

RANSOM OAKS NEWS

A Neighborhood Publication

Sponsored by Ransom Oaks Community Corporation and Our Advertisers

www.RansomOaks.com

2013 Thirty-Three Years of Ransom Oaks News

January 2013

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

Happy New Year!

Ransom Oaks *Who-to-Call*

INFORMATION If you have questions, problems, comments, or concerns:

- **Charlesgate or Glen Oak**
Clover Management, 688-4503
- **Briarwoods, Forest Edge, 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

In This *Issue*

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Board of Director's Meeting Highlights December 10, 2012

Topics raised were:

- No residents attended the meeting.
- We are considering creating a "Handy Person" list similar to the Babysitter list. Youths could be available for hire by residents to perform miscellaneous tasks. Anyone interested in coordinating such a list should contact BoD member Forrest Benson.
- Three seats are to be filled at the January 14, 2013 Annual General Meeting. The only candidates to come forward are the existing board members. All residents should have received their ballots by now.
- If anyone has photographs that we could use on our website, please contact the Secretary.
- Our spending this year is within \$6,000 of budget.
- Two more liens have been paid.
- The Architectural Committee acted 5 times in the period from November 5 to December 7. One of those actions involved the use of an attorney. ■

The Ransom Oaks Annual General Meeting and Board of Directors Election

The Annual General Meeting (AGM) of Ransom Oaks Community Corporation will be held on Monday January 14, 2013 at 6:30 P.M. at the Greenwood Recreation Center. The meeting will include the election of three (3) members to the Board (for a three year term each) and for the transaction of such other business as may come before the board.

The candidates on the ballot:

- **James Golding
(Incumbent)**
- **Forrest Benson
(Incumbent)**
- **Peter Calinski (Incumbent).**



Write-in candidates are permitted.

The Ransom Oaks by-laws require that we have a quorum of homeowner-members present at the meeting and/or represented by proxy vote to have a valid board of directors election at every AGM. Your vote again will help insure that we secure this necessary quorum to allow us to conduct business during the AGM.

Drawing: Again this year we will continue the random drawing we initiated in 2005. A single proxy/ballot will be drawn and the winner will have their 2013 annual assessment waived

General Meeting (Cont'd on page 3)

Happy Birthday!

January Friends



Mary Bridget O’Sullivan	14
January 2	
Hallie Kenyon	17
January 6	
Eric Vitello	14
January 9	
Darya O’Sullivan	8
January 10	
Drew Butler	13
January 14	
Jennifer Sarah David	25
January 18	
A.A. Milne	131
January 18	
Ava Verrastro	9
January 18	
Gabriella Mirand	8
January 21	
Adam Hood	26
January 22	
Maria Merrill	14
January 23	
Irina Dmitriyev	23
January 24	
Matthew Vizzi	14
January 26	
Zack Agro	6
January 26	
Terry Tubbs	
January 28	
Kevin Hall	19
January 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
Vacant , <i>Facilities</i>		

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

January is here and we are reflecting back on the things that happened to all of us in 2012. I don't know how many of you know any of the Ransom Oaks board of directors; but, they dedicate countless hours to the community. They are the people that attend meetings, enforce the covenants and restrictions, work on the budget, and make decisions that affect us all. They have the common goal to work for the good of the community and they handle all business in a professional manner. These volunteers are truly an asset to Ransom Oaks.

As we move ahead to 2013, we hope to continue to provide good service to the community. We have the pools, tennis courts, common ground areas, and buildings that are the basis for people to meet—now is the time to get involved. New faces bring new ideas and that is what makes Ransom Oaks a great place to live. If you would be interested in chairing any activities this year, please give us a call.

The annual ROCC general meeting will be held on Monday, January 14, 2013 at the Greenwood Recreational Building at 6:30. The election of officers will take place at this time. Please make plans to attend. If you cannot attend the meeting please take advantage of the absentee ballot/proxy.

