

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

October 2012

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

Happy Autumn!

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, 688.4503
- **Briarwoods or Woodgate Andruschat** Real Estate Service, 688.4757
- **Ransom Oaks Architectural Matters** (regarding Single-family homes ONLY!) Mike Deck, 689.0988
- **Ransom Oaks Facilities 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

Signs are prohibited in Ransom Oaks except "House for Sale" signs. This is election season, please respect this restriction.

Board of Director's Meeting Highlights: September 10, 2012

Topics raised were:

- Two residents attended the meeting.
 - Approval for location of a children's play set.
 - Poor quality of some repair work in progress.
 - Can residents get together and get a better price for treating ash trees.
 - We have met with our lawyers to establish legal methods for enforcing the Covenants and Restrictions.
 - We have restructured the Architectural Committee to conform to the Covenants and Restrictions.
 - We have begun tabulating where and how many totes are not being stored properly. See more details elsewhere in this newsletter.
 - The Five Year plan is completed.
 - Repairs of the Eveningwood pool and the Greenwoods pool will start this fall. Funds will be reallocated from the remodeling of the Greenwoods Meeting room and legal expenses. Cost, including winterizing the pools, will be on the order of \$43,500.
- Eighteen liens have been filed for overdue assessments.
 - The 2013 budget process has begun.
 - We are looking into some form of shelter from the sun for the Glen Oaks playground.
 - There is a possibility that residents of Bantry Green I may start to join Ransom Oaks. ■

Columbus Day October 8

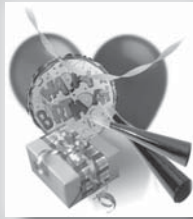


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Happy Birthday!

October Friends



Cara Diati	23
October 1	
Heather Lewandowski	22
October 2	
Heather DelGaudio	24
October 3	
Kimberly Berus	22
October 4	
Keegan Gillman	11
October 4	
Shannon Gestwick	13
October 5	
Allison Janczak	14
October 6	
Emma Wiefert	14
October 6	
Jack Manzella	14
October 6	
Kelsey Swanekamp	23
October 7	
Andrew Koginos	21
October 9	
Scott Sims	19
October 12	
Gabrielle Marong	9
October 15	
Nathan Kwandras	18
October 16	
Abigail Gnozzo	14
October 17	
Katie Elkan	22
October 23	
Sydni Winters	11
October 26	
Theodore Roosevelt	154
October 27	
Alexis Zee	18
October 27	
Caitlin Butler	22
October 28	
Delaney Gillman	13
October 31	

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

Pools closed as of Labor Day and we are now in the process of closing the recreational areas. It was a great summer—we hope you made time to enjoy the pools. You will be pleased to see the new tiles at Greenwood if you are wondering what all the action at the facility has been. We will try to keep the tennis courts open as long as possible weather permitting.

We are currently getting prices for the 2013 budget and will publish this years "wish list" in an upcoming issue. If you have any ideas that you feel would improve the facilities, please feel free to give us a call. We would be glad to bring your considerations to the attention of the board.

With Halloween just around the corner, we just want to mention that if you do see vandalism occurring, please call the police immediately. Don't be afraid to call if you see children hanging on the "common grounds" of Ransom Oaks. This is the only way we are going to stop the mischief that is occurring.

There has also been a concern from residents as well as the board regarding trailers, commercial vehicles, and garbage cans in the front of numerous residents home. Please be a good neighbor and adhere to the covenants of this community.

Tom and Kathy Halter
Ransom Oaks Facilities Managers
716.691.7352 ■

Ransom Oaks Resident's Forum



The Resident's Forum provides an easy way for residents to express their interests, concerns, what pleases them or what bothers them about 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. 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.

We love the Ransom Oaks Community and take great pride in our Patio Homes and property. We pay extra maintenance fees to have our lawns seeded, mowed, watered and our landscaping trimmed and looking beautiful. Every day we see MANY dogs being walked around our area. These dogs are companions and special pets for many. I do not have a pet, but like animals, especially dogs. People allow their dogs to go on our lawns to urinate and defecate. The waste has been yellowing and hurting our plants and lawns. I am asking the dog lovers to PLEASE let the dogs do their duty on their own lawns and restrain them from ours! Would you walk your dog on the lawn of home owners in the larger community? This is private property and we would appreciate a change of habits. Thanks! ■

costume contest with prizes. There will be FREE popcorn and snacks for sale. PACC, 1451 Payne Ave, North Tonawanda 14120, 716-693-8685.

