

# 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

June 2012

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

## Happy Summer!

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.

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 info! ■

## 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

## FREE Electronics Recycling Day!

Sat, June 16, 2012

9am-2pm

See page 5

for more info! ■



## May Board, Meeting Highlights

### Highlights from the May14, 2012

- Two residents attended the meeting. *One resident has 14 ash trees and wanted to know what is being done to combat the emerald ash borer. Basically it is everyone for themselves. Ransom Oaks will treat some on our properties and let some other trees fend for themselves. That means they will die in a few years. The second resident wants to improve a court by adding shrubs and maybe a stone, which is acceptable. Due to the upcoming loss of ash trees and Austrian pines our courts are going to experience quite a transition. Since many residents on the courts have different ideas about what to do, perhaps we should have an "Adopt-a-Court" program so those residents that have an opinion can resolve it among themselves on a case by case basis.*
- We are laying the groundwork for taking legal action against those that ignore the Covenants and Restrictions.
- We are getting more and more complaints from residents about the condition of homes in Ransom Oaks.
- The Architectural Committee acted ten times in the last month.
- The audit of our 2011 financials found no problems.
- The lifeguard crew is doing a great job getting the pools ready.
- A small number of residents have not paid their 2012 assessment yet.
- The Town was able to provide us with only 50% to 70% of the mulch we usually need. We may have to purchase mulch for as much as \$1250.
- We will pay \$1149 to treat 15 ash trees at: Eveningwood (5), Old Oak Post/Dodge (2), Smith/Glen Oak (8). ■

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## Father's Day: June 17

Happy Father's Day! ■

## Happy Birthday!

### June Friends



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June 28	

**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

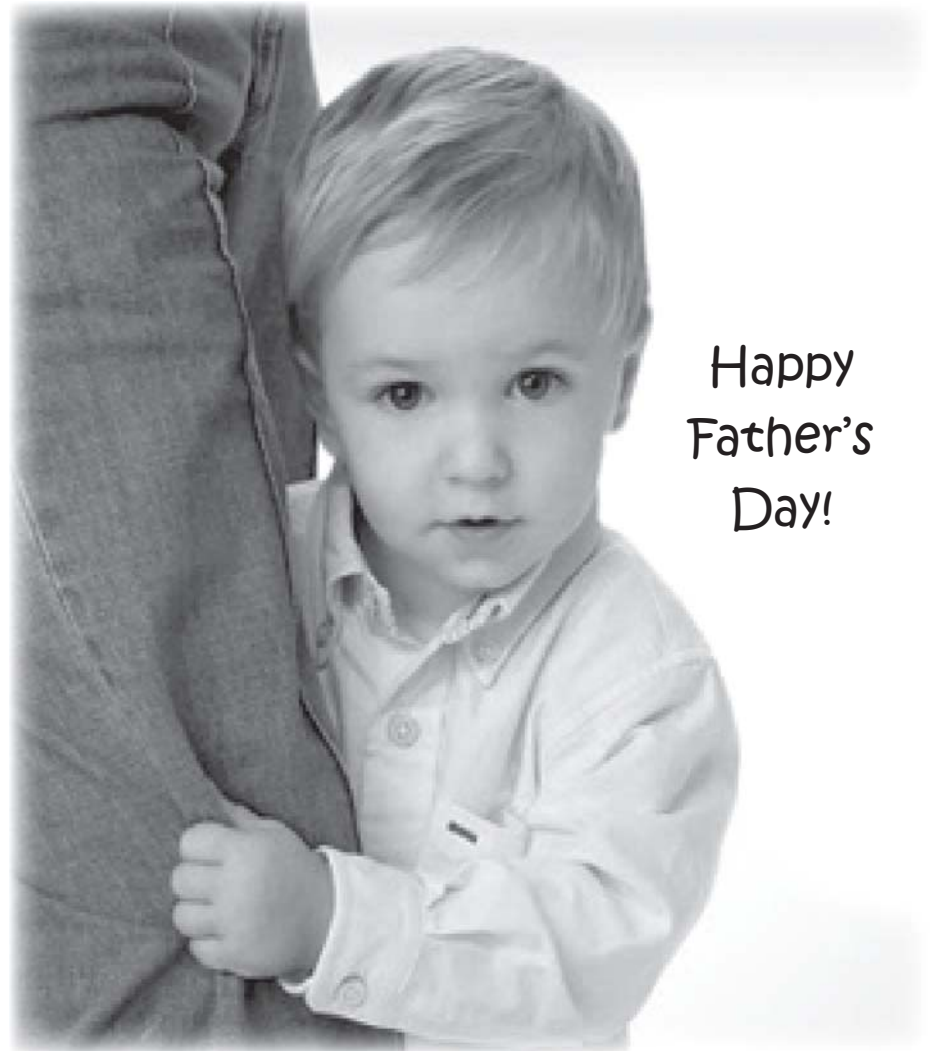
**RANSOM OAKS** is a planned community of 1,100 families. We value its location and believe it is a great place to live and raise a family.