We are also in the process of making sure we have current addresses for everyone in the community. If you would like to have your assessment notice forwarded to a different address, please drop us a line or give us a call. The post office does not forward bulk mailings so it is important to let us know if you have a winter residence. Please be aware that the assessment notice will be mailed in the beginning of January. Happy 2013!

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. ■

General Meeting (Cont'd from page 1)

(amount not to exceed the amount of the 2013 assessment). All valid proxy/ballots received prior to the start of the AGM will be eligible. Members of the ROCC Board of Directors are not eligible for this drawing.



All residents should have received their ballots via mail. Instructions for voting are included with the ballot. If you have not received your ballot, contact the Facilities Managers or the Board Secretary. Ballots that are mailed in must be received by January 11, 2013. ■

Keep it CLEAN!

Your sidewalk, that is!

Be safe and be courteous and obey the law! Keep your sidewalks free of snow and ice. If you are not able to shovel seek the help of a neighbor or friend or hire a plowing service. Keeping it clean helps keep you and your neighbors safe!



Greetings from your Editor

I have thoroughly enjoyed the past year as the Ransom Oaks News Editor. It has been a pleasure to work with the board and the residents and I look forward to another terrific year!



Changes made this past year were mainly editorial such as household tips and articles. I would like to continue adding substance to your reading experience by requesting feedback from you.

Please send me your ideas and suggestions. What is important to you? What do you need or want to know about the area? What positive and inspiring stories can be told about your neighbors and neighborhood? What subjects matter to you?

Looking forward to hearing from you! I thank you for your support! Wishing you and yours a joyful new year!

Jennifer Kursten
Ransom Oaks News Editor
jkursten@ransomoaks.com

Home Resolutions

In the spirit of new beginnings, here are some resolutions that will make your home a more beautiful, efficient, clean and green place in the coming year.

Streamline the stuff

One of the best and least expensive ways to feel better about your home is to clear it of clutter. Without some regular purging, cabinets and drawers get jam-packed and it becomes hard to find the things you use and enjoy the most. (All that clutter also makes your house look dated and dirty, designers say.) This year resolve to go room-by-room periodically clearing anything that you don't use, wear or love and donate it to charity. After that, think twice about what you bring in.

Make it safe and sound

Your home may be beautiful, but is it safe? There are a few things that every homeowner should do to ensure that they're not living with a potential health hazard or fire risk. Make sure you install a carbon monoxide detector on every bedroom floor in addition to fire detectors. If a chimney flue or furnace vent gets blocked or leaks, carbon monoxide could back up in your house and kill you. Also, watch out for dryer lint. We know you clean the little trap inside the door, but most people neglect to clean the vents and

ducts behind the dryer. Lint may seem innocent, but it's highly combustible. You'll also want to make sure your house can breathe. Home inspectors find many people's bathrooms and attics aren't vented to the outside (or the vents are covered over with shingles.) This makes you a prime candidate for mold.

Shrink your bills (and your carbon footprint in the process)

The best place to start is by cutting your energy usage in your home. Try some or all of the following: Remember your mom's advice and switch off the lights when you leave a room, turn off your air conditioner when you leave the house and dial your heater down to 55 degrees at night, install compact fluorescent bulbs and low-flow showerheads, wait for the dishwasher or washing machine to be full before you run them, turn off your power strips and/or set your home computer to revert to sleep mode when not in use.

Work out a weekly system for keeping your house clean

Daily: Dishes go in the dishwasher every night - no excuses! Dirty clothes go in the hamper and jackets or clean clothes are hung in the closet. Bring everything back to its assigned place.

Weekly: Clean your entire house, using these tips:

-Keep all of your cleaners, as well as

rubber gloves and spare cleaning cloths in a portable carryall that moves with you from room to room.

-Stash cleaning implements such as a toothbrush, scraper, sponge, a few cleaning cloths and plastic bags in a builder's apron that you wear when you clean. Hook your glass cleaner and all-purpose cleaning spray on the loops to keep your hands free as you work around the room clockwise, cleaning from high (cabinets) to low (floors).