Living Village

Thu, Jul 19 to Wed, Oct 31 2012
Tues-Fri 10:30-4:00, Sat 10:30-4:00, Sun 12:30-4:00. Experience what it was like to live in 19th century WNY! Our Living Village is filled with surprises and activities. 35 acres and 10 historic homes! Interact with our interpreters

October Events

cont'd on page 4

Around Town

October Events

Saturday Art Classes for Kids

These multi-medium art classes are for kids ages 5-15. Supplies are included.

Series KH: Nov 10, 17, 24

Series KI: Dec 1, 15, 22

Series KJ: Jan 5, 12, 19

9:00 am – 10:30 am. Garden Members & Non-Members \$30 per series or \$11 per class. Buffalo and Erie County Botanical Gardens (Buffalo), www.buffalogardens.com or call 716.827.1584 ext. 291 for more information.

Fall Foliage Tours

Oct 2012: Fridays 2 pm; Sat & Sun 12:00 noon, Historic Steam Train Ride through the beautiful hills of Western NY. Hot cider and doughnuts available. Arcade & Attica Railroad, 278 Main St, Arcade 14009, 585-492-3100, www.arcadeandatticarr.com

Fergus Farm- A-MAZE-ING ADVENTURES

Sat, Jul 21 to Wed. Oct 31, 2012

We offer a fence maze filled with twist turns and dead ends. The corn maze will remain open from 1 to 5 during the month of October please check our web site for dates. Oct 19, our Wooden maze is converted to a Haunted Halloween maze. The open path is changed to a single path with Monsters and scary scenes. This runs through Halloween from 6:30 to 9:00 pm. A tractor pulled wagon ride will take you to and from the maze. Fergus Farm, 1810 Porterville Road, East Aurora 14052, 716-997-2503.

Halloween Free Family Movie Night

Mon, Oct 1 to Mon, Oct 29. On Oct 28 at 6:00 pm. No tricks just treats come join us for a night full of fun. Oct. 28th at 6:00 pm we will be having a free family movie night featuring "Monsters Inc" we will also be having a

Do You Know Where Your Totes Are?

As many have notice, and reported to us, the number of residents that are not properly storing their totes is increasing. As a community that collectively cares about the appearance and values of our homes we had hoped that residents would follow the Covenants and Restrictions which require that garbage (and by implication recycling) containers should not be visible except on the day that pickup is made.

We decided to tabulate just how many residents conformed to the C&R. To do this we divided the single family homes of Ransom Oaks into 16 Zones and counted totes that are visible from the street in each Zone. Note, we did not attempt to find totes that were visible from other vantage points. The results are shown in Table 1.

Table 1

Zone	Description	Homes Per Zone	Hidden 9/15/12 %
1	Bramhill & Part of Old Oak Post (OOP)	31	67.7
2	Glen Abby & Coriander	34	67.6
3	Part of OOP, Moorgate, Kinderhook	43	76.7
4	Doral, Part of OOP, Old Hempstead, Kingsbrook, Woodmoor	32	75.0
5	Fiddlers, Inverness, Part of Ransom Oaks, (RO), Oakhill	32	71.9
6	Part of RO, Pinehurst, Sweetwater, Part of Glen Oak (GO)	32	87.5
7	Part of RO, White Pine, Oakmont, Shady Oaks	33	63.6
8	Part of GO, Oakcliff, Redbud	42	76.2
9	Primrose, Skylark	43	72.1
10	Eveningwood, Part of GO, Periwinkle	37	56.8
11	Smith, Part of White Cedar	37	51.4
12	Part of White Cedar, Whispering, Odessa Ct.	37	59.5
13	Odessa Dr., Honeysuckle	30	46.7
14	Ginger, Lilybrooke	32	53.1
15	Part of GO, Opal, Topaz	38	42.1
16	Part of GO, Ruby	25	36.0
Total Hidden		354	63.4
Total Visible from the Street		204	
Total		558	

Some interesting observations from the count made on September 5, 2012:

- (1) Zone 6 has over 87% compliance. That is nearly 9 out of 10
- (2) Zones 3, 4, 5, 8, and 9 all have over 70 % compliance
- (3) Zone 16 has just 36% compliance and Zones 13 and 14 have less than 50% compliance.

