

# 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

May 2012

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

## Memorial Day - May 28

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 a live.



Thank you to all our Veterans!

### Ransom Oaks

#### Who-to-Call

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

- **Charlesgate, Forest Edge or Glen Oak** Clover Management, 688.04503
- **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 Manager** (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

## April Board, Meeting Highlights

Highlights from the April 16, 2012 Board of Director's Meeting.

- One resident attended the meeting. The resident was concerned about a section of blacktop that connects the Old Oak Post sidewalk to the Bike Path.
- The Town of Amherst did sewer work and did not restore the blacktop. Residents still using the area are tramping through the fresh ground and across resident's property.
- The Town should restore the blacktop. Residents are asked help convince the Town to restore the blacktop.
- A resident gave a presentation for an improved version of the Ransom Oaks web site. The board will review the prototype version.
- We are having logistics problems getting mulch for our courts.
- The gas lights should be replaced with electric versions before the end of the summer (but hopefully long before).
- Recycling totes should be delivered before May 26.
- Bike Path Survey results have been tabulated and show strong support for maintaining access to the Bike Path.
- Vandals damaged the new net at the Ransom Oaks tennis courts.
- Some houses do not have visible house numbers. This is a very dangerous situation because first responders could have difficulty locating a home. Please ensure your house number is visible from the street.
- The emerald ash borer has been found in Ransom Oaks. ■

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Ransom Oaks

## Annual GARAGE SALE

Fri & Sat, June 8 & 9 – 9am to 4pm

Many seasoned Garage Salers from across Western New York look forward to this event! See page 4 for garage sale tips! ■



**Mother's Day: May 13**  
*Happy Mother's Day!*

## Happy Birthday! May Friends

<b>Paul Mitri</b> .....	9
May 1	
<b>Kate Liscavage</b> .....	15
May 2	
<b>Rachel Mancini</b> .....	21
May 4	
<b>Adriana Stumpff</b> .....	15
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<b>Lauren Sheppard</b> .....	14
May 9	
<b>Sonya Erman</b> .....	24
May 10	
<b>Molly Nass</b> .....	26
May 10	
<b>Jason Lee</b> .....	15
May 10	
<b>Leah Jones</b> .....	14
May 11	
<b>Megan O'Malley</b> .....	13
May 14	
<b>Hayely Toner</b> .....	9
May 16	
<b>Bridget Frohnapple</b> .....	23
May 18	
<b>Landen Tyska</b> .....	8
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May 19	
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<b>Dolley Madison</b> .....	244
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<b>Stacey Estabrooks</b> .....	42
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<b>Carolyn Greiner</b> .....	15
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<b>Alisia Dixon-McMillan</b> .....	20
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<b>Jessica Estabrooks</b> .....	31
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May 25	
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<b>Matthew Short</b> .....	37
May 26	
<b>Rachel Eagan</b> .....	24
May 28	
<b>Caitlin Frohnapple</b> .....	21
May 29	
<b>Evan Gestwick</b> .....	15
May 31	
<b>Owen Walker Witt</b> .....	14
May 31	

**Join the list!** Send your name and birth date (and age if you prefer) to [jkursten@ransomoaks.com](mailto:jkursten@ransomoaks.com). The list will remain on file and printed annually unless you request to be removed. Please let us know if someone has moved. ■

## 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</b> , <i>President</i>	636.6242	<a href="mailto:mwalsh@ransomoaks.com">mwalsh@ransomoaks.com</a>
<b>Gene Zambarda</b> , <i>Vice President</i>	689.0924	<a href="mailto:gzambarda@ransomoaks.com">gzambarda@ransomoaks.com</a>
<b>Jim Golding</b> , <i>Treasurer</i>	689.4919	<a href="mailto:jgolding@ransomoaks.com">jgolding@ransomoaks.com</a>
<b>Pete Calinski</b> , <i>Secretary</i>	688.1871	<a href="mailto:pcalinski@ransomoaks.com">pcalinski@ransomoaks.com</a>
<b>Michael Deck</b> , <i>Architectural</i>	689.0988	<a href="mailto:mdeck@ransomoaks.com">mdeck@ransomoaks.com</a>
<b>Tom Meldrum</b> , <i>Landscaping</i>	639.7364	<a href="mailto:tmeldrum@ransomoaks.com">tmeldrum@ransomoaks.com</a>
<b>James Burke</b> , <i>P/R Communications</i>	913.8381	<a href="mailto:jburke@ransomoaks.com">jburke@ransomoaks.com</a>
<b>Forrest Benson</b> , <i>At Large</i>	688.4688	<a href="mailto:fbenson@ransomoaks.com">fbenson@ransomoaks.com</a>
<b>Dennis Thompson</b> , <i>Facilities</i>	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 the Greenwood Drive Recreation Area, see calendar. Residents are welcome and encouraged to attend. ■