-Focus on one type of cleaning at a time. Wipe down fingerprints on all of the cabinets, for instance, before moving on to spraying and wiping counters. Then move on to windows and mirrors and appliances. Once that's done move on to sweeping and then mopping floors.

- For optimum efficiency, enlist the help of your family. If you can, divide the jobs among at least three parties: One of you can do the dusting/vacuuming and changing beds; the other can do the bathroom cleanup, leaving only the kitchen and trash emptying for you to handle.

Get your place ready for entertaining

Each year most of us vow to spend more time with family and friends. To make you feel like inviting people in, why not give the areas you entertain in a little update?

You don't have to go for broke here and invest in a new kitchen remodel. All it takes to get a fresh new look is a little bit of rearranging and a few updates. One easy update that makes your home seem more "finished" is the addition of plants. Pulling out a new accent color from your existing decor can make the whole room seem fresh. Pick an underused color in the room and add more of it in the form of a new pillow or throw to update your look. A colorful rug or runner can also help anchor your space. Lastly, take some time to rearrange your furniture so it is oriented in conversation groups and not just facing the television. That just might up for chances for real conversation and connection in the New Year!

Maureen Mirand
Ransom Oaks News ■

Call Maureen Mirand
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SOLD

Around Town January Events

Abbamania

Fri. Jan 11 & Sat. Jan 12 - 7:30pm
Abbamania takes you back to the disco era of one of the best pop bands in history, ABBA. Lancaster Opera House, 21 Central Ave., Lancaster 14086, 716-683-1776, www.lancopera.org.

Winter Dance Workshops

Mon. Jan 14 to Sat. Mar 16
8-week dance and fitness classes for children and adults. Buffalo Dance Center, Elma Plaza, 2331 Bowen Rd, Elma 14059. 716-901-4263, www.buffalodancecenter.com

Nurtured Heart Approach to Challenging Behaviors

Wed. Jan 16, 6 - 8 PM
Behaviors: Have you tried everything you know and don't know where to turn? The Nurtured Heart Approach is a powerful tool that will transform a

difficult child and build you up as a family member or professional. Child and Family Services, 330 Delaware Ave., Buffalo 14202, 716-332-4170 or 1-866-277-4762. www.parentnetworkwny.org

Martin Luther King Remembrance

Sun. Jan 20, 3-5pm
Free, event. Honoring the life and legacy of Dr. Martin Luther King. The Buffalo History Museum, One Museum Court, Buffalo 14216, 716-873-9644 ext.301. www.buffalohistory.org

Open Sleigh Rides

Sun. Jan 20 to Sun. Mar 3. 10am-3pm
Forty-five minute horse-drawn sleigh ride through our exotic animal safari park. Elk, bison, yak, water buffalo, zebra, and more in a beautiful winter environment. Reservations are required and payment is required in advance. Hidden Valley Animal Adventure, 2887 Royce Road, Varysburg 14167. 585-535-4100. www.hiddenvalleyadventure.com

Health Expo

Sat, Jan 26 2013 / 11-4pm
Family event, health and wellness info. from local businesses and organizations. Flu shots, blood pressure screenings, martial arts, exercise equipment and workout demonstrations. Eastern Hills Mall, 4545 Transit Rd, Wmsvl 14221, 6331600 ext 201, www.shop-easternhills.com,

2nd Annual Niagara Wine & Beer Fest

Sat, Jan 26, 5-9 pm. Wineries & breweries, live music, specialty food vendors, silent auction, basket raffle, 50/50 split. Kenan Center Arena, 195 Beattie Ave, Lockport 14094, 716-433-2617, www.niagarawineandbeerfest.com ■

Annual Assessment NOTICE

Amount Due: \$294.00

Due Date: by February 28, 2013*

Check Payable to:

Ransom Oaks Community Corporation

Return to: Tom and Kathy Halter, 38 Maricrest Dr., Amherst, NY 14228

Name _____

Ransom Oaks Address _____

Phone _____

E-mail _____

Please Print Names of those Residing at Address:

Please return with a self-addressed, stamped envelope if you would like Facility Use tags.