<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>



Happy  
Father's  
Day!

## Ransom Oaks Facilities Report

School will be out shortly, and we will be beginning another summer of activities at the facilities. The activities that begin in June are as follows: (Please note that activities are for the residents of Ransom Oaks only.)

**First session of swimming lesson begins** Wednesday, June 6th. Please talk to guards for more information or refer to the seasonal insert in the May newsletter.

**Pre-school Fun Day:** Thursday, June 14th, rainedate June 15th. Please sign up at the pool of your choice.

**Art/crafts will begin June 28th.** We will be tie-dyeing t-shirts. Come and join the fun! Staff will begin at Ransom Oaks from 1:00-2:30 and be at Eveningwood from 3:00-4:30 and Greenwood from 5:00-6:30. Watch for signs with more details at the pools.

**Tennis:** Courts are open and ready for you and your friends.

This is just the beginning of things that will be going on. Visit the pools for more information as well as postings of things happening around the community. It promises to be a wild summer as usual!

We would like to welcome all the guards back for another season. This year, there is some switching, but many of the same faces! Please give all our lifeguards a fair chance. We are very lucky to have a dedicated staff!

Lifeguards have been instructed to ask all residents for pool tags and instruct residents to print their names and addresses clearly for safety purposes. Please keep your tags in your possession. Please review all pool rules before using the facilities. Please be aware that there is no eating/drinking in the pool area; this will be strictly enforced. Residents who continually break the rules will be asked to leave the area. Please do not give the guards a difficult time about this procedure. They are doing what they have been instructed to do by the Ransom Oaks Board of Directors.

Don't forget pool tags must be worn when using any of the facilities this includes the tennis courts. Guards have been instructed to ask to see tags if there are any problems.

If you have not paid your assessment fee, it will be turned over to the attorney mid-June. It is important that you contact us and make arrangements for payment. You cannot use any of the facilities until you have received pool tags.

Children "hanging" at facilities after hours, continues to be a problem. Please contact the Amherst police if you see anyone at the facilities after the posted hours of 9:00 PM and 7:00 AM. We hope you all have a safe and enjoyable summer using all of the facilities.

Lastly, we are looking for a community member to organize the Night Out Against Crime the first week in August. Please give us a call if you are interested in helping with this event.

Tom and Kathy Halter  
Ransom Oaks Facilities Managers  
716.691.7352 ■



## 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.

- Try to keep garage doors closed as much as possible. Kids have been spotted wandering into open garages. And it happens even in broad daylight on a Sunday afternoon. Bikes and beer seem to be the main target.
- Come on folks. Spring is here. Let's tidy up around the yard. This is Ransom Oaks not Spalding Lake. ■

## Private Swim Lesson Available at All Pools!

Interested in private swim lessons for children/adults, please contact any of the guards at your favorite pool. The cost is \$15 for a 40 minute lesson. ■

## Private Pool Party Information

Private parties can be held at any of our facilities. Please contact Kathy Halter for all reservations. We must book your party at least two-weeks in advance. Parties are to be held after closing hours—9 o'clock. ■

## Christmas in July! Wednesday, July 11, 2012 at 7:00-8:30

Ransom Oaks Recreation Facilities Open to ALL Ransom Oaks Community Members. Mark your calendar for a summer visit with Santa. This may serve as reminder that our children must be good all year long! **Join us for this community evening of fun.** ■





## Ransom Oaks

# Annual GARAGE SALE Listing

Fri & Sat, June 8 & 9

9am to 4pm

**37 Bramhill Ct:** Miscellaneous items, home decor and more!

**70 Bramhill Ct:** Many miscellaneous items, knickknacks, decorative household items and much more!

**52 Charlesgate Cir:** SATURDAY ONLY - housewares, books, toys, bags (backpacks, over the shoulder), some small pieces of furniture.

