

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

July 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

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Board of Director's Meeting Highlights June 13, 2013

- One resident attended the meeting to question the process followed for enforcing the Covenants and Restrictions via legal actions. The processes being followed are the same as have been in place since the founding of Ransom Oaks.
- The Town of Amherst will be enforcing the Town Code regarding refuse containers.
- Online payments for assessments and advertising are a possibility in the future but the additional costs will have to be covered by the payers.
- We are about \$24,000 below budget YTD. It is primarily due to start up of repair and improvement tasks.
- Repairs to the tennis courts at the Greenwood Recreation Center should start soon.
- There is an open position on the Board.

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!"*

Happy Independence Day!



Town of Amherst Enforcement of the Code Involving Totes

The Town will be enforcing Section #169-16.B of the Town Code. The complete text of the Code is available on the Town website. Briefly, it requires all garbage and refuse containers be kept inside the dwelling or if outside, behind the rear line of the building.

In the process of complying with the Town of Amherst Code, residents should also comply with the Section 9.10 of the Ransom Oaks Declaration of Protective Covenants, Conditions and Restrictions which requires that except for the day of pick up, all containers cannot be seen from adjacent and surrounding property. The full text of the section is in the documents provided to residents at the time the property was purchased and on the Ransom Oaks Website under the Living In section.

Happy Birthday! July Friends



Leah Heffter	13
July 1	
Nina Santarpia	16
July 1	
Nicole Attea	19
July 2	
Bonnie Orr	
July 2	
Robert Hawkins	12
July 4	
Julianna Hogg	5
July 4	
Connor Stroth	10
July 4	
Jillian Drake	26
July 6	
Ryan Brown	23
July 7	
Isabelle Ann Ciambella	12
July 7	
Jessica Prater	20
July 13	
Anna Grace Planter	7
July 13	
T. Zachary Cook	20
July 14	
Ashley Dixon-McMillan	24
July 14	
John Tirone	17
July 17	
Sydney Capote	17
July 17	
William Greiner	18
July 19	
Colin Flanagan	21
July 22	
Jerry Tubbs	
July 22	
Kaitlyn Hogg	13
July 25	
Tessa Santarpia	14
July 26	
Ijeoma Obianwu	18
July 28	
Tyler Brown	19
July 29	
Keifer McKinley	7
July 29	
Peter Gerace III	13
July 30	
Cameron Agro	9
July 30	
Taylor McEachon	18
July 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, President	636.6242	mwalsh@ransomoaks.com
Gene Zambarda, Vice President	689.0924	gzambarda@ransomoaks.com
Jim Golding, Treasurer	689.4919	jgolding@ransomoaks.com
Pete Calinski, Secretary	688.1871	pcalinski@ransomoaks.com
Michael Deck, Architectural	689.0988	mdeck@ransomoaks.com
Tom Meldrum, Landscaping	639.7364	tmeldrum@ransomoaks.com
James Burke, P/R Communications	913.8381	jburke@ransomoaks.com
Forrest Benson, At Large	688.4688	fbenson@ransomoaks.com

Vacant, Facilities

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, Facilities Managers	691.7352	thalter@ransomoaks.com
Jennifer Kursten, News Editor/Designer	434.0994	jkursten@ransomoaks.com



Amherst Housing Market

Seeing lots of for sale signs lately? Wondering what's happening in our area? Here is a basic summary of the **Amherst Real Estate Market:**

