 29	
Christian Jones	17
January 29	

Join the List! Send your name and birth date (and age if you'd like) to jkursten@ransomoaks.com. The list will remain on file and printed annually unless you request to be removed. ■

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.

Mark Walsh, President	636.6242	mwalsh@ransomoaks.com
Gene Zambarda, Vice President	689.0924	gzambarda@ransomoaks.com
Jim Golding, Treasurer	689.4919	jgolding@ransomoaks.com
Pete Calinski, Secretary	688.1871	pcalinski@ransomoaks.com
Michael Deck, Architectural		
Tom Meldrum, Landscaping	639.7364	tmeldrum@ransomoaks.com
James Burke, PR/Communications	913.8381	jburke@ransomoaks.com
Forrest Benson, At Large	688.4688	fbenson@ransomoaks.com
Dennis Thompson, Facilities	636.7437	dthompson@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 Greenwood Drive Recreation Area, see calendar. Residents are welcome and encouraged to attend. ■

Ransom Oaks Staff

Kathy & Tom Halter, Facilities Managers	691.7352	thalter@ransomoaks.com
Jennifer Kursten, News Editor/Designer	434-0994	jkursten@ransomoaks.com



Winter at Niagara Falls by Jennifer Kursten

Let Your Voice be Heard

Monday, January 9, 2012 is Ransom Oaks Community Corporation Annual Meeting. Make this year the year you participate in your community. Help your Board of Directors help you! Consider attending the January meeting to place your vote and find out how you can assist in keeping Ransom Oaks a vital and valued community. It is the people in Ransom Oaks that makes it what it is. You get out of it what you put into it!

Attend the meeting and make a connection with an unfamiliar resident. You will be surprised what you might have in common. Are you searching for a professional to do work around the house, an accountant, a babysitter, or a pet sitter. Perhaps you are looking for a job? Networking is the way to obtain those much needed contacts.

Is there something you would like to develop within the community? Anything from a social activity such as a walking or book club. Maybe you have children with special needs and would like to develop a support group.

Start thinking outside the box Ransom Oaks residents! Meet the Board of Directors in person by attending the monthly meetings and discuss your ideas with them. The Board of Directors are there for you when there is a problem but they are also there to help you improve the community living at Ransom Oaks with innovative solutions! ■



Greetings from your New Editor

Happy New Year to all the Ransom Oaks residents! I am honored to be selected as your new editor/designer of the Ransom Oaks News. It was a pleasure to meet Jim Burke and Pete Calinski who presented me with a historical overview of Ransom Oaks and a tour of your beautiful community. Attending the December Board of Directors meeting provided me insight to the hard-working and dedicated individuals representing Ransom Oaks.



After meeting Karen Gerken, I realized I have some big shoes to fill! Karen did an amazing job for Ransom Oaks! I will do my best to offer you with the same positive and professional service. I thank Karen for her well organized processes, procedures, and files, which will make my transition much smoother. Best of luck to Karen in her new endeavor!

I bring to the Ransom Oaks' editorial position, my experience of 25+ years in the communication's field, which ranges from a corporate 300 company to non-profit organizations. I also work as a fine artist and art instructor. I look forward to working with the Board of Directors and with YOU to enhance the value of living in the Ransom Oaks community.

We all experience information overload, so therefore, to make this newsletter effective and relevant; it must contain items of interest to you. I welcome your input and ask you to e-mail your requests to jkursten@ransomoaks.com.

My very best wishes to you and yours for an exciting New Year!

Jennifer Kursten

Mark Your Calendar Monday, January 9 6:30 p.m.