**1451 Charlesgate Cir:** Miscellaneous items, knickknacks, home décor, variety of items and more!

**1552 Charlesgate Cir:** FRIDAY ONLY - Assorted household items, furniture, books, records, antiques, jewelry and many misc. items.

**3 Glen Abbey:** Various household items, luggage, odds n'ends, etc.

**39 Doral Ct:** Children's furniture: twin beds, bureau, side table, DVDs, books, small kitchen appliances, video games (playstation, pc), vintage games (intellevision, Game & Watch, board games), antique record recorder, vintage toys, country style decorations, desk, jewelry, small electronics (speakers, radios), children's toys, decorative Samurai sword set & stand, Limoges collectibles, Lilliput Lane Hampton Moat collectible.

**61 Doral Ct:** Children's clothes, toys and many household items!

**601 Forest Edge Dr.:** Computer Desk, George Forman Elect Grill Pedestal Base, Upright Vacuum Cleaner, some tools & much more more!

**56 Ginger:** Miscellaneous, knickknacks, decorative household items and much more!

**218 Glen Oak Dr:** Many miscellaneous items, knickknacks, decorative household items and much more!

**294 Glen Oak Dr:** Variety of items, household goods, miscellaneous.



**47 Iverness Cir:** Miscellaneous household items, tools and more!

**55 Kingsbrook Ct:** East Amherst/ Clarence Mom's Club: children's and household items – all proceeds benefit local charities. Stop by for bake sale and hot dog lunch!!!

**59 Lilybrooke Ct:** Many young men's/ miss' clothes, size 7 women's shoes, baby stroller with car seat carrier and two bases, luggage, toys, golf clubs, play station.

**23 Old Hempstead Ct:** Children's toys, clothes, furniture, plates, dishes, flatware, platters, restaurant quality small kitchen appliances.

**246 Old Oak Post Rd:** Huge multi-family sale including lawn furniture, yard tools, lawn mower, bikes, bed head board, dresser, desk chairs, shelf units, kitchen items, flowered plant pots for patio, many miscellaneous items in good condition.

**127 Odessa Dr:** Many miscellaneous items, knickknacks, decorative household items and much more!

**63 Pinehurst Ct:** Tools (power and hand), housewares, small appliances, kid stuff and much more!

**30 Primrose Ln:** Patio furniture, household items, computer desk with shelves and more!

**63 Primrose Ln:** Kids clothes (Abercrombie, Hollister, PINK), household items, home décor, small kitchen appliances and much more.

**71 Primrose Ln:** Furniture, household items, CDs, books and movies, many other items.

**159 Primrose Ln:** Gooseneck Delta faucet stainless steel sink (like new), brand new women's bicycle, miscellaneous household items.

**3 Ransom Oaks Dr:** Appliances, kids room furnishings and a variety of other items.

**158 Ransom Oaks Dr:** Piano, curio cabinet, coffee tables, children's desks, dressers, antique bed frame, lots of toys including little people, train table, motorized cars, play kitchen, books, puzzles.

**8 Sweetwater Ct:** Pacific Stunt bicycle, 2 matching maple twin beds, twin wicker headboard, twin and full comforter sets, lamp and pictures, books.

**31 White Cedar Dr:** Toys (indoor and outdoor), bike, boy's clothes, household items, Christmas decorations, glassware, furniture, various other items. ■



# FREE ELECTRONICS RECYCLING!
















101 Ransom Oaks Drive, East Amherst, NY 14051

Ransom Oaks Community Building

Saturday, June 16th, 2012: From 9am - 2pm



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## Ransom Oaks

# Residents Banding Together to Save Money on Home Repairs

Improvement of our property values in Ransom Oaks has always been of interest to residents in our Community. Years ago many of us banded together to obtain a group discounted rate on surveyor provided elevation studies so that we could have our properties removed from the Federal Flood Plain (which then eliminated the requirement for bank mortgage flood insurance policies on our homes).

Some of us would like to form a group now as it applies to necessary cement repair of our sidewalks and driveway pads in order to have this property improvement done at reduced cost. The Ransom Oaks Board of Directors has given me permission to conduct a poll of interested residents who may need repair work of their sidewalks and driveway pads.

Dependent on the number of residents who would like to join our group, we would solicit cement contractors that would be interested in offering a group discount for this repair work. The larger the number of residents who will join our group, the larger would be the group discount available. **The more residents who then have necessary repair work completed, the greater the increase in community property values that will result.**

Please contact me by email or telephone to let me know your interest in obtaining a large reduction in the cost of your property repair work. Once our group is established, I will make contact with a few cement contractors who would be willing to offer a Ransom Oaks discount and guarantee on their repair work.

