

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

November 2012

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

Happy Thanksgiving!

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

WANTED: The ROCC Board of Directors Seeks New Members

The annual election for Ransom Oaks Board of Directors will take place on Monday, January 14, 2013. To learn more about serving a three-year term as a Director, please contact ROCC President Mark Walsh at 636.6242 or email mwalsh@RansomOaks.com.



Please notify Mark Walsh by November 10, 2012 in order to be reviewed by the Nominating Committee. Potential candidates should plan on submitting a biography (250 words or less) by November 18, 2012.

The election is open to Ransom Oaks Community Corporation property owners who have paid their assessments and have no outstanding liens against their property. ■

Board of Director's Meeting Highlights

October 9, 2012

No residents attended the meeting

Topics raised were:

- The January election is coming up. See details elsewhere in this newsletter.
- A local company gave a presentation on their abilities to upgrade our website.
- Repairs to the Eveningwood pool and the Greenwoods pool should be finished in October.
- Someone cut a hole in the fence at the Eveningwood pool.
- Properties with liens will be listed elsewhere in this newsletter.
- The 2013 budget will be finalized at the November meeting
- We will install a shelter at the Glen Oaks playground. ■

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

Happy Birthday!

November Friends



November 2	
Sarah Morison	20
November 2	
Mike Elkan	
November 3	
Melissa Bonvissuto	28
November 6	
Erin Haltan	16
November 7	
Matthew Mancini	24
November 7	
Margaret Mitchell	112
November 8	
Max Cassaro	31
November 8	
Sarah Nowakowski	18
November 10	
Kyle Lort	19
November 12	
Joshua Moore	22
November 12	
Kathryn O'Malley	18
November 14	
Laura Goodrich	32
November 15	
Kathleen Goodrich	23
November 15	
Megan Knowles	29
November 18	
Lindsey Hawkins	20
November 22	
Gabrielle Alexis Ciambella	10
November 24	
Victoria Egleston	12
November 24	
Richard Long	22
November 24	
William Gregory	9
November 27	
Joey Maruca	22
November 28	
Janet Woser	25
November 29	

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

The leaves are changing and the temperature is cooling off so why are the Eveningwood and Greenwood pools still uncovered?

The ROCC board of directors at the September meeting approved a contract to repair both pools. The Eveningwood pools are having the cracks repaired and the marcite replaced. The main pool at Greenwood is having the tiles replaced and a new concrete edge poured. We hope to start the 2013 season with a great new look at both facilities. And by the time this newsletter reach's you, we will also have a new picnic shelter at the Glen Oaks playground.

That will complete the projects for this year but, we are currently budgeting for 2013. The board is hoping to approve the 2013 budget at the November 12 board meeting. Feel free to attend the November meeting at the Greenwood recreation facility. The meeting starts at 6:30 PM and at the beginning of the meeting resident comments are welcome. Your thoughts and concerns are always welcome if not encouraged, so even if you cannot attend a meeting please drop us an email thalter@ransomoaks.com or give us a call 716-691-7352.

The facilities are the center of this great community and even if you don't swim, play tennis or use the playgrounds there appearance enhances everyone's property values. The board of directors for several years has maintained a five year planning committee to ensure the facilities are well maintained. Think about what you might contribute to keeping Ransom Oaks a great place to live and play?



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. ■



The ROCC Board and Staff wishes all the residents a very Happy Thanksgiving!

Ransom Oaks Advertising

Please take the time to review our advertisers. They help support the Ransom Oaks newsletter. If you know of a business who might benefit from advertising in the *Ransom Oaks News* please have them contact our *Newsletter Editor*, Jennifer Kursten, or provide her with their contact information. 716-434-0994 or jkursten@ransomoaks.com. Thank you for your consideration! ■

Emerald Ash Border Treatments for Ransom Oaks

Our community has hundreds of ash trees, some planted by us and quite a few planted as “street trees” by the Town of Amherst. They’re hardy, fast-growing, stately when mature...and they’re all at risk of being killed by the Emerald Ash Borer (EAB). The trees have no defense against this pest, which eats the vital cambium layer in ash trees. The result is akin to blocking a person’s blood vessels – no nutrients can move through the trees and they gradually die. Once the trees show symptoms, it is unlikely that they will survive.



