

# 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

April 2013

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

## 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 March 11, 2013

### **Topics raised were:**

- No residents attended the meeting.
- The Architectural Committee meeting was held as part of this Board meeting.
- The Architectural Committee is working with our Attorney to formalize and streamline our procedures.
- The new website will be up and running within a week or so of this meeting. There will be a transition period before things smooth out.
- We are about \$8,000 under the projected budget for this year.
- The Greenwoods Meeting Room remodeling is nearly finished.
- The pool covers are ready to be removed.
- We are accepting applications for lifeguards for the upcoming season.
- New heaters have been installed at the Ransom Oaks pool.
- A water leak in the Forest Edge system necessitated digging up part of the playground area at Greenwoods. Hopefully it will be restored before the children start using the area.
- There is an open position on the Board. ■

## Happy Birthday! April Friends

<b>Ann Merrill</b> .....	??
April 1	
<b>Juliette Bassanelli</b> .....	23
April 6	
<b>James Sawaya</b> .....	26
April 6	
<b>Danny Taylor</b> .....	20
April 7	
<b>Andrew Marsden</b> .....	15
April 7	
<b>Yosseline Eisenbaum</b> .....	15
April 9	
<b>Julia Tirone</b> .....	20
April 9	
<b>Allison Greiner</b> .....	8
April 9	
<b>John Killigrew</b> .....	18
April 11	
<b>Courtney Herlan</b> .....	11
April 12	
<b>Andrew Kissel</b> .....	11
April 14	
<b>Carl Copeland</b> .....	20
April 18	
<b>Chase Verrastro</b> .....	10
April 18	
<b>Sydney Deck</b> .....	14
April 21	
<b>Michael Goodrich</b> .....	25
April 22	
<b>Matthew O'Connor</b> .....	19
April 22	
<b>Jessica Long</b> .....	26
April 22	
<b>Matt Lester</b> .....	22
April 22	
<b>Erica Lyskawa</b> .....	20
April 23	
<b>William Shakespeare</b> .....	449
April 23	
<b>Paul Cook</b> .....	20
April 26	
<b>Meghan Taylor</b> .....	20
April 26	
<b>Chris Lester</b> .....	24
April 26	
<b>Michael Moeller</b> .....	19
April 29	
<b>Elanor Harris</b> .....	14
April 30	

**Join the list!** Send your name and birth date (and age if you prefer) to [jkursten@ransomoaks.com](mailto: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.

<b>Mark Walsh, President</b>	636.6242	<a href="mailto:mwalsh@ransomoaks.com">mwalsh@ransomoaks.com</a>
<b>Gene Zambarda, Vice President</b>	689.0924	<a href="mailto:gzambarda@ransomoaks.com">gzambarda@ransomoaks.com</a>
<b>Jim Golding, Treasurer</b>	689.4919	<a href="mailto:jgolding@ransomoaks.com">jgolding@ransomoaks.com</a>
<b>Pete Calinski, Secretary</b>	688.1871	<a href="mailto:pcalinski@ransomoaks.com">pcalinski@ransomoaks.com</a>
<b>Michael Deck, Architectural</b>	689.0988	<a href="mailto:mdeck@ransomoaks.com">mdeck@ransomoaks.com</a>
<b>Tom Meldrum, Landscaping</b>	639.7364	<a href="mailto:tmeldrum@ransomoaks.com">tmeldrum@ransomoaks.com</a>
<b>James Burke, P/R Communications</b>	913.8381	<a href="mailto:jburke@ransomoaks.com">jburke@ransomoaks.com</a>
<b>Forrest Benson, At Large</b>	688.4688	<a href="mailto:fbenson@ransomoaks.com">fbenson@ransomoaks.com</a>
<b>Vacant, Facilities</b>		

**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

<b>Kathy &amp; Tom Halter, Facilities Managers</b>	691.7352	<a href="mailto:thalter@ransomoaks.com">thalter@ransomoaks.com</a>
<b>Jennifer Kursten, News Editor/Designer</b>	434.0994	<a href="mailto:jkursten@ransomoaks.com">jkursten@ransomoaks.com</a>



## Pancake Breakfast

**Sunday, April 21, 2013,  
8:00am–12:30pm**

All you can eat! Adults \$7, Under 12 \$3, and Under 5 FREE. Benefit for the Veterans Programs.

