

# 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

February 2012

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

## Think Snow - It's Buffalo!

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.**

### 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)  
Mike Deck, 689.0988
- **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

**February 2nd**  
Groundhog  
Day!



## January Board Meeting Highlights

**Highlights from January 9, 2012 Board of Director's Meeting.**

**23 residents** attended the meeting, the following issues were discussed:

- The costs to Charlesgate residents to correct the pond problem could be significantly less than hundreds of thousands of dollars.
- The Glen Oak Golf Course is cooperating to resolve the pond issue.
- Too much information is on the website.
- Can Ransom Oaks improve the courts by adding trees and rocks?  
*No the Town owns the courts and has removed stones in the past.*
- The Golf Course is not cooperating with Woodgate over their pond issues.
- Apparently there will be legal costs associated with the Bike Path.
- The Town is not maintaining the gas lights in the Old Oak Post Road area. They will take resident's complaints and attendance at Town Board meetings to correct this.
- The level of vulgar language and actions by golfers increases when less residents use the Bike Path.

- The board needs to strengthen its ability to enforce the Covenants and Restrictions.
- We should establish a committee to give awards for landscaping and/or other things that improve Ransom Oaks.
- Some residents are having problems posting on the Bike Path blog.  
*Some adjustments have been made. Everyone should be able to at least comment.*
- Can sheds be approved?  
*Only by changing the Covenants and Restrictions and that requires approval by 2/3 of all residents.*
- Can anything be done about speeding on Old Oak Post Rd and Glen Oak Dr?
- The Board passed a resolution establishing standards for high cost procurements.
- The results of the Bike Path survey will be tabulated after February 28 when the assessments payments are due.
- We were \$1,600 over the 2011 budget of \$297,300 (0.5%).
- The sale of the Town Compost Facility to a private contractor could impact our mulch costs.
- The election was held for the three open board positions. ■

### IN THIS

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## Happy Birthday! February Friends



|                                      |    |
|--------------------------------------|----|
| <b>Matthew Lyskana</b> .....         | 9  |
| February 5                           |    |
| <b>Michael Brown</b> .....           | 24 |
| February 7                           |    |
| <b>Meredith Cook</b> .....           | 22 |
| February 12                          |    |
| <b>Emilio Marong</b> .....           | 19 |
| February 15                          |    |
| <b>Nithya Priya Ramalingam</b> ..... | 21 |
| February 16                          |    |
| <b>Elana Lesse</b> .....             | 21 |
| February 16                          |    |
| <b>Molly Ferguson</b> .....          | 20 |
| February 22                          |    |
| <b>Michelle Sawaya</b> .....         | 20 |
| February 23                          |    |
| <b>Matthew Berus</b> .....           | 18 |
| February 25                          |    |
| <b>Oliver Jackson</b> .....          | 18 |
| February 26                          |    |
| <b>Papa Goeckel</b> .....            | ?? |
| February 26                          |    |
| <b>Emily Gnozzo</b> .....            | 11 |
| February 26                          |    |
| <b>Eyob Marshall</b> .....           | 6  |
| February 27                          |    |
| <b>Thomas Jackson</b> .....          | 13 |
| February 27                          |    |
| <b>Marcia Wells</b> .....            | ?? |
| February 28                          |    |
| <b>Lemony Snicket</b> .....          | 42 |
| February 28                          |    |

Join the List! Send your name and birth date (and age if you'd like) to [jkursten@ransomoaks.com](mailto: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.

|                                       |          |  |
|---------------------------------------|----------|--|
| <b>Mark Walsh, President</b>          | 636.6242 | <a href="mailto:mwalsh@ransomoaks.com">mwalsh@ransomoaks.com</a>       |
| <b>Gene Zambarda, Vice President</b>  | 689.0924 | <a href="mailto:gzambarda@ransomoaks.com">gzambarda@ransomoaks.com</a> |
| <b>Jim Golding, Treasurer</b>         | 689.4919 | <a href="mailto:jgolding@ransomoaks.com">jgolding@ransomoaks.com</a>   |
| <b>Pete Calinski, Secretary</b>       | 688.1871 | <a href="mailto:pcalinski@ransomoaks.com">pcalinski@ransomoaks.com</a> |
| <b>Michael Deck, Architectural</b>    | 689-0988 | <a href="mailto:mdeck@ransomoaks.com">mdeck@ransomoaks.com</a>         |
| <b>Tom Meldrum, Landscaping</b>       | 639.7364 | <a href="mailto:tmeldrum@ransomoaks.com">tmeldrum@ransomoaks.com</a>   |
| <b>James Burke, PR/Communications</b> | 913.8381 | <a href="mailto:jburke@ransomoaks.com">jburke@ransomoaks.com</a>       |
| <b>Forrest Benson, At Large</b>       | 688.4688 | <a href="mailto:fbenson@ransomoaks.com">fbenson@ransomoaks.com</a>     |
| <b>Dennis Thompson, Facilities</b>    | 636.7437 | <a href="mailto:dthompson@ransomoaks.com">dthompson@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 Greenwood Drive Recreation Area, see calendar. Residents are welcome and encouraged to attend. ■