Ransom Oaks residents will have the opportunity to **vote** at the annual meeting at the **Greenwood Recreation Facility**. If you prefer to vote by proxy or absentee ballot, be sure and either mail it or submit it to a board member, as per instructions received in the mail from the facilities managers. ■

Annual Assessment NOTICE

Amount Due: \$294.00

Due Date: by March 1, 2012*

Check Payable to:

Ransom Oaks Community Corporation

Return to: Tom and Kathy Halter,
38 Maricrest Dr., Amherst, NY 14228

Name _____

Ransom Oaks Address _____

Phone _____

E-mail _____

Please Print Names of those Residing at Address:

Please return with a self-addressed, stamped envelope if you would like Facility Use tags.

- Without tags, you may not use the facilities.
- Tags will be mailed in April.

**A 1.5% Monthly Service Charge will apply after March 1, 2012.*

Facilities Report

Our annual meeting will be held on **Monday, January 9, 2012, 6:30 p.m.** at the **Greenwood Recreation Facility**. Elections will be held at that time. If you are unable to come to the meeting, please use your proxy or absentee ballot. This may be mailed or given to any board member.

This year the 2012 **assessment fee** for Ransom Oaks will be \$294.00 and \$59.47 for Woodgate residents. Billing for the 2012 assessment will be mailed in January and due by March 1st.

Happy New Year!

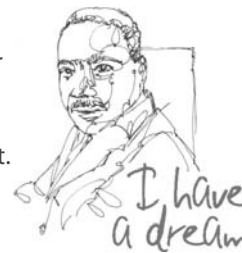
Kathy & Tom Halter,
Ransom Oaks Facilities Managers
691.7352

January 16

Martin Luther King, Jr. Day

Martin Luther King, Jr. (January 15, 1929 – April 4, 1968) was an American clergyman, activist, and prominent leader in the African-American Civil Rights Movement.

To learn more about Mr. King, go online to The Martin Luther King, Jr. Center for Nonviolent Social Change, which was established by Mrs. Coretta Scott King in 1968. www.thekingcenter.org



Medina Railroad Museum

Located in the old New York Central freight depot in Medina, NY. It is the largest freight depot museum in the country. The building itself was built in 1905, and is one of the largest (301ft. by 34ft.), last surviving wooden freight depots in the United States.

Featuring the largest collection of artifacts and memorabilia known to exist under one roof. Also see the longest HO scale layout and diorama all on one floor, an immense 14ft. by 204ft, currently under construction. You can also browse our lovely gift shop.

Open Year-Round, Tues-Sun from 11:00am - 5:00pm

Closed Mondays and Major Holidays
530 West Avenue, Medina, NY 14103
585-798-6106.

[www.http://railroadmuseum.net](http://railroadmuseum.net)



January Events

Uranus and Neptune: Planets of the Telescope Age

Jan 13 - Feb 11, 2012

Fridays @ 8:00 pm, Saturdays @ 2:00 pm

Discover the two mysterious gas giants. Learn how they were found, and where they can be seen today.

Until 1781, there were only five other planets known in our solar system. After several improvements to the telescope after nearly 170 years, the technology was able to discover another massive object orbiting our sun. However, mathematicians and astronomers noted that there was still something strange about the new planet. Nearly 60 years later, a pencil-drawn calculation predicted the location of another as-yet unknown world.

Department of Earth Sciences and Science Education, Buffalo State College, Buffalo, NY 14222, (716) 878-491
www.fergusonplanetarium.net.

"SUDS" the Rocking 60's Musical Soap Opera

Jan 27 & 28, 2012 at 7:30 pm and

Jan 29, 2012 at 3:00 pm

Historic Riviera Theatre,

67 Webster Street,

North Tonawanda, NY 14120,

Event Information (716) 692-2113

Box Office (716) 692-2413

boxoffice@rivieratheatre.org

Read about the history of The Riviera Theatre and Its Mighty Wurlitzer Pipe Organ at www.rivieratheatre.org!



The planet Neptune.

Dance Class All Grown Up! - Adult Tap & Jazz

Jan 16 to Feb 21, 2012, 6:00 to 8:00 pm.