There is **no obligation** in joining our group of interested residents.

If you have interest, please provide me with your name, address, phone number and specify whether you are in need of sidewalk or driveway pad (or both) repair work. Judging by the large number of cracked cement areas particularly on older properties, if we could get just half of these residents to join our group, the discount that could be achieved would be considerable.

Thank you for your interest,  
Robert Stevens

Stevensb2000@aol.com , 716-688-7887 ■

## Attention Parents and Community Members... Williamsville North High School

The annual **Post Prom Party** sponsored by Williamsville North PTSA, will be held on **Thursday, June 21st**. This event is open to all seniors, regardless if they attend the prom or not, and their dates. We want the students to celebrate their high school years with a memorable event, one that provides activities that are fun, safe and drug and alcohol free.

The Post Prom Party will be held at Transit Lanes. The event includes food, entertainment and door prizes. All this cannot be possible without the support of our parents and community members.

We would appreciate your help. Door prizes are given out to seniors attending post prom. Everything from gift cards to stores, restaurants, the movies to items that could be used to set up a dorm room OR if you would like to give a cash donation, we will use that to purchase larger items such as dorm refrigerators and microwaves.

**Any questions**, please contact Robin Marrella at 688-6042 /enzyme99@roadrunner.com or Connie Zimmer at 688-4772 / czimmer079@gmail.com

Thank You for all your support! ■



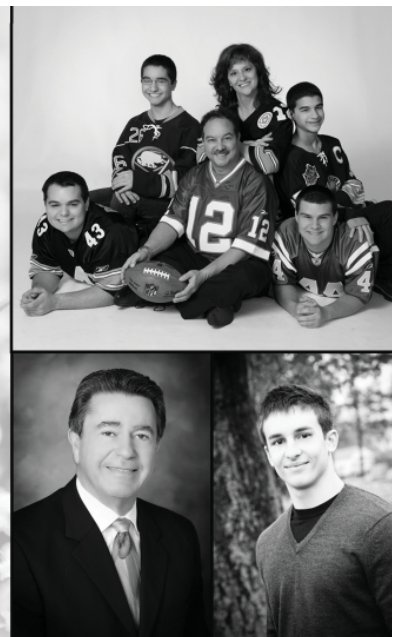
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# 10 Ways to Add Curb Appeal

If your home's curb appeal makes a great first impression, everyone -- including potential homebuyers -- will want to see what's inside. Check out these simple, low-cost improvements that you can do in a day, a week, or a month.

## Create perfect symmetry

Symmetry is not only pleasing to the eye, it's also the simplest to arrange. Symmetrical compositions of light fixtures and front-door accents create welcoming entryways. This door is flanked by two sidelights. The black lantern-style sconces not only safely guide visitors to the door, but also coordinate with the black door and urns.

## Replace old hardware

House numbers, the entry door lockset, and an overhead light fixture are all elements that can add style and interest to your home's exterior. These elements add the most appeal when they function collectively, rather than as mix-and-match pieces. Oiled-bronze finishes suit traditional homes, while brushed nickel suits more contemporary ones.

## Dress up the front door

Your home's front entry is the focal point of its curb appeal. Make a statement by giving your front door a blast of color with paint or by installing a custom wood door. Clean off any dirty spots around the knob, and use metal polish on the door fixtures. Your entry should also reflect the home's interior, so choose a swag or a wreath that reflects your personal style.

## Install outdoor lighting

Low-voltage landscape lighting makes a huge impact on your home's curb appeal while also providing safety and security. Fixtures can add accent lighting to trees or the house or can illuminate a walking path. If you aren't able to use lights that require wiring, install solar fixtures.

## Create an instant garden

Container gardens add a welcoming feel and colorful appeal to any home exterior -- quickly and affordably. You can buy ready-made containers from garden centers or create your own with your favorite plants. For most landscapes, a staggered, asymmetrical arrangement works best to create a dynamic setting.

## Renew planter beds

Get garden beds into shape by pruning growth, pulling weeds, planting flowers, and adding new mulch to restore color that was taken away by sunlight and harsh weather. If stone or brick borders your bed, consider cleaning and resetting any pieces that are soiled or dislodged. If your border is old or tired-looking, try upgrading to stone or a decorative cast-concrete edging system.



