

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

August 2012

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

Happy August

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

Ransom Oaks Renaissance



July, Board Meeting

Highlights from the July 9, 2012 Board of Director's Meeting.

- Six residents attended the meeting.

Topics raised were:

- Low hanging trees over sidewalks are a problem.
- Boats, trailers, etc. are limited to 14 days.
- Large swing sets are a problem
- Lack of streetlights on Old Oak Post
- Bike Path
- Totes should not be visible from any direction
- Condition of a pool.
- We will create a formal process for enforcing the Covenants and Restrictions starting with notices and ending with legal proceedings.
- The recycling netted 6250 pounds of electronics which was worth \$190 for Carly's Crossing.
- There is some cracking to the bottom of the Eveningwood pool. It could cost \$17,000 to \$20,000 to repair. Normally the surface should have lasted three or more years longer. This damage may be the result of the vandalism last year when heavy tables were thrown into the pool.

Thank you!

"The ROCC Board would like to express our sincere thanks to **Maureen Mirand** for the outstanding job she did on the Garage Sale. All her efforts organizing, publicizing, and coordinating made the whole event an outstanding success. And it was good for Ransom Oaks. We know of one visitor that is convinced her grandchildren should grow up in Ransom Oaks." ■

- We will install security system at second facility.
- We had Christmas in July on July 11. What a party!!!!
- We recognize that the large garbage and recycling totes may be a problem for some residents. However, the Covenants and Restrictions are very explicit. They cannot be visible. The Covenants and Restrictions can be changed ONLY with approval of 2/3 of ALL UNITS. That means over 700 households would have to agree to any change. ■

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Happy Birthday! August Friends



Caroline Jones	10
August 1	
Brian Long	17
August 1	
Tyler Nadrich	13
August 2	
Jennie Sims	
August 5	
Elizabeth Merrill	18
August 6	
Victoria Sims	16
August 8	
James McMillan	
August 8	
Ellen Erman	20
August 9	
Brett Butler	19
August 11	
Alissa Lewis	17
August 11	
Benjamin Hemmer	4
August 16	
Jacob Agro	11
August 19	
Nick Galluzzo	12
August 19	
Orville Wright	11
August 19	
Jack Smith	7
August 20	
Brendan Walsh	21
August 21	
Matthew Harrison	19
August 26	
Ben Paolini	23
August 26	
Gianna Galluzzo	14
August 27	
Kristina Zheng Qin Yan	9
August 28	
Ashley Lyskawa	17
August 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 , <i>President</i>	636.6242	mwalsh@ransomoaks.com
Gene Zambarda , <i>Vice President</i>	689.0924	gzambarda@ransomoaks.com
Jim Golding , <i>Treasurer</i>	689.4919	jgolding@ransomoaks.com
Pete Calinski , <i>Secretary</i>	688.1871	pcalinski@ransomoaks.com
Michael Deck , <i>Architectural</i>	689.0988	mdeck@ransomoaks.com
Tom Meldrum , <i>Landscaping</i>	639.7364	tmeldrum@ransomoaks.com
James Burke , <i>P/R Communications</i>	913.8381	jburke@ransomoaks.com
Forrest Benson , <i>At Large</i>	688.4688	fbenson@ransomoaks.com
Dennis Thompson , <i>Facilities</i>	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 , <i>Facilities Managers</i>	691.7352	thalter@ransomoaks.com
Jennifer Kursten , <i>News Editor/Designer</i>	434.0994	jkursten@ransomoaks.com

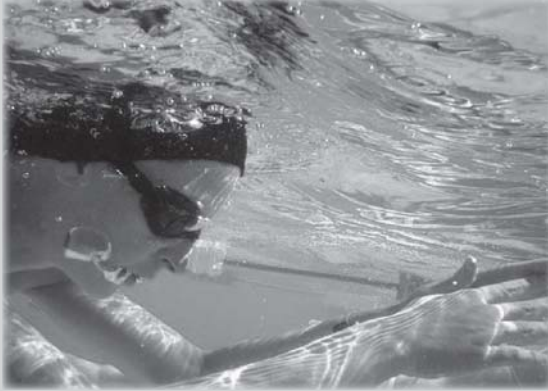


Ransom Oaks

Facilities Report

August is here and with that begins the talk of returning to school. It seems like we just begin to relax and enjoy the summer and it comes to a close. We hope you have had a chance to enjoy the facilities—it's been a wonderful July. **Join us for the last swim meet of the year at the Greenwood Facility on Wednesday 15th at 5:00 pm.** There will be snacks refreshments for all that come and support the children of our community. Talk to Tom or Kathy Halter or any of the lifeguards for more details or questions. Hopefully the weather will cooperate.