Alfred J. Jurek, Post #1672

The American Legion, Swormville, NY.  
Banquet 688-7695, Post 688-9011. ■

## Events:

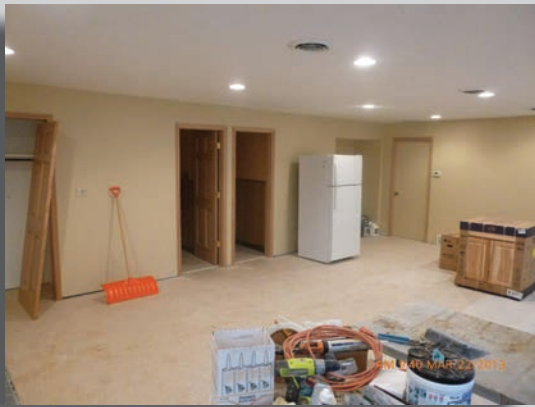
### Buffalo Niagara Heritage Village

- April 30: Body Beautiful Exhibit Opening
- May 1: Living Village Opens!
- May 17 & 18: Amherst Youth Relay

3755 Tonawanda Creek Road,  
Amherst NY 14228, 716.689.1440 ■

## Ransom Oaks Facilities Report

Spring is just around the corner and with that comes all sorts of outside activities. Tennis courts will be available at the first sign of nice weather. Buildings are available for your use by making reservations through Tom and Kathy Halter. The best way to plan a gathering at one of the buildings is to check the calendar on our website for availability. The required form is also on our website for downloading. Once you have picked your date, give us a call. Please allow about two weeks for all reservations. Beginning in May we will start taking reservations for pool parties. This might be a good time to check out our new look at RansomOaks.com.



**Construction continues in the Greenwood Recreational Facilities. Recessed lighting and oak trim.**

We are currently contacting our staff from last year to see who is returning. At this point we do not know if we will have any openings this season. If you would like to apply for any openings should they occur, please contact us (Tom or Kathy Halter).

The May newsletter will contain pool/tennis rules as well as activities for the summer. We will try to keep everyone busy again this summer! We are very excited that the Town of Amherst will be offering a recreation program for July and August at the Eveningwood Recreation Facility. Everyone is welcome to visit the Imagination Station at Eveningwood.

If you have not paid your 2013 Ransom Oaks Assessment, it is now past due. Please contact Tom or Kathy Halter to arrange for payment. These fees cover the calendar year and are mandatory for all Ransom Oaks residents. Lien proceeding will begin in May.

Look for next month's newsletter for another year of fun and activities for all. Summer in Ransom Oaks is worth waiting for! Set some time aside to enjoy your facilities this coming season!

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. ■*



## Ransom Oaks Annual GARAGE SALE



*Please keep the June Ransom Oak Annual Garage Sale in mind while you are spring cleaning.*

*Many seasoned Garage Salers from across Western New York look forward to this event!*

*Watch for upcoming details in the May newsletter.*

# Do You Know Where Your Totes are as of 3/19/13?

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 monthly for the last seven months. The results are shown in the table below.

Note:

- (1) We have fallen back to the level we were at on January 15; 74% of residences concealing their totes
- (2) Zone 3 showed the greatest improvement of 5 points and Zones 12 was the only other zone to show an improvement.
- (3) The 9 zones with the highest score all have over 70 % compliance. The same as last month.
- (4) Unfortunately Zone 16 is still the Zone with the lowest compliance.
- (5) Four Zones, 8, 9, 10, and 11 each dropped their compliance. That drop made Zone 8 loose the lead as the best zone.
- (6) Zone 6 took the lead as the zone with the best 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 section of the Newsletter, or on the RansomOaks online Forum at:  
<http://RansomOaks.freeforums.org/>



Sincerely,  
*The Ransom Oaks  
 Board of Directors.* ■

**Table 1**

		% Hidden							
		2012				2013			
Zone	Description	Homes Per Zone	9/15	10/22	11/20	12/17	01/15	2/12	3/19
1	Bramhill & Part of Old Oak Post (OOP)	31	68	61	74	77	81	77	77
2	Glen Abby & Coriander	34	68	76	76	79	82	82	82
3	Part of OOP, Moorgate, Kinderhook	43	77	79	72	72	77	74	79
4	Doral, Part of OOP, Old Hempstead, Kingsbrook, Woodmoor	32	75	72	69	75	75	69	69
5	Fiddlers, Inverness, Part of Ransom Oaks, (RO), Oakhill	32	72	81	88	88	84	78	78
6	Part of RO, Pinehurst, Sweetwater, Part of Glen Oak (GO)	32	88	75	78	78	81	88	88
7	Part of RO, White Pine, Oakmont, Shady Oaks	33	64	61	67	70	70	76	76
8	Part of GO, Oakcliff, Redbud	42	76	79	79	83	88	90	86
9	Primrose, Skylark	43	72	77	79	79	86	88	86
10	Eveningwood, Part of GO, Periwinkle	37	57	65	84	81	78	81	78
11	Smith, Part of White Cedar	37	51	62	62	68	62	68	65
12	Part of White Cedar, Whispering, Odessa Ct.	37	59	70	62	62	68	65	68
13	Odessa Dr., Honeysuckle	30	47	60	57	60	67	60	60
14	Ginger, Lilybrooke	32	53	69	50	66	63	66	66
15	Part of GO, Opal, Topaz	38	42	50	53	58	58	63	61
16	Part of GO, Ruby	25	36	44	56	48	56	56	56
		<b>Hidden</b>	<b>354</b>	<b>381</b>	<b>388</b>	<b>402</b>	<b>413</b>	<b>416</b>	<b>413</b>
		<b>% Hidden</b>	<b>63.4</b>	<b>68.3</b>	<b>70</b>	<b>72</b>	<b>74</b>	<b>75</b>	<b>74</b>
		<b>Total Visible from the Street</b>	<b>204</b>	<b>177</b>	<b>170</b>	<b>156</b>	<b>145</b>	<b>142</b>	<b>145</b>
		<b>Total Totes</b>	<b>558</b>	<b>558</b>	<b>558</b>	<b>558</b>	<b>558</b>	<b>558</b>	<b>558</b>

# To-do: Organize your Garage!

Nice weather is coming along with tackling those to-do's that are easier done when weather permits. One of those Spring chores is organizing the garage.