## Install window boxes

Window boxes offer a fast, easy way to bring color and charm to your home exterior. Choose boxes made from copper or iron for a traditional look, or painted wood for a cottage feel. Mix and match flowers and plants to suit your lighting conditions and color scheme.

## Add outdoor art

Give your yard a little spunk by adding weather-resistant artwork. Choose pieces that complement your home's natural palette and exterior elements. Birdbaths, metal cutouts, sculptures, and wind chimes are good choices for outdoor art.

## Build a walkway

Well-designed walkways make your home feel warm and inviting. For a dramatic improvement to a straight concrete path, replace it with a contoured one made of stone or brick. For a less radical upgrade, apply a colored concrete resurfacer to the old walkway, then edge with brick or stone borders. Brick pavers offer traditional, classic beauty to the landscape of any home.

## Renew paint, siding, and trim

An exterior facelift (new paint, siding, or trim details) automatically transforms the look of a home. Periodic maintenance of that exterior surface is the surest way to keep your house looking its best. Any obvious defects, such as cracked or rotting material, can downgrade the curb appeal and quickly turn away potential homebuyers. Once defects are repaired, look for ways to add personality with color, trim, or shingles.

Maureen Mirand,  
*Ransom Oaks News* ■

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# Take Action Now, Prep House for Spring Storms

Homeowners should do what they can now to protect their home and property from the violent spring storms that are certain to roar through New York this year. A few precautions may ease some stress if and when that storm hits and you need help. Plan ahead by taking the time to prepare an emergency kit, trim shrubs and trees, and identify a safe place to take shelter before a spring storm hits.

These tips on damage prevention and homeowner's insurance coverage are meant to help you make decisions that may reduce your risks. We don't know every risk and cannot guarantee these will work for you, but some of them may help protect your most valuable assets – you and your family.

## Things to consider doing outside your home to protect it from severe weather damage:

- Keep trees and shrubs trimmed. Weak branches could fall on your neighbor's home.
- Clear drains, gutters and downspouts of debris to prevent drains from breaking during heavy rains and water flooding into your home.
- Extend and re-direct the downspouts close to your home to move the water away.
- If storms are forecast, secure lawn furniture and other that could be moved by strong winds.

## Things to consider doing inside your home to protect against flooding:

- Install a sump pump with a battery back-up system.
- If you have a sump pump, test it now.
- Caulk cracks on the interior where you may have seen water in the past.
- Store area rugs and carpeting on higher floors to reduce the chances of rugs getting wet and growing mold.
- Move furniture and electronics off the basement floor.

## Safety Tips for you and your family:

- Put together an emergency kit – flashlight, batteries, weather all-hazard radio, first aid supplies, air horn, basic tools, extra car keys, extra eyeglasses.



- Identify a safe place to go in a storm. Share that with everyone in the house.

## Protect your personal property:

- Inventory your valuables, including approximate value, and date purchased.
- Pictures or videos are great. Go to [www.KnowYourStuff.org](http://www.KnowYourStuff.org) for more information and download free software.
- Store mortgage and other important papers in a safe deposit or fire safe box – do not store the box on your basement floor.
- Add your insurance company's claims number to Contacts on your cell phone.
- Read and understand your homeowner and auto insurance policies, especially your deductibles. Talk to an agent to make sure you have the appropriate amount of insurance coverage to protect what matters to you.
- Consider buying flood insurance. Most homeowner insurance policies don't cover flooding. Specialized flood coverage through FEMA's National Flood Insurance Program is available to most homeowners. Many local insurance agents can help you acquire flood insurance. Make sure to consider buying flood insurance coverage before the heavy flooding season because in most cases the policies take effect 30 days after purchase. You can visit [www.floodsmart.gov](http://www.floodsmart.gov) to learn more.

Bill Barber,  
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:** Jennifer Kursten  
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. ■

### 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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Bruce Weiss, Ransom Oaks News ■

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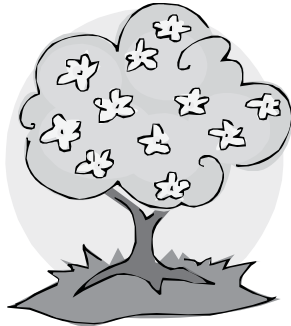
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# JUNE

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

**Next Meeting:  
Monday, June 11, 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**

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

**June 18**  
Deadline for  
*Ransom Oaks News*  
**July** 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.



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