## Ransom Oaks Staff

<b>Kathy &amp; Tom Halter</b> , <i>Facilities Managers</i>	691.7352	<a href="mailto:thalter@ransomoaks.com">thalter@ransomoaks.com</a>
<b>Jennifer Kursten</b> , <i>News Editor/Designer</i>	434.0994	<a href="mailto:jkursten@ransomoaks.com">jkursten@ransomoaks.com</a>



## Ransom Oaks

# Facilities Report

We are rapidly approaching another summer season. The tennis courts are all open, the playgrounds are ready to go, and the pools will open Memorial Day weekend. We know that we have lots of work to get done before we can open the pools. Let's hope for continue warm weather.

With the warm weather fast approaching, it is important for us to take time with our family and review the rules that must be followed at each of the sites. Rules are enclosed within this newsletter. Please note that again this year we will open the Greenwood Facility at 9 o'clock every day. This should accommodate the lap swimmers and early morning sunbathers. Please note—this is not an open swim—see the activities insert of this newsletter for more information. It would also help the guards if an adult would accompany children the first few times to the pools. All children who have completed grades 1 through 3 will be required to pass a swimming test in order to be permitted in the pool area without adult accompaniment. Please sign in when you enter the pool area. Make sure you print your name and address legibly for safety concerns.

Remember you will not be able to use any of the facilities until your assessment has been paid and you have received tags. The guards have been instructed that all people in the pool area must have pool tags. Please do not give the guards a tough time when they ask to see your tags. In addition, the discussion of food/drink in the pool area has been addressed by your ROCC Board. Please remember that food needs to be consumed outside the pool area.

Let's hope for another summer of lots of beautiful weather!

Tom and Kathy Halter  
Ransom Oaks Facilities Managers  
691.7352 ■

## Ransom Oaks Resident's Forum



**We are introducing a new feature to our newsletter, called the "Resident's Forum".** *It is intended to provide an easy way for residents to express their interests, concerns, what pleases them or what bothers them about Ransom Oaks.*

We envision it to be a series of relatively short comments. Perhaps just a sentence or two. The board often gets emails or calls about things that concern residents and they are often something that the board has no control over. We feel that if all residents could be made aware of what pleases some residents or bothers other residents we could go a long way toward enhancing all of Ransom Oaks.

To submit something for the forum any resident can call, send an email, or mail a letter to any *Board Member* or the *Newsletter Editor*. Contact information for us is in each Newsletter. We will not accept anonymous items but you can specify if you want the item to be published anonymously, with a nickname, or with your name. Typical items from the past that might have been in the Forum are:

- *Barking dogs: Please don't let your dog bark for an extended period of time. It bothers all your neighbors.*
- *Recycling on windy days: Please do something to confine your recyclables on windy days. Sometimes the whole neighborhood is inundated by items blown from the recycling bins. (Note, this should be less of a problem when the new recycling bins are distributed).*
- *Thefts from vehicles: Please report these ASAP! In some cases thefts have occurred over time and if residents had been aware they could have taken more precautions. (Note we have an email network that can be used to disseminate such information very quickly.)*

Please communicate your items for this Forum. The *Resident's Forum* will run as a regular feature if it works, otherwise it will be discontinued. ■

## Around Town

### May Events

#### Open Hours for Depot

May 6 to Sep 30, 1-4pm. The historic Lehigh Valley depot and caboose is open. *Lehigh Valley Historical Site*, South Long St, Williamsville 14221 716.633.7002