As we approach the end of August, swimming lessons will wrap-up, swim club will have it final meets; and many of our guards will return to college. It is important that residents continue to wear their tags, because there will be new guards on duty. **Pools will remain open until Labor Day, which is September 3rd,** but we may have several days that pools may be closed or have limited hours because all the Lifeguards will return to school the last week in August. We are currently working on end-of-season schedules; we will have the hours posted for the end of the season as soon as the guards know their school/sport schedules. **Lastly, if you are over 16 and are certified in Life Guarding and CPR; we are looking for people to fill shifts at the end August.** Please give us a call at 691-7352 for more information on positions.



Annual Final Swim Meet!

When: **Wednesday, August 15, 2012, Time: 5:00-7:00 pm.**

Where: **Greenwood Recreation Facilities**

Please join us for an evening of fun for the entire family. Come watch our annual swim meet and relax with your Ransom Oaks neighbors! Snacks will be provided.

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.

There are many areas in Ransom Oaks where there are low tree limbs. They are unsightly and make walking difficult. Residents, please trim those limbs?

From the Board. Last month, the Resident's Forum contained a resident's submission that included the Town of Amherst code regarding Garbage Totes/Containers. Please note that the Ransom Oaks Covenants and Restrictions are more strict. They require that "containers shall be stored in such a manner so that they cannot be seen from adjacent and surrounding property". Residents must adhere to the Ransom Oaks requirements.

Thank You! ■



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.

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 ■

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. ■



Considering Selling? How to Sell Your Home at the Highest Possible Price

Interest rates are at record lows. Many people are thinking of selling to move up or scale down and with more buyers being able to afford mortgages, the time is right to sell. Making a mistake in selling a home can cost you hundreds or thousands of dollars in lost profit. Avoiding these mistakes is easy and takes little time and effort on your part. Follow the guidelines here to get top dollar for your home:

1. **Distress Selling:** At times, selling quickly is unavoidable. That's when knowing the right techniques to sell your home without looking desperate and making yourself a target for low bidders really pays off. Know all there is to know about the market before listing and work hand in hand with the right real estate professional.
2. **Best Home in the Neighborhood:** Your home is one of your most personal possessions. Don't be blind to flaws and needed cosmetic improvements. This will cause overvaluing of the home, hurting its chances to be sold. Listing with the right agent gives you a well informed third eye that will help you price your home at a fair market price.
3. **Limited Home Viewing:** Buyers want to view a home on their own time schedule. Unfortunately their time schedule does not always coincide with your time schedule. Leave a lockbox or key with your agent so your home can be shown when you are not around. You never know if the one who got away was your buyer.
4. **Restrain Emotional Decisions:** Don't allow a few hundred dollars to ruin a sale. That money will mean very little to you in the long run. Take a look at the big picture and react rationally. Use sound business judgment!
5. **Make Cosmetic Improvements:** Prospects make up their minds within the first twenty minutes. First impressions can make all the difference in selling your home. Spending \$1,200 on new carpet might add another \$4,000 to the price of your home. Get an objective point of view from your real estate professional. They can provide you with a list of items that will maximize the profit of your home sale.
6. **Disclose Property Flaws:** Property disclosure laws require sellers to list any flaws required by your state. If you are unaware of flaws or attempt to cover them up, you risk losing the sale and finding yourself in court. Get professional assistance from your agent who can introduce you to qualified inspectors and ensure the smooth sale of your home.
7. **For Sale by Owner:** Most homeowners who decide to sell their own home do so because they believe they can save the commission paid to the real estate agent. Everything has a price and selling a home carries a high one. The enormous amount of time and effort required to sell a home often surprises the "For Sale by Owner."



Furthermore, many costly mistakes can be avoided with the right guidance.

8. **Trust Your Agent:** Would you tell a physician that you've decided to run your own tests and come to your own diagnosis? By choosing the right Realtor, you can relax and trust their judgment. The right agent is a valuable team member who will protect your best interests and make your sale as profitable as possible.

9. **Know Your Market:** Most homes that do not sell in their first listing period are priced too high. Conversely, most homes that sell quickly are priced too low and cheat the homeowner out of profits. You need to understand the market and evaluate the value of your home based on fact, not gut instinct or conventional wisdom. A professional agent knows the market, just as you know the market for your business.

10. **Choosing a Realtor Based on Personal Relationships:** Home sellers often pick a friend or family member as their agent. Choose an agent with a strong track record and aggressive Marketing Plan. A top producer knows the market well and can generate many buyers. Selling your home is one of the most important decisions you'll ever make! Base it on good, sound business sense and the rewards will add up.

Before you make one of your most important decisions regarding your home sale shouldn't you become as informed as possible? By aligning yourself with a top agent you ensure that all the important issues and seemingly insignificant but....very important.... details are handled professionally. Your home sale should not be a grueling ordeal. The more informed you are the better chance you have of making a sound business decision.

Maureen Mirand,
Ransom Oaks News ■

Call Maureen Mirand
Your
Ransom Oaks Realtor®
716-866-9959 | mmirand@realtyusa.com

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914 Maple Rd.
Williamsville, NY 14221

Maureen Mirand
Licensed Real Estate Salesperson
DIRECT : 716-866-9959
www.topbuffalorealtor.com

SOLD

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. 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 three (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 or 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 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 ■

Contractors for your projects.