There are 2 proven methods to prevent the EAB from doing this to our trees:

- Inject the tree with a precise amount of pesticide; this pesticide stays inside the tree and the treatment lasts as long as 2 years. *
- An external application of pesticide. This type of treatment is less expensive but is degraded faster by environmental exposure, and it may affect other species besides the EAB.

For either method, it is best to apply it in the spring of 2013 (May-June).

I’ve talked to 2 of the tree services that can do the injection treatment. I asked if they would consider discounting the service if we have a number of Ransom Oaks owners interested – their answer is “maybe”, depending on several factors.

Here is what you should do if you want to be part of a group that will get the best pricing for EAB treatment:

1. Count your ash trees and measure (or estimate) their diameter. This is called “caliper”. If you’re not sure which trees are ash trees, the tree service may be willing to help you with that.
2. Send me an e-mail at icos@roadrunner.com with your tree count, address, and your phone # (and your name if you wish).
3. I’ll collect this information until November 17 and then I’ll give generic information (# of trees and e-mail address only) to the 3 tree services below. They will each let me know what kind of discount they can offer, and when they would do the treatment.
4. I’ll advise everyone of who has the best deal, and then you are each free to sign up with that tree service. There’s no obligation and no strings...but if you want to protect your trees you should do something soon.



Wright-Frontier, in Cheektowaga:
Contact: Bill 634-3431, bschreiber@wftree.com

Ken Seitz Landscaping, in Clarence:
Contact: Ken 741-7483

Haskell Tree Service, 655-3359

*more details are available on the internet at www.arborjet.com

Lisa Miller,
Ransom Oaks News ■



Ransom Oaks Properties with Liens

Property with liens will need to contact the ROCC attorney Michael Ranzenhofer at 542-5444.

Ransom Oaks Properties with Liens	Year
38A Beehunter Court	2009
40A Beehunter Court	1999, 2000
40B Beehunter Court	2007, 2008, 2009, 2010, 2011, 2012
85 Bramhill Court	2010
156 Charlesgate Circle	2010, 2012
301 Charlesgate Circle	2007
704 Charlesgate Circle	2011, 2012
1006 Charlesgate Circle	2012
1251 Charlesgate Circle	2010, 2011, 2012
1252 Charlesgate Circle	2012
1351 Charlesgate Circle	2011
28D Coolbrook Court	2010
61 Eveningwood Lane	2011
1051 Flanders Court	2012
302 Forest Edge Drive	2010, 2011, 2012
751 Forest Edge Drive	2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011
19 Moorgate Court	2011, 2012
85 Moorgate Court	2011, 2012
21 Oakcliff Court	2012
257 Old Meadow	2011, 2012
233 Old Oak Post Road	2012
84 Periwinkle Court	2011, 2012
25 Ruby Lane	2012
3D Southcreek Court	2008, 2009, 2010
25 Sweetwater Court	2012 ■

At Home in Ransom Oaks

Neighbors often ask questions about homes, real estate and in particular, market values in Ransom Oaks. The following information shows what has been happening in Ransom Oaks from January 1 through October 11, 2012. With interest rates at an all time historic low and lack of homes for sale, homes that are listed and priced properly are selling fairly quickly.

Address	List Price	Sale Price	Sq. Ft.	%list vs. sold	BR/Bath
Coriander Ct.	319,900	280,000	2820.88	.88	4/2.5
Doral Ct.	214,900	199,900	2022	.93	4/2.5
Honeysuckle Way	240,000	222,500	2567	.93	4/2.5
Kinderhook Ct.	189,900	178,000	2187	.94	4/2.5
Oakcliff Ct.	219,900	203,000	2172	.92	4/2.5
Odessa Dr.	215,000	206,000	2106	.96	4/2.5
Opal Ct.	234,900	237,900	2554	1.01	4/2/2
Ransom Oaks Dr.	219,900	215,000	2294	.98	4/2.5
Sweetwater Ct.	80,000	55,000	2091	.69	4/2.5
Topaz Ct.	219,900	199,900	2302	.91	4/2.5
White Cedar Dr.	214,900	207,000	2038	.97	4/2.5

Have a item for sale or offer a service! Affordable classified advertising with an interested audience!

SPANISH? Mature and experienced spanish speaking tutor can help you learn. Offering in-home & public places tutoring. Email me at erinkaylove@yahoo.com to set an appointment or ask questions. \$25.00/hour. **716-444-1627.**

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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Do You Know Where Your Totes Are As Of 10/22/12?