Isn't it disturbing that over 350 residents can go that extra mile to help Ransom Oaks look as good as possible while over 200 don't seem to participate?

Here are some other interesting facts. We took a ride through some nearby housing areas and found the following:

- (1) Fawn Meadows. Hidden Totes= 62.5%
- (2) Whispering Meadow through to Rambling to New Rd. Hidden Totes =56%.

And some of these homes have only single car garages.

(3) Deer Run Hidden Totes = 84%.

Note, NONE of these housing areas have any rules about totes!!!

Over the coming months we will continue to collect these statistics and report them here.

If you have internet access you can get the full spreadsheet showing the actual addresses that are in each Zone and the status of each on the day we made the count. Follow this link: <http://snipr.com/zoneoverview>

If you prefer to examine a hard copy of the file, contact the secretary of the Ransom Oaks Community Corporation.

Residents should feel free to comment on this information in the Resident's Forum, or on the RansomOaks online forum at: <http://RansomOaks.freeforums.org/>

Sincerely,
The Ransom Oaks Board of Directors ■

October Events

cont'd from page 3

and learn crafts, games, cooking and blacksmithing! Theres something new everyday at Buffalo Niagara Heritage Village! Buffalo Niagara Heritage Village 3755 Tonawanda Creek Rd, Amherst 14228, www.amherstmuseum.org 716-689-1440.

Abraham Lincoln: A Man of his Time, A Man for All Time Exhibit

Mon, Oct 1 to Sun, Oct 28, 2012, GCC's Batavia Campus in the Alfred O'Connell Library, the event starts at 11:00 am. GCC's Batavia Campus in the Alfred O'Connell Library, 1 College Rd, Batavia 14020, www.guides.genesee.edu/lincoln

Fall Foliage Train Rides

Oct 2012, Sat, Sun & Wed 11:00 am & 2:00 pm. Two hour train ride through historic Erie Canal corridor and tour of largest RR and Toy Train Museum in NY State. Medina Railroad Museum, 530 West Ave, Medina 14103, 585-798-6106, www.railroadmuseum.net ■

Give your kitchen a fresh face this fall

As the season changes, many of us will get the itch to tackle any number of home improvement projects before winter. For some, a complete remodel is in the works. For others, just a few quick fixes are needed to make the home a more enjoyable space during the long winter months or in preparation for holiday entertaining. With the kitchen at the heart of the home, it's an obvious place to take time for a few updates this season. Here are a few ideas to help give your kitchen a fresh look without spoiling the budget.

Overhaul cabinetry without breaking the bank

Although replacing kitchen cabinetry can be a very costly home improvement project, it usually makes the biggest impact. With unlimited options to choose from and varying price points, it's easy to become overwhelmed and discouraged. Even if your budget is small, don't give up on the idea of updating your kitchen cabinetry because there are plenty of affordable solutions. There are lines of affordable and stylish cabinets that are on-trend and available in popular finishes ranging from a classic and airy natural stain to dark and rich tones.

Add some personality and shine

Hardware and faucets are touched every day, and wear and tear are inevitable. Just switching out these pieces can make a dramatic difference by adding a fresh shine, some personality and even greater functionality to the space. If your cabinetry

hardware seems a bit dated, opt for one of many modern options for an instant, low-cost update. Replace the kitchen faucet with a sleek, better-functioning style to elevate the kitchen design, but also introduce a newer water-saving solution.