Our Lady of Peace, 10950 Main Street

Clarence, NY. For more info. call the Buffalo Dance Center at 716-901-4263.

Contact name: Stacey Wawrzyniec

E-mail: stacey@buffalodancecenter.com

www.buffalodancecenter.com.

Tift Public Programs for Families

Tift Nature Preserve offers walking and snowshoeing tours all winter long through the 264-acre nature refuge, which is dedicated to conservation and environmental education. Check out their website or call them for upcoming kids, adult, and family events.

1200 Fuhrmann Boulevard, Buffalo, NY 14203, 716.825.6397

www.sciencebuff.org/tift-nature-preserve.

Ransom Oaks

Our Community---Our Lifestyle----Our Property Values—Our Bike Path



To My Fellow Residents,

When we built in Ransom Oaks in 1977 it was arguably the most exclusive community in Erie County. When I told a friend I was building in Ransom Oaks he said, "Oh, that is where all the vice presidents live". Anyone wanting to live in Ransom Oaks paid a premium price for their home because it provided them a whole host of amenities and a special lifestyle. We are no longer perceived in that way though we should be. We no longer can command a premium price for our homes and, coupled with the abysmal price appreciation of homes in Western New York in general, we do not benefit from owning a home like most of the country. There is not much we can do about Western New York home prices but there is much we can do about the Ransom Oaks Lifestyle and how we are perceived to the "outside".



The Bike Path is a key element of that Lifestyle. When we moved to Ransom Oaks the Bike Path was entirely ours. The Golf Course had no use for the Bike Path. There were no golf carts then. Golfers used caddies or pulled

their bags. As golf carts came into use the Golf Course started using our Bike Path. You could say they stole our Bike Path for their own gain and profit. No one challenged the Golf Course because the use of carts had little impact on our use of the Bike Path. Now the Golf Course says we can't use our Bike Path because parts of it are on their property; although much of it is also on Ransom Oaks resident's property.

Up until now, the Ransom Oaks Bike Path Committee has been attempting to negotiate an agreement that allows sharing of the Bike Path by all parties. However, the Glen Oak Golf Course has rebuffed any and all of our overtures. So far we have constrained our activities to a low cost, minimal effort approach, which has failed. So now, to move forward, we will have to put more resources and effort into securing our Bike Path.

We are going to include a survey with the Assessment Notice that you will or have received in January. We want to know to what extent residents are willing to go to secure our Bike Path. It is a key element in the process of restoring and enhancing the value of our community and the Ransom Oaks Lifestyle.

If you need more information, there is a Bike Path link at RansomOaks.com or you may call me at 716-464-2474, or post mail - 70 Eveningwood Lane, or email - pcalinski@ransomsoaks.com.

Sincerely,
Pete Calinski



Keep it CLEAN!

Your sidewalk, that is.



After a snow-free autumn, it's time to get back to the reality of winter in Ransom Oaks. Please remember that your sidewalks must be kept clean and free of snow and ice, and for a number of reasons: out of consideration for walkers, safety, liability and to avoid a ticket, because *it's the LAW!*

Here are some facts, excerpted from the Town of Amherst web site:

Q. What is the law regarding snow removal on sidewalks?

A. In accordance with the Code of the Town of Amherst, the owner or occupant of any premises fronting or abutting on any street, keep safe and maintain any sidewalk abutting the premises and keep it free and clear from snow, ice, dirt or other obstruction. Any such owner or occupant shall be liable for any injury or damage by reason of omission or failure to remove snow, ice or other obstructions therefrom or negligence in performing those functions.

Note: Failure to comply with this local law may result in a fine of up to \$250 or fifteen days in jail, or both, for each separate violation.

For the full text of this ordinance go to Section 83-9-5 of the Building Construction Administration Code of the Town of Amherst.