As many have noticed, 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 totes were counted on September 5, 2012 and again October 22, 2012. The results are shown in Table 1.

Note:

- (1) **27 more homes** put away their totes
- (2) **Zones 2, 3, 4, 5, 6, 8, 9, and 12 all have over 70 %** compliance. That is **3 more** than last time.
- (3) The Zone with the poorest compliance, **Zone 16, improved from 36% to 44%.**
- (4) **Zone 14 improved to nearly 70%** compliance.

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. ■

Table 1

Zone	Description	Homes Per Zone	Hidden 9/15/12 %	Hidden 10/22/12 %
1	Bramhill & Part of Old Oak Post (OOP)	31	67.7	61.3
2	Glen Abby & Coriander	34	67.6	76.5
3	Part of OOP, Moorgate, Kinderhook	43	76.7	79.1
4	Doral, Part of OOP, Old Hempstead, Kingsbrook, Woodmoor	32	75.0	71.9
5	Fiddlers, Inverness, Part of Ransom Oaks, (RO), Oakhill	32	71.9	81.3
6	Part of RO, Pinehurst, Sweetwater, Part of Glen Oak (GO)	32	87.5	75.0
7	Part of RO, White Pine, Oakmont, Shady Oaks	33	63.6	60.06
8	Part of GO, Oakcliff, Redbud	42	76.2	78.6
9	Primrose, Skylark	43	72.1	76.7
10	Eveningwood, Part of GO, Periwinkle	37	56.8	64.9
11	Smith, Part of White Cedar	37	51.4	62.2
12	Part of White Cedar, Whispering, Odessa Ct.	37	59.5	70.3
13	Odessa Dr., Honeysuckle	30	46.7	60.
14	Ginger, Lilybrooke	32	53.1	68.8
15	Part of GO, Opal, Topaz	38	42.1	50.0
16	Part of GO, Ruby	25	36.0	44.0
Total Hidden			354	381
% Hidden			63.4	68.3
Total Visible from the Street			204	177
Total			558	558

Around Town

November Events

Saturday Art Classes for Kids November 11, 2012 - January 19, 2013

Buffalo & Erie County Botanical Gardens, 2655 South Park Avenue, Buffalo, NY 14218. These multi-medium art classes are for kids ages 5-15. taught by Joan Saba, a product will be complete in each class. Supplies are included. For more information call 716.827.1584 ext. 291, www.buffalogardens.com.

Kids' Art Classes November 3 - Dec 15, 2012.

Carnegie Art Center, 240 Goundry Street, North Tonawanda, NY 14120. Nancy Koch, certified teacher in Art Education. A different completed project at each Saturday morning class. For more information call 716.694.440 or email office@carnegieartcenter.org.

Lancaster Opera House Annual Craftshow

November 17, 2012 - 9:00am-3:00pm

Holy Mother of the Rosary Cathedral
6298 Broadway, Lancaster 14086
Our annual craft show returns for the 26th year! Get an early start on your holiday shopping. \$1 donation at the door. www.lancopera.org

The Polar Express Train Ride November 2012, Sat. and Sun, 4:40 and 5:50 pm.

Medina Railroad Museum
530 West Ave., Medina 14103
Train ride and story as the train makes its magical round-trip to the North Pole. Enjoy hot cocoa, a special treat, a special gift, meet Santa and tour the largest RR and Toy Train museum in NY State. www.railroadmuseum.net
585-798-6106. ■

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. ■



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Car Corner

Did you know? ...

Fall is the time of year to get ready for winter. We do things around our house to be prepared and we have to do the same with our automobiles. Changing oil, a good check up, making sure there is enough Anti-freeze, a good set of wipers, tires are in good condition, fluids checked and filled should minimally be done. Some of these can be done by you or best by trained professional.

Bruce Weiss,
Ransom Oaks News ■

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Pay in FULL by:

November 15th, 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

November

Please visit our web site at www.RansomOaks.com

**Next ROCC Meeting:
Monday, November 12, 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
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.

November 18
Deadline for
Ransom Oaks News
Dec issue!

Charlesgate Meeting:
second Wednesday of each month.

Forest Edge Meeting:
fourth Tuesday of each month.



Ransom Oaks
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