## Ransom Oaks Staff

|  |          |  |
|--|----------|--|
| <b>Kathy &amp; Tom Halter, Facilities Managers</b> | 691.7352 | <a href="mailto:thalter@ransomoaks.com">thalter@ransomoaks.com</a>   |
| <b>Jennifer Kursten, News Editor/Designer</b>      | 434-0994 | <a href="mailto:jkursten@ransomoaks.com">jkursten@ransomoaks.com</a> |

## Ransom Oaks Babysitting Information Network

**Ransom Oaks residents** may participate in the **ROBIN** network. **TEENS** To be added to the list, email your name, age, street and phone number (also, indicate if you have completed the American Red Cross Babysitting Course) by the monthly deadline listed in each newsletter to [jkursten@ransomoaks.com](mailto:jkursten@ransomoaks.com). Names will remain on file and printed monthly unless you request to be removed. **PARENTS** Be sure to personally interview prospective babysitters and check their references. Neither the R.O.C.C. Board or Directors nor the Editor are responsible for the integrity, maturity or abilities of those listed as qualified babysitters. ■

## Happy Valentine's Day! February 14th



# ROCC Election Results

The Annual ROCC Meeting and Election was held on January 9, 2012. There were three board of directors seats to be filled. The two incumbents, Jim Burke and Tom Meldrum received 135 and 134 votes respectively. In addition, Mike Deck the newly appointed board member received 101 write-in votes. Three other write-in candidates received one vote each. There will be no change in board membership as a result of the election.

Thanks to all residents that participated! ■

## Ransom Oaks

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

Dear Ransom Oaks Residents:

Recently residents of Ransom Oaks received a letter entitled "A Letter to Residents Regarding the Bike Path". The letter was signed by Pete Calinski, Secretary of Ransom Oaks Community Corporation, but was not seen by the president.

In this letter Mr. Calinski wrote, "In addition, actions by the GOGC (Glen Oak Golf Course) could cost the residents of the Charlesgate Village area of Ransom Oaks hundreds of thousands of dollars.<sup>6</sup>" The superscript 6 refers to the Buffalo News article dated December 14, 2010 and is located on the Ransom Oaks web site.

After receiving this letter, Mr. Calinski was contacted, and I spoke to the entire board at the annual meeting on January 9th. I pointed out that this statement in the letter was false, as there was no mention in the Buffalo News article which even remotely refers to any costs to the residents of Charlesgate Village.

I have requested that the Ransom Oaks Board issue a retraction of the reference to Charlesgate in their letter. As of this date, no retraction has been forthcoming, nor have I been contacted. The entirely false statement concerning Charlesgate has gotten a number of our owners upset because they had not been notified of any expense, relating to the sewer issue, as large as what was in the Ransom Oaks letter. Secondly, Mr. Calinski's letter is available to anyone because the site is not password protected, and could dissuade potential buyers from purchasing homes in Charlesgate.

I hope that in the future any letter which is sent out by the Ransom Oaks board is reviewed, so that baseless statements are not presented as fact.

Sincerely,  
Ed Drozen  
President, Charlesgate Village HOA  
January 19, 2011 ■

## From the ROCC Editor



Happy February folks! I would like to know what interest you as a ROCC resident and reader! The newsletter is one of the many perks of living in Ransom Oaks! Please take a moment to send your topic requests to jkursten@ransomoaks.com. I look forward to hearing from you!

Jennifer Kursten ■

## Fun Facts

Lake Erie is the 12th largest freshwater lake in the world.

The Niagara River is actually a strait, connecting two large bodies of water, Lake Erie and Lake Ontario.

The Erie Canal opened across New York State in 1825.

The county's name comes from Lake Erie, which in turn comes from the Erie tribe of American Indians who lived south and east of the lake before 1654. ■

# And the Winner Is...

The **Jira Family**, 904 Charlesgate Cr.

They won a free ROCC assessment for 2012. Their proxy was drawn from all those submitted for the ROCC election.

In order to ensure that a quorum of 100 ballots/proxies is submitted for the election, the ROCC exempts one residence, drawn at random, from the year's ROCC assessment.

It pays to vote!! ■



## Annual Assessment NOTICE

**Amount Due: \$294.00**

**Due Date: by February 28, 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 February 28, 2012.*

## Facilities Report

The better part of winter is behind us, we hope, and warm weather plans are in the works. As we did last year we will be discussing with the ROCC Board changes that they would like to see happen this coming season. Last year was a very successful year and we hope 2012 will be the same.

This year's assessment for all Ransom Oaks residents is \$294.00. This assessment is for the calendar year of 2012 and mandatory for all ROCC residents. If you did not receive a notice in mail, please use the one included within this newsletter. Note that your assessment must be paid by March 1, 2012 and is for the calendar year. Please give us a call if you have any assessment or facilities questions.

For building rental you should contact us for further information. Please do not call after 9 p.m. Please remember that if you use the buildings, you are supposed to clean up and take your garbage with you.

**Kathy & Tom Halter,**  
Ransom Oaks Facilities Managers  
691.7352

## February 20



### President's Day

the pain, the aspiration, and the outrage that would soon fuel the Civil Rights and Black Power Movements of the 1960s. Set in the tenements of Chicago's Southside, *A Raisin in the Sun* follows the struggles of one African-American family to find dignity in the face of gross economic disparity and bitter prejudice.

#### **Manny Fried Playhouse**

Pierce Arrow Building, 3rd floor,  
255 Great Arrow Dr, Buffalo 14207  
[www.subversivetheatre.org](http://www.subversivetheatre.org)  
716-408-0499

#### **Allentown First Fridays Gallery Walk**

6:00pm - 9:00pm, Various galleries and artists participating. Elmwood Ave & Allen Sts, Buffalo 14201  
[www.allentown.org](http://www.allentown.org)  
716-881-1024

#### **Kaleidoscopika**

Thursday, February 2, 7:30PM  
Tickets: \$26.50, \$11.50 students (all schools), \$23.50 groups (15 or more)  
A world premiere music, dance and multimedia performance by LehrerDance and Cordis.

#### **UB Center for the Arts**

Mainstage Theatre  
103 Center for the Arts, Buffalo 14260  
[www.ubcfa.org](http://www.ubcfa.org)  
716-645-2787

#### **Erin Sydney Welsh, Singer/Songwriter**

Genre: Acoustic / Folk / Indie  
Fri, Feb 24, 7:00pm - 9:00pm

#### **Goodrich Coffee & Tea**

9450 Main St, Clarence, NY 14032  
Goodrich Coffee & Tea is VERY supportive of local musicians.  
[www.myspace.com/erinsydneywelsh](http://www.myspace.com/erinsydneywelsh) ■

## February Events

### **Storytelling Saturday**

Sat. Feb 4 to Sat. Feb 25, 11:30am & 2:45pm  
Each Saturday in February the Aquarium offers performances by Western New York's most exciting storytellers, with two shows each Saturday.

#### **Aquarium of Niagara**

701 Whirlpool St, Niagara Falls 14301  
[www.aquariumofniagara.org](http://www.aquariumofniagara.org)  
716-285-3575

### **Outdoor Adventure Club: Winter Adaptation Walk**

Thu. Feb 23, 10:00am - 11:30am  
On this guided walk, we will search for animals that are adapted to brave our harsh winters. For children ages 10 and up. Snowshoe rental = \$4.00/person; Friends of Reinstein members = \$2.00. Registration required.

#### **Reinstein Woods Nature Preserve**

93 Honorine Dr., Depew 14043  
[www.dec.ny.gov/education/1837.html](http://www.dec.ny.gov/education/1837.html)  
716-683-5959

### **Summer in February**

Sat. Feb 18 to Sun. Feb 26  
Come Play at the beach! This 9 day event simulates a tropical beach setting with actual play sand for children 12 and under to play in.

#### **Eastern Hills Mall**

4545 Transit Rd, Williamsville 14221  
[www.shopeasternhills.com](http://www.shopeasternhills.com)  
716-633-1600

### **Bud Buddies**

February 4, 11, 18, March 3, 10, 17, 24, 31, April 14, 21, 28, May 5: 10:45-11:30am  
Each Session Garden Members child \$2, Non-Members child \$3  
Calling all kids ages 4-10 for garden fun on Saturdays! Join us for activities, games, songs, stories and more. Every session will be different! Space is limited so make sure to pre-register online or by calling 827.1584 ext. 291.

#### **Buffalo & Erie County Botanical Gardens**

2655 S Park Ave, Buffalo 14218  
[www.buffalogardens.com](http://www.buffalogardens.com)  
716-827-1584

### **Elmwood/Lafayette Winter Farmers' Market**

Sat, February 4th, 11th, & 18th  
10:00am - 2:00pm  
Elmwood/Lafayette WNY Farmers & their local eggs, heritage meats, poultry, produce, maple syrup, baked goods, breads, USDA Organic NYS honey & bee products, jams, fruit butters, wines, goat's milk, fudge, soaps, & more...  
Elmwood/Lafayette Sts., Buffalo  
[www.buffalowintermarket.com](http://www.buffalowintermarket.com)

### **A Raisin in the Sun**

Thu, Jan 26 to Sat. Feb 25, Thu, Fri, Sat, 7:30pm  
An inspiring tribute to the struggle for civil rights and human dignity, *A Raisin in the Sun* by Lorraine Hansberry, is sponsored by the Western Regional Office of the New York Civil Liberties Union. Written in 1958, this incendiary drama brilliantly captures the passion,

# Think Snow - it's Buffalo!

## Go outside and enjoy it!



If you consider yourself "stuck" in snow country then take advantage of the Western New York climate. There are places around the country that do not get any snow yet they are just cold, damp, and dreary during the winter. In Buffalo, we can play in the snow!

Pull yourself away from the electronic world and discover the benefits of a

Buffalo winter. Even 20 minutes playing outside in the snow with your family, friends, or neighbors can be fun and exhilarating! Building snow forts and snowmen are a family favorite and great way to get some exercise.

Head out for a walk or hike bring along a thermos of hot cocoa and a few snacks! Find a place to sit on a bench or rock and enjoy the scenic winter wonderland.

Walk, hike, sled, ski, or snowshoe in one of Erie or Niagara County parks. Drive over to Niagara Falls for a winter spectacle of the Horseshoe, American, and Bridal Falls. For the photography enthusiasts Niagara Falls, Lake Erie, or Lake Ontario provides beauty and a challenge to capture the subtle hues of winter whites.

Western New York offers a number of picturesque State Parks with wooded and water views.

To locate the state parks in the region go to [www.nysparks.com](http://www.nysparks.com) and for Erie and Niagara County parks: [www2.erie.gov/parks](http://www2.erie.gov/parks), and [www.niagaracounty.com/Parks](http://www.niagaracounty.com/Parks). ■



# 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@ransomogs.com](mailto:jkursten@ransomogs.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.

### ARCH HOME INSPECTION

Bring **confidence** to your home transaction with a degreed Mechanical Engineer!  
 NYS License 16000040595. Visit [ArchHomeInspection.com](http://ArchHomeInspection.com) or call Barry Minbiole at 810.4486.



### ACTION PLUMBING and HEATING

Sewer and Drain Cleaning *plus...*  
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*THE Original Electrician for Ransom Oaks*



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**689.4593**

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**716.400.8581**

Ransom Oaks Resident, Tim Maher • [adoreyourhome@hotmail.com](mailto:adoreyourhome@hotmail.com)

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Associate Broker, Key Club Member, Ransom Oaks Resident

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**Interior and Exterior  
Painting and Staining  
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*The best investment you can make  
is in your home.*



Children's Centers

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

**East Amherst**  
8790 Transit Road  
716.688.0200  
(Near Transit Middle School)

**West Amherst**  
100 North French Road  
716.564.1300  
(At Niagara Falls Boulevard)

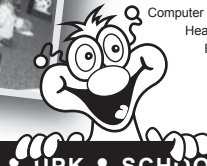
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[www.easternhillspainting.com](http://www.easternhillspainting.com)



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Complete Plumbing Service for Western New York  
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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

Mention this ad &  
**SAVE \$15.00**  
on any service



### NEED A PET-SITTER?

Responsible and reliable Ransom Oaks resident will take care of all your pet's needs in the safety of your home while you are away. contact Kristin at 978.857.5958. or email [schwartz.kv@gmail.com](mailto:schwartz.kv@gmail.com)

**Retired teacher/teacher's aide**  
available for part-time or full-time child care. Hours flexible. *Extensive experience with full-time child care.*

## 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](http://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.

# FEBRUARY

## Ransom Oaks 2012 Meeting Schedule

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

### Next Meeting:

Monday, February 13, 2012

The new Amherst recycling program will be presented by a representative of Modern Recycling at the February meeting!

### PLEASE NOTE:

*New Meeting Time*

is now at

**6:30pm.**

February 18  
Deadline for  
Ransom Oaks News  
March issue

### Meeting Schedule:

|              |             |
|--------------|-------------|
| 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. ■



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

PRESORTED  
STANDARD  
U.S. POSTAGE  
**PAID**  
GETZVILLE, NY  
PERMIT NO. 9

ECRWSS POSTAL CUSTOMER