Here are some ideas for help:

If you are not able to shovel your own sidewalk you might consider hiring a landscaping/plowing service on an as-needed basis. Or, contact the Town of Amherst program, YouthWorks, that connects residents with Amherst youth ages 12-20 looking for worthwhile paying job opportunities at 631.7217.

Another idea is to ask your neighbor to keep your sidewalk clear and offer to trade services, such as cooking, baking, babysitting, coupon clipping...consider the many possibilities, avoid a ticket and keep your sidewalk safe and clean! ■

Ransom Oaks Classifieds

If you would like to purchase an ad in the *Ransom Oaks News*, please email your request to **Jennifer Kursten, Editor**, jkursten@ransomsoaks.com. Please write check out to *Ransom Oaks Community Corporation* and mail payment to PO Box 777, Lockport, NY 14095-0777 and include the word AD in the memo section of the check.

All ad payments must be received by the 18th of the month *prior to publication*. **Without receipt** of payment for the upcoming month by the 18th, the ad will not run.

Note: The R.O.C.C Board of Directors nor Staff do not necessarily have personal knowledge, nor are they able to recommend the advertisers who choose to purchase advertising space in this newsletter. ■

CLASSIFIED AD RATES

RESIDENTS Promote your service or sell an item. ■ \$7/mo.

NON-RESIDENTS Affordably promote your service or business. ■ \$10/mo.

Thirty word maximum per ad, please.

DISPLAY AD RATES

Affordably promote your service or business. Where else can you reach over 1,100 residents for this price?

- 2 Col. x 1.5" High Ad: \$35.00/month
- 2 Col. x 3" High Ad: \$60.00/month
- 1/3 Page Ad: 3 Col. x 3" \$80/mo.
- 1/2 Page Ad: 3 Col. x 4.5" \$120/mo.
- 2/3 Page Ad: 3 Col. x 6" \$150/mo.
- Full Page Ad: 3 Col. x 9.5" \$225/mo.

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. ■

SUMP PUMP for SALE

Battery operated back-up sump pump system. Includes pump, controls, and two 12-volt batteries (one never used). Asking \$100.00. Contact Frank Temple at 689.6180.

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716.688.0200
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716.564.1300
(At Niagara Falls Boulevard)

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Retired teacher/teacher's aide
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NANNY Pop-In

Ransom Oaks Resident. References and resume available.

Call today to discuss your part-time or full-time child care needs. 716.689.3246

PIANO INSTRUCTION

Ransom Oaks resident
Experienced teacher,
references available.



Lessons taught in your home:
East Amherst, Clarence, Williamsville,
Getzville, Lockport or the Tonawandas.
Call 630.5998 or 598.3722.

Need Help Around the House?

Amherst YouthWorks is a year-round program that links Amherst residents with household jobs to offer (such as shoveling snow, holiday help, computer tutoring, and other jobs) with Amherst youth who are a part of the program. To learn more about hiring a youth or to join AYW, call 631.7217 or visit www.amherst.ny.us. ■



**This is your opportunity
to advertise your business to
a community wide audience.**

A productive new year's resolution - develop new clientele!

See page 6 for advertising rates.

JANUARY

Ransom Oaks 2012 Meeting Schedule

January 2012 Calendar Highlights

Please visit our web site at www.RansomOaks.com

ROCC Annual Meeting: Monday, January 9, 2012

February 13	March 12
April 16	May 14
June 11	July 9
August 13	September 10
October 9	November 12
December 10	

MEETINGS begin at 6:30 p.m. **2nd Monday** of the month. **RESIDENTS** are welcome and encouraged to attend. See you there!

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 Greenwood Drive Recreation Center, unless noted otherwise. ■

PLEASE NOTE:
New Meeting Time
is now at
6:30pm.

January 18
Deadline for
Ransom Oaks News
February issue

Mark Your Calendar Monday, January 9

Elections for Board of Directors
Ransom Oaks residents will have the opportunity to **vote**. Don't miss this meeting. ■



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

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