

RANSOM OAKS NEWS

A Neighborhood Publication

Sponsored by Ransom Oaks Community Corporation and Our Advertisers

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

Happy Independence Day!

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

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

June, Board Meeting

Highlights from the June 11, 2012 Board of Director's Meeting.

- No residents attended the meeting.
- We have resolved some issues for enforcing the Covenants and Restrictions and think will be able to better address complaints from residents.
- We are experiencing about 200 visits per week to our Home page.
- We would like our website to better serve residents and the public in general and are looking for ideas.
- Apparently there have been some confrontations between residents and the Glen Oak Golf Course over use of the Bike Path. We will keep residents informed.
- Certified letters were sent to the small number of residents that have not paid their assessment.
- The pools are open experiencing high utilization.
- Over 3,000 pool tags have been distributed so far.
- Reports are that the Garage Sale was very successful.
- Enjoy the summer. ■

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.** ■



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Ransom Oaks Renaissance



Happy Birthday! July Friends



Leah Heffter	12
July 1	
Nina Santarpia	15
July 1	
Nicole Attea	18
July 2	
Bonnie Orr	
July 2	
Robert Hawkins	11
July 4	
Julianna Hogg	4
July 4	
Connor Stroth	9
July 4	
Jillian Drake	25
July 6	
Ryan Brown	22
July 7	
Isabelle Ann Ciambella	11
July 7	
Jessica Prater	19
July 13	
Anna Grace Planter	6
July 13	
T. Zachary Cook	19
July 14	
Ashley Dixon-McMillan	23
July 14	
John Tirone	16
July 17	
Sydney Capote	16
July 17	
William Greiner	17
July 19	
Colin Flanagan	20
July 22	
Jerry Tubbs	
July 22	
Kaitlyn Hogg	12
July 25	
Tessa Santarpia	13
July 26	
Ijeoma Obianwu	17
July 28999333	
Tyler Brown	18
July 29	
Keifer McKinley	6
July 29	
Peter Gerace III	12
July 30	
Cameron Agro	8
July 30	

Join the list! Send your name and birth date (and age if you prefer) to 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.

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	689.0988	mdeck@ransomoaks.com
Tom Meldrum, Landscaping	639.7364	tmeldrum@ransomoaks.com
James Burke, P/R 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 the 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



Ransom Oaks Facilities Report

We hope everyone is enjoying the facilities this summer. Swimming Lessons, Swim Club, and Art/Crafts started the last week in June. Hopefully the weather for the month of July will improve! Session III Swimming Lessons will begin the week of July 16th.

Don't forget that if you are planning a private party at any of the pools, you must call Kathy Halter for a reservation. Please allow a two-week notice. All parties are to be scheduled after pool hours.

The guards have been asked to check tags at all pools. When you enter the pool, you should sign-in and show your tag to the guard. Tags should be brought to the pool every time you visit. In addition, tags should not be lent to non-residents. If a non-resident is caught wearing a tag, the tag will be taken! Your guest card should be used for visitors. When you are asked to show your tag, please do not give the guard a hard time they are doing what has been requested by the Ransom Oaks Board of Directors.

Lastly, we ask that if you do see people hanging around the facilities after hours, please contact the Amherst Police.

July Events

Thursday Afternoons: Arts and Crafts

Wednesday, July 12th: Christmas in July. Ransom Oaks Pool, Time: 7-8:30

Week of July 16th: Third session of Swimming Lessons

CHRISTMAS IN JULY

Join us for this family event on Wednesday evening, July 12th from 7-8:30 at the Ransom Oaks pool. There will be games and activities for all; as well as a special visitor from the North Pole!

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.

• **Garbage Totes/Containers:** Town of Amherst Code Article I Section 169-16 B relative to placement of garbage totes and containers states: Except as hereinafter permitted, it shall be the duty of the owner, lessee, tenant, occupant or other person having control or management of any dwelling or other building in the Town to keep all garbage and refuse containers or receptacles inside the dwelling or other building, garage or other enclosed structure constructed according to the Building Code for that purpose or, if stored outside, behind the rear line of the principal building on the premises.

Many residents manage to store their garbage totes/containers according to Town and RO Covenants and Restrictions. Shouldn't everyone make the effort to do so? What an improvement to the neighborhood to never see garbage receptacles outside.

• **Covenants and Restrictions:** Have heard, new residents, claim they are unaware of the *Ransom Oaks Covenants and Restrictions*. Are real estate agents purposely obfuscating these important measures designed to protect quality of life issues in our community? Otherwise, how is it that newer residents are not aware of them? ■

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. ■

Around Town

July Events

Cheektowaga Summer Concert Series

July 8, 7:00pm. Cheektowaga Youth & Recreation, Cheektowaga Town Park, 2600 Harlem Rd. Civileto sings Sinatra with the Pyramid Band, 716-897-7207.