Don't underestimate the power of paint

With color trends constantly changing, and the focus on color in the home becoming more prominent, a fresh coat of paint can change the look and feel of a space almost instantly. With the changing season, opt for colors that add warmth and comfort or choose a bright color to combat the gray of winter. Paint can also help cover up unsightly wall marks and stains and provide the backdrop for new decor and furnishings for a whole new look. To ensure your new look has staying power, make sure to purchase a quality paint specially formulated for the kitchen.

Lighten up in the kitchen

If there are outdated lighting fixtures in your kitchen, or simply not enough light, consider adding new whimsical pendant lights or splurge on a stunning chandelier to create a focal point. Simply adding lighting under the wall cabinets and dimmer switches can introduce a new ambiance to the space. A visit to your local home center or lighting showroom will give you plenty of ideas.

Maureen Mirand,
Ransom Oaks News ■

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SOLD

The advertisement features a woman, Maureen Mirand, holding a 'SOLD' sign. The background is a light, textured pattern. The text is arranged in a clean, professional layout with various font sizes and weights.



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Electrical Safety in the Home - *Power Strips*

Electrical outlets can become dangerous when overloaded. Though it may be easy to simply plug in another power strip or extension cord when adding equipment, the wiring in some homes often isn't capable of supporting too many high-powered electronic appliances.



So what's the big deal?

Overloads of an electrical outlet means that more current is running through the outlet than it can handle. This causes the outlet to overheat, which may lead to an electrical fire. According to the National Fire Protection Association study, electrical circuits and lighting equipment are involved in more than 24,000 home structure fires per year. These fires have resulted in an average of 320 deaths per year and an estimated \$700 million in property damage per year.

To help prevent this and other electrical hazards the following list is provided by **Electrical Safety Foundation International**.

- If you must use a power strip, use a name-brand product from a reputable retailer. Low-quality or counterfeit power strips may contain wiring that isn't adequate to carry the load.
- Place power strips where there is plenty of air circulation to dispense the heat.
- Never attempt to plug grounded (three-prong) cords into an ungrounded (two-prong) outlet.
- Do not bind, kink or knot electrical cords.
- Keep cords close to the wall to prevent risk of tripping.

Bill Barber,
Ransom Oaks News ■

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? . . .

Doing **regular maintenance** to your vehicle will reduce the chance of an inconvenient and expensive break down plus increase its life and value. Maintenance should be done per the manufacturer's and industry standard guidelines with a records kept. This way you know what's been done and what should be done in the future. This can save time and money over the life of your vehicle.

Bruce Weiss,
Ransom Oaks News ■

ROAD TRIP SPECIAL

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IT'S THAT TIME OF YEAR AGAIN!!

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We LIVE in your area therefore
we ALWAYS provide FAST courteous service!

YOU choose your price!! (for a regular 2 car driveway)

Pay in FULL by:

September 15th, 2012 your price is = \$235.00 + tax (\$255.56)
November 1st, 2012 your price is = \$250.00+ tax (\$271.88)

Here's what you get:

- Service from November 1st until March 31st (plowing thereafter will be \$30/per request)
- Snow removal at **3.0 inches** of snowfall (**3" must fall before first OR second plow**)
- Plowed by **7:00am** (when 3" falls between 5pm-3am)
- Plowed by **5:00pm** (when 3" falls between 7am-1pm)
- Re-seeding of any damaged grass (in spring)

NOTE: if snow begins to fall at 5:00am all driveways will not be done by 7:00am. Please allow a reasonable amount of time for your driveway to be cleared. We NEVER stop working for you!

Name: _____ Phone Number _____

Address _____ Signature: _____

Your signature means that you agree to the above terms and will not hold Jay's Landscaping responsible for any slipping or falling due to conditions created by the weather or the removal of snow.



Make check payable to: JAY'S Landscaping
297 MacArthur Drive, Williamsville, NY 14221

October

Please visit our web site at www.RansomOaks.com

**Next ROCC Meeting:
Tuesday, October 9, 2012
6:30pm**

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

2012 Meetings

November 12
December 10

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.

October 18
Deadline for
Ransom Oaks News
Nov issue!

Charlesgate Meeting:
second Wednesday of each month.

Forest Edge Meeting:
fourth Tuesday of each month.



Ransom Oaks
Community Corporation
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