The garage is where we toss everything that doesn't have a place in the house. If you find yourself using your garage as a receptacle, it's likely that you haven't resolved all your organizing challenges within the home-and that your garage needs a serious overhaul. Reclaim your garage and restore order with this organizational to-do list.

**1. Set aside enough time to work on the project.** Back-to-back days are recommended (like an entire weekend) so that items being sorted don't have to sit out in piles for long. Tip: Try to plan for a dry weekend, because you'll have to pull many items out of the shelter of the garage.

**2. Don't tackle it by yourself. Round up a team of helpers.** Otherwise, it may turn into an overwhelming task that will be abandoned halfway through. Tip: Be sure you have a plan

for directing your helpers through the process from start to finish.

**3. Categorize the items in your garage.** Typical categories include recycling, sports and recreational equipment, camping gear, automotive, seasonal decor, garden gear and tools. Evaluate things like luggage and paint and see whether you can store them elsewhere. Tip: It's much easier to tackle a garage after you've organized the rest of the house. Once you determine the purpose of your interior storage, many garage items can be relocated.

**4. Group the garage's contents.** Once you know the categories of the items that will live in your garage, begin grouping them into the categories in the driveway or the center of the garage. A few cardboard boxes will help you to group, because everything from huge paint cans to nuts and bolts will eventually need to be contained. Be sure to label the boxes. Tip: Don't buy containers, bins, baskets and boxes to organize your items just yet. A big mistake is buying containers now and

later discovering you don't have the correct sizes or sturdiness.

**5. Trash or donate items that don't fit the categories.** Sometimes, random parts or items are discovered in the garage and you don't know what to do with them. If you want to keep them, assign them to the most similar category or put them in a visible place so you remember that you have them. Otherwise, start your donation and trash piles now.

**6. Determine the best garage layout.** Decide where you want each type of item to live, considering its frequency of use and the available space. For instance, recycling should live near the entrance to the home, and tools should live near the workbench. Tip: Think about "valuable real estate" when considering available space. Parking space and shelves at eye level or within reach are "valuable real estate." Less valuable real estate would be very high or low shelves and should be reserved for less frequently used items.

**7. Install built-in cabinets or modular storage if needed.** Now that you know what you're keeping and how much space you have, determine what containers to use. Make the most of vertical space with wall-mounted pegboards and wire grids that hold everything from sports equipment to garden tools. Also take advantage of overhead space with sturdy shelves that mount to the ceiling.

**8. Relocate items to their new homes within the garage.**

**9. Set an organizing schedule.** Get your quarterly or biannual garage maintenance on your calendar. If it doesn't make it onto your calendar, it's less likely to happen. And remember to put things away promptly after using them.

Maureen Mirand  
Ransom Oaks News ■

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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 **10th of month prior** to publication. Without receipt of payment for the 10th of month 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**

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- 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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**Contact Katie Plummer:**  
 plummerk1@gmail.com

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# JAY'S LANDSCAPING

297 MacArthur Drive Williamsville, NY 14221

## 369-LAWN



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*(Does not include spring or fall clean-up)*

**Lawn Service is April - November**

April & November together count as one (1) month.

**Price is as listed above regardless of weather conditions:** therefore you will be billed as follows:

April + November = 1 month May-October = 6 months. TOTAL= 7 months.

**For the health of your lawn,** service may be skipped during hot dry conditions to ensure regrowth.

**Lawn clippings** (and leaves) will be bagged when necessary, primarily in the spring & fall.

**In October,** clippings, will be left curb side for town pick-up.

Name: \_\_\_\_\_ Address: \_\_\_\_\_

**If you are interested in a free estimate  
call Jay at 369-5296 or mail back to:**

**Jay's Landscaping 297 MacArthur Drive Williamsville, NY 14221**

# April

Please visit our web site at [www.RansomOaks.com](http://www.RansomOaks.com)

**Next ROCC Meeting:  
Monday, April 8, 2013  
6:30pm at the  
Ransom Oaks Facility.**

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!**

**April 10**  
Deadline for  
*Ransom Oaks News*  
May issue!

**2013 Meetings**

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

*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

• **Swormville Fire**, 688.7055



**Ransom Oaks**

Community Corporation  
101 Ransom Oaks Drive  
East Amherst, NY 14051

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