#### We Are Creative

May 9 – Jun 3, M-F 10am-4pm. Sun 1-4pm. Exhibit of Native American art of the Haudenosaunee - People of the Long House. *Charles E Burchfield Nature & Art Center Gallery*, 2001 Union Rd, W 14224, www.burchfieldnac.org, 716.677-4843

#### 57th Annual Holland Tulip Festival

Thu - Sat, May 10am -12pm, Fri: Talent Show 7pm; Sat: Parade 2pm, Arts & Crafts Show 9am-4pm, Chicken BBQ

3:30-6pm. *Greater East Aurora Chamber of Commerce*, various locations, Main St. (Rt. 16) Holland. 716.537.2509

#### Mother/Daughter Spa Night

Thu, May 10, 6-8pm. *Pendelton Center United Methodist Church*, 6864 Campbell Blvd, N. Tonawanda, 14120, 716.625.8306

#### Erin's All-Star Heifer Farm Music Revue

Fri, May 18, 7-10pm. *St Peter's United Church of Christ*, 1475 Orchard Park Rd, West Seneca, 14218, 716.674.1233.

#### Llama Shearing & Crafts

Sat, May 19, 8:30am -1pm. *Alden Farmer's Market*, Tractor Supply Plaza, 13119 Broadway, Alden, 716.937.0103.

#### Memorial Day Parade

Mon, May 28, 2pm. *Main Street, Village of Williamsville.* ■



Ransom Oaks

## Annual GARAGE SALE

Fri & Sat, June 8 & 9

9am to 4pm.



### Garage Sale Preparation

Having a garage sale can be fun and can put some money in your pocket, but to ensure success it takes proper planning. Here are some tips for making your sale more successful:

**Be clear on the purpose of your sale.** Are you selling things to make money or to get rid of them? This question affects everything you do, from how you price things to how willing you are to negotiate. Surprisingly, you can often make more money (and get rid of more junk) by pricing things low. As a general rule of thumb, price items about a quarter or third of what they would cost new. There are exceptions - clothes are generally very poor sellers, unless it's baby/kids clothes.

**Get cash.** Get a roll of quarters, a stack of twenty-five \$1 bills, and a few \$5 bills before the day of the sale. Also, wear an apron or fanny pack to keep your money safe and your hands free.

**Get Bagging Supplies.** Have plastic grocery bags available to put sold items in. If selling breakables, have newspaper available to wrap fragile items.

**Have a calculator handy.** This is helpful in totaling up purchases. Make it easy for yourself to total items - price things evenly: .25, .50 and \$1, NOT .40, .75, \$1.20.

**Prepare your staging area.** People will be more inclined to stop if you set up shop in your yard or driveway. Some people are reluctant to enter a dark and dreary garage. Make your sale inviting and easy to browse. You can lure customers by placing highly-desirable items near the road. Ever notice how hard a woman has to work to convince a man to stop at a yard sale? To solve this, set out an old lawn mower or power tools out front in plain view of the road, and you'll get more business. It's also smart to set up a small table with nothing but "man-things" (jars full of screws and nails, electronic parts, tools and parts of tools, etc.). This gives the men something to immerse themselves in while the women find all the real treasures.

**Have an electrical outlet handy** (or a long extension cord). This will help sell your electrical appliances. Also, keep batteries on hand if necessary to test any items.

**Consider a "fill a bag for a set price" kind of deal.** If you have a ton of kid's clothes or small toys you are dying to get rid of, consider this. Buyers love getting a good deal. If you do something like this, just make sure you have enough bags available.

**Have a pitcher of ice-water with paper cups (and trash can).** On a hot day, having this available for free is a nice touch. The longer people stay at your yard sale, the more likely they will buy something. And even if they just stay and browse, that's good too since it may lure others to the sale. Nothing attracts a crowd like a crowd.

**Have some background music on.** It can be a little uncomfortable to visit a garage sale (or to host one) when there's complete silence in the yard or driveway. Have easy-listening middle-of-the-road type music on. That allows customers to discuss potential purchases privately with their shopping partners, without feeling like they have to whisper.

**Be prepared as some buyers will expect you to bargain with them.** If it's early in the morning and you don't want to bargain, just say "I think it's worth that price. I may lower the price later in the day if it doesn't sell."