Polish Day

July 8, 1:30pm, Our Lady of Fatima Shrine Basilica of Our Lady of Fatima, 1023 Swann Rd, (off Rte. 18) Lewiston, 716-754-7489.

Art on the Riverwalk

July 8, 10:00am-5:00pm, Niawanda Park, City of Tonawanda. Outdoor show of fine art featuring artists from the Niagara Frontier. 716-692-2141.

Old Home Days Celebration

July 10-13, 11:00am-11:00pm, Island Park, Village of Williamsville, Parade at 6:00pm on Tue.

Summer Fun Train Ride

July 11, 11:00am. Medina Railroad Museum, 530 West Ave., Medina. 585-798-6106.

Concerts in the Park

July 12, 7:00-9:00pm. Griffith State Park, 55 Griffith St., Sloan. Billy Dee honoring the late Johnny Cash, 716-897-1560.

Summer of '69

July 13, 6:00-9:00pm. Lewiston Council on the Arts, Hennepin Park Gazebo, Fourth and Center Sts., Lewiston, 716-754-0166.

City of Tonawanda Garden Walk

July 14, 10:00am-4:00pm. City of

Tonawanda Board of Visual and Performing Arts. City of Tonawanda. 716-957-4177.

West of the Mark

July 18, 6:30pm. Amberleigh Retirement Community, 2330 Maple Rd., Williamsville. Country rock concert, bring your lawn chairs, 716-689-4195.

Rock the Barn 2012

July 20-21, Fri: 4:00-11:00pm, Sat: 2:00-11:00pm. Clarence outdoor summer music festival to benefit *Meals on Wheels*. 9015 Main St., Clarence, 716-759-1461.

Marble Orchard: Spirits of 1812

July 20-21, 7:00pm. Hear dramatic and inspirational stories of the impact of the War of 1812. Lewiston Council on the Arts, Hennepin Park Gazebo. Fourth and Center Sts., Lewiston, 716-754-0166.

Fire Safety Day/Clarence Hollow Farmer's Market

July 21, 8:00am-1:00pm. Visit Clarence Fire Company Firefighters, shop local farmers, specialty vendors, country store, and wine tasting.

Penn Dixie Astronomy Night

July 21, 8:30pm. Filtered telescopes will view sunspots & solar flares. Penn Dixie Palentological & Outdoor Education Center, 4050 North St, Blasdell, 716-627-4560.

Lockport Community Market

July 21-Aug 25, 8:00am-2:00pm Saturdays. Fresh produce, baked goods, local wines, unique gifts, jewelry, and more! Historic Canal St., Downtown Lockport, www.LockportCommunityMarket.com.

Fairy Kingdom Family Fun

July 22, 1:00-4:00pm. Fairy Kingdom family activities include a treasure hunt, building a leprechaun trap and Mother Goose. Charles E. Burchfield Nature & Art Center, 2001 Union Rd, West Seneca. 716-677-4843.



Popsicle Playdate Event for Ransom Oaks Residents

I have a child starting kindergarten at Dodge in the fall. If you do too, join us for a Popsicle Playdate. It's a great opportunity for our little ones to meet others right here in the Ransom Oaks community they might see in class.

Mark your calendars.

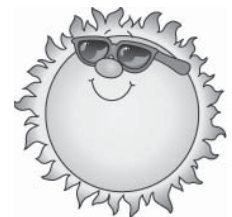
Mon., July 16, 5:00-6:00pm
at Evening Wood Playground

Wed., August 22, 5:00-6:00pm
at Ransom Oaks Playground

Inquiries and RSVP:
linhandanthony@gmail.com

Hope to see you there.

Thanks again!
Linh Casuccio ■



East Aurora Carriage Drive & Competition

July 27-28. Featuring horses, ponies, and small equine. Neil & Barbara Chur Family Equestrian Center, Knox Farm State Park, East Aurora. 716-652-6443.

Farm Festival

July 28-29, Sat: 8:00am-9:00pm, Sun: 8:00am-4:00pm. Sanborn Area Historical Society, Sanborn Farm Museum, 2660 Saunders Settlement Rd (Rte 31), Sanborn, 716-946-6811.

Glen Park Arts Festival

July 28-29, Sat & Sun: 10:00am-6:00pm. Jewelry, music, dance, and food. Village of Williamsville, Glen Park, Glen Avenue, Williamsville. 716-632-4120. ■





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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. (4.75" x 1.5" high) Ad: \$35/mo.
- 2 Col. (4.75" 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!
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Car Corner 

Did you know? ...