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Ransom Oaks Renaissance



Kenneth Loewer

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golf course paths - blacktop maintenance

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Around Town August Events

Lockport Community Market

July 5-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.

Clarence Hollow Farmer's Market Chalk Art Festival

Aug 4, 8:00am-1:00pm. 10717 Main St, Clarence.

Taste of Williamsville

Aug 5, 12:00noon-9:00pm, Tasty treats, music with classic car show and pie baking contest. Island Park, Village of Williamsville, 716-632-4120.

Great American Garage Sale

Aug 5, 8:00am-4:00pm, Antique World & Fleamarket, 11111 Main St, Clarence. 716-759-8483.

15th Anniversary Drums Along the Waterfront

Aug 6, 6:30pm, Precision of the world's best drum & bugle corps. Ralph Wilson Stadium, One Bills Drive, Orchard Park. 716-867-1618.

Lewiston Art Festival

Aug 11&12, Sat & Sun: 10:00am-6:00pm. Lewiston Council on the Arts, Center St, Lewiston. 716-754-0166.

Taste of Ellicottville

Aug 11&12, Sat & Sun: 12:00noon-6:00pm. Village of Ellicottville, 7 Monroe St, Ellicottville. 716-966-5046.

Rotary Classic Car Show

Aug 12, Northtown Center at Amherst, 1615 Amherst Manor Dr, Amherst. 716-634-2730.

Antique Car Show

Aug 13, 6:00pm-Dusk. Lehigh Valley Historic Site, 86 South Long St, Williamsville. WNY Railway Historical Society. 716-837-1791.

War of 1812 Candelight Tours

Aug 16, 6:30pm. Walk through vignettes of life during the war. Meet soliders and civilians who will tell you their story. Hull Family Home and Farmstead, 5976 Genesee St, Lancaster. Reservations required. 716-741-7032,

Scottish Festival and Highland Games

Aug 18, 9:00am-5:00pm. Buffalo Niagara Heritage Village (formerly Amherst Museum), 3755 Tonawanda Creek Rd, Amherst, 716-689-1440.

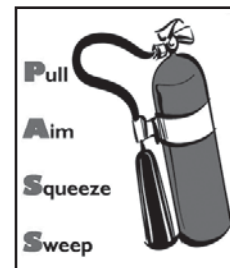
Buffalo Irish Festival at canalside

Aug 24, 12:00noon-10:00pm. Downtown Buffalo, 716-743-9348.

Wild Photo Day

Aug 25, 10:00am-2:00pm. Hawk Creek Wildlife Center, 655 Luther Rd, East Aurora, 716-652-8646.

Fire Extinguishers... what is best?



Putting out a fire before it does much real damage is the purpose of all home fire extinguishers. But what is the best type for the average homeowner to have in the home?

The suggested type of fire extinguisher to have in the home are the multi-purpose "ABC" fire extinguishers, rated for different types of fires. There are several types of fires that can occur in a home and each has a preferred method of control. An "ABC" extinguisher is designed to extinguish the wider array of typical home fires.

The "A" in "ABC" means it is to be used in ordinary household fires involving wood, cloth, paper, plastic, and similar items.

The "B" in "ABC" means it is to be used for liquid fires as gasoline or grease fires.

The "C" in "ABC" means it is for electrical fires. This includes computers, televisions, and other electrical items, as well as general home wiring fires.

It is impossible to know ahead of time what type of fire will occur. Since the "ABC" fire extinguisher is designed to extinguish three different fire sources (combustible, liquid, and electrical), it is the best extinguisher you can have in the home. Remember fire extinguishers are for very small fires. When in doubt it is always best to call your fire department.

Bill Barber,
Ransom Oaks News ■

Angelica Farmer's Market Sweet Corn Festival. Aug 25, Park Circle, Angelica, 1-585-808-9297.

Wine Taster's Special

Aug 25, 5:00pm. Arcade & Attica Railroad, 278 Main St, Arcade. Registrations required. 1-585-492-3100. ■

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 and ad verbage must be received by the **18th two months prior** to publication. Without receipt of payment for the 18th of two months prior, 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!
 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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Car Corner

Did you know? ...

Over the years women have made a large impact in the automotive industry. In 1923, it's reported 173 new inventions were made by women. Among these inventions were a carburetor and an electric engine starter.

Bruce Weiss,
Ransom Oaks News ■

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- Lube Chassis & Steering
- Visually Check Brake System
- Our Exclusive 65 point Safety Check Up
- **FREE** Tire Rotation (if needed)
- **FREE** Consultation on vehicle concerns

All This for **\$39.88** + tax **SAVE \$30.00**

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

August

Please visit our web site at www.RansomOaks.com

Next Meeting:
Monday, August 13, 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

August 13
September 10
October 9
November 12
December 10

August 18
Deadline for
Ransom Oaks News
Sept 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
101 Ransom Oaks Drive
East Amherst, NY 14051

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