- Without tags, you may not use the facilities.
- Tags will be mailed in April.

*A 1.5% Monthly Service Charge will apply after February 28, 2013.

Property with Liens

Contact the ROCC attorney Michael Ranzenhofer at 542-5444.



Ransom Oaks Properties with Liens

	Year of Lien(s)
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
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
84 Periwinkle Court	2011 & 2012
3D Southcreek Court.....	2008, 2009 & 2010
25 Sweetwater Court	2012

Do You Know Where Your Totes are as of 12/17/12?

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. All residents are not complying with the C&R.

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, October 22, November 20 and December 17. The results are shown in Table 1.

Note:

- (1) Over 400 of the 588 residences are now hiding their totes.**
- (2) Zone 14 showed an outstanding improvement of 16 points.**
- (3) The first 10 zones all have over 70 % compliance.**
- (4) Zone 16 dropped back to last place by losing 8 points.**
- (5) Zone 5 maintained their lead for the third month in a row!**

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 9/5/12 %	Hidden 10/22/12 %	Hidden 11/20/12 %	Hidden 12/17/12 %
1	Bramhill & Part of Old Oak Post (OOP)	31	68	61	74	77
2	Glen Abby & Coriander	34	68	76	76	79
3	Part of OOP, Moorgate, Kinderhook	43	77	79	72	72
4	Doral, Part of OOP, Old Hempstead, Kingsbrook, Woodmoor	32	75	72	69	75
5	Fiddlers, Inverness, Part of Ransom Oaks, (RO), Oakhill	32	72	81	88	88
6	Part of RO, Pinehurst, Sweetwater, Part of Glen Oak (GO)	32	88	75	78	78
7	Part of RO, White Pine, Oakmont, Shady Oaks	33	64	61	67	70
8	Part of GO, Oakcliff, Redbud	42	76	79	79	83
9	Primrose, Skylark	43	72	77	79	79
10	Eveningwood, Part of GO, Periwinkle	37	57	65	84	81
11	Smith, Part of White Cedar	37	51	62	62	68
12	Part of White Cedar, Whispering, Odessa Ct.	37	59	70	62	62
13	Odessa Dr., Honeysuckle	30	47	60	57	60
14	Ginger, Lilybrooke	32	53	69	50	66
15	Part of GO, Opal, Topaz	38	42	50	53	58
16	Part of GO, Ruby	25	36	44	56	48
Hidden			354	381	388	402
% Hidden			63.4	68.3	70	72
Total Visible from the Street			204	177	170	156
Total			558	558	558	558



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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 verbiage 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? ...

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Bruce Weiss,
Ransom Oaks News ■



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January

Please visit our web site at www.RansomOaks.com

**Next ROCC Meeting:
Monday, January 14, 2013
6:30pm**

MEETINGS are at 6:30 pm on the 2nd Monday of the month except for Oct & Nov 2013. RESIDENTS are welcome and encouraged to attend.
See you there!

January 18
Deadline for
Ransom Oaks News
Feb issue!

2013 Meetings

February 11	July 8
March 11	August 12
April 8	September 9
May 13	October 15
June 10	November 12
July 8	December 9

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.

Charlesgate Meeting:
second Wednesday of each month.
Forest Edge Meeting:
fourth Tuesday of each month.

INFORMATION If you have questions, problems, comments, or concerns:

- **Charlesgate or Glen Oak**
Clover Management, 688-4503
- **Briarwoods, Forest Edge, or Woodgate**
Andruschat Real Estate Service, 688.4757
- **Vandalism, Animal Control or Security Concerns** Amherst Police, 689.1311
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Ransom Oaks
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