The summer heat and the use of air conditioners put the most strain on your engine's cooling system. In order to reduce the chances of overheating, it is important that the cooling system is in good working condition and there are no coolant leaks. If the coolant is weak, dirty or old, the system should be flushed to prevent problems.

Have your cooling system check by a professional to ensure safe driving

Bruce Weiss, *Ransom Oaks News* ■

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Ransom Oaks

Renaissance Project in Ransom Oaks is Now Under Way

We have already received responses from dozens of your neighbors who have expressed interest in having home improvements done at discounted prices. On page 8 at the right of this article are the names of contractors who have negotiated with us to offer repair estimates with a reduction in their regular prices, all dependent on the volume of business these contractors can get under contract during the summer. With the number of contractors working with us, we expect to have all requested work completed before the snow falls (sorry I brought THAT up!!)



Now some reminders to help make this project successful:

1. You as the homeowner are in control and have complete freedom to negotiate with any contractor of your choosing...it is wise to have multiple estimates (3) BUT be aware that you often get what you pay for...a lot less cost may mean a lot less quality/durability.
2. Please do NOT mention to any contractor that our community is working together to obtain more competitive prices since we will only be flooded with flyers in the mail or at our door and phone calls at all hours...and do NOT ask any contractors to contact me directly to troll for our business. We will contact them if we need more help. Allow this work to be completed in a manageable way and be patient. Only submit your contact info to me by email (rather than calling our contractors) to set appointments since this will help things go more smoothly.
3. Some communities have had experience where their municipalities have enforced laws by having homeowners repair hazardous conditions in their concrete sidewalks or asphalt paving. Don't wait for Amherst to do this and then you'll pay full prices when the Town gives you 90 days to do required repairs... or else incur heavy fines.
4. Do your homework, research home repair issues, ask questions. Don't be sold a brick driveway that will shift with our winter frost, purchase a Trex Deck that will fade with wear of the sun and cannot be resurfaced or is subject to mold and peeling/ re-coat your cracked concrete with a layer of asphalt because it will not last very long and peel off with frost/ apply paint or stain coatings to concrete without first doing necessary acid etching preparation. Remember - buyer beware at all times!
5. If you have not already done so, send an email (or US Mail) to: Rob Stevens 246 Old Oak Post Road 14051 stevensb2000@aol.com I would rather not deal with ANY PHONE CALLS. Provide us with your name/address/phone numbers/email address and exact description of your needed repair work.
6. The only repairs this project will deal with right now are all aspects of CONCRETE paving of driveways/sidewalks/patios/cracked basement/walls/resurfacing acid etching epoxy coatings on floors/ garages... ASPHALT paving new or resurfacing...black top sealing...and house foundation issues or repair of basement wall/floor cracks.
7. Our suggested contractors may have web sites that describe their services. After our computer spreadsheet of needed resident repairs is built, it will be

Contractors for your projects.

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Sidewalk/patio pad lifting leveling (see web site for U-Tube of process explained). **716-341-4550** or **800-574-6511**, www.A1ConcreteRaising.com.

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Olympic Driveway Sealing

Mike offers 10% discount for all Ransom Oaks resident drive way black top sealing. **716-931-3119**. ■

Renaissance Project (Cont'd on Page 9)

Renaissance Project *(Cont'd from Page 8)*

given to those contractors who will contact you by email to offer to set up free appointments for estimates on your work. If a contractor doesn't have your email, I would question whether he has "been recommended", OK? Adjust your computer's spam settings if possible. Only appropriate contractors who can meet your needs will make contact.

8. Some residents on Bramhill Court recently contracted to have a group of driveway pads/aprons replaced and this can be replicated in the entire community...any street can do this right now so go to work everyone.
9. Only if contractors do satisfactory work for us will they continue to be included among our list of contractors. Either a contractor...or a resident may be removed from our list for acting discourteously or unprofessionally so treat others as you would like to be treated.
10. Finally, talk to your neighbors and share ideas...we don't need to operate all alone...in fact if we work together...we will ALL benefit. Future projects of this nature have already been planned by other neighbors to help make Ransom Oaks the best community to live in Western New York

Thank you for your interest,

Robert Stevens

Stevensb2000@aol.com , 716-688-7887 ■



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Videos: www.youtube.com/a1concreteleveling

Blog: www.a1concreteleveling.blogspot.com



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Commercial & Residential

JULY

Please visit our web site at www.RansomOaks.com

**Next Meeting:
Monday, July 9, 2012
6:30pm**

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

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

July 18
Deadline for
Ransom Oaks News
July issue!

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
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