**For a free garage sale kit** with pricing stickers, markers, and bags, just email me at [mmirand@realtyusa.com](mailto:mmirand@realtyusa.com) or call me 866-9959. Please provide your name and address and I will drop a kit off to you! If you are not home, I'll hang it on your doorknob.

Don't forget to **send a list of any items** you are selling to me so that we can include them in the next issue of our newsletter. Please provide your address and the type of items you are selling.

We are advertising in the *Amherst Bee*, the *Buffalo News*, *Craig's List* and also putting up lots of signage, so this should be a good year for us!

Pray for sun, have fun and best wishes for a great sale!!!

Maureen Mirand,  
Ransom Oaks News ■

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# Ransom Oaks Classifieds

## How to Advertise with Us...

If you would take advantage of the opportunity to affordably reach over 1,100 residents, please follow the instructions below to start advertising your business or service in the Ransom Oaks News:

### 1. Call or email:

Jennifer Kursten, Editor, 716-434-0994  
jkursten@ransomoaks.com

### 2. Write check to:

Ransom Oaks Community Corporation  
Indicate which month(s) to apply your payment.

### 3. Mail payment to:

PO Box 777, Lockport, NY 14095-0777

**4. Deadline:** 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.

## CLASSIFIED AD RATES

Promote your service or sell an item. Thirty word maximum per ad.

**RESIDENTS:** ■ \$7/mo.

**NON-RESIDENTS:** ■ \$10/mo.

## DISPLAY AD RATES

- 2 Col. x 1.5" high Ad: \$35/mo.
- 2 Col. x 3" high Ad: \$60/mo.
- 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. ■

**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. ■

Advertise your business  
or item for sale  
with Ransom Oaks!

### Losing weight a challenge?

Drop 25+ lbs in just 12 weeks!

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Ransom Oaks resident **looking for furniture repairman or carpenter** to repair a piece of furniture.

Call Randy 636-8642.

## Computer Repair & Training

In-home visits for repair, wireless, consulting, or training. By appointment.  
**716.560.2751**



## FOR SALE: TWO LOVE SEATS

Charcoal gray, micro-fiber material. Brand new, never used, Raymour & Flanigan. *Original price \$700 each* – **Now \$500 each or best offer.**  
**Call Joe at 716-932-7198**

## 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 598.3722.**



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## Did you know? . . .

A vehicle needs both air as well as fuel to run properly? Dirty or poorly maintained air filters, spark plugs, alignments and brakes could cause poor gas mileage and increased exhaust pollution.

Regular inspection and replacement of these parts if needed will keep the air cleaner, save fuel and save you money!

Bruce Weiss, *Ransom Oaks News* ■

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All This for **\$29.88** **SAVE \$15.00**  
+ tax

Majority of vehicles, not applicable with other specials or discounts, see store for details

# JAY'S LANDSCAPING

297 MacArthur Drive Williamsville, NY 14221



## 369-LAWN

***Jay wants to be YOUR lawn service provider!***

If you have another lawn service provider,  
we will MATCH or BEAT their price!

***If you have never had lawn service, now may be the time to consider locking-in our low rates so you can enjoy more of our short summer weather.***

*Here is what you get:*

**Weekly Lawn Service  
Edging Along Cement  
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**PLUS Pick-UP of Fallen Leaves on Lawn in Autumn**

(at NO extra charge: not including Spring or Fall Clean-UP)

**Lawn Service is April - November**

April & November together count as one (1) month.

**Regardless of weather conditions**, you will be billed as follows:

April + November = 1 month + May-October = 6 months. TOTAL= 7 months.

**For the health of your lawn**, service may be skipped during hot dry conditions to ensure regrowth.

**Lawn clippings** (and leaves) will be bagged when necessary, primarily in the spring & fall.

**In October**, clippings, will be left curb side for town pick-up.

***Call Jay today for your FREE estimate!***

**369-5296**

# MAY

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

**Next Meeting:  
Monday, May 14, 2012**

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

**2012 Meeting**

May 14  
June 11  
July 9  
August 13  
September 10  
October 9  
November 12  
December 10

**May 18**  
Deadline for  
*Ransom Oaks News*  
**June** issue!

**PLEASE NOTE:  
New Meeting Time**

**6:30 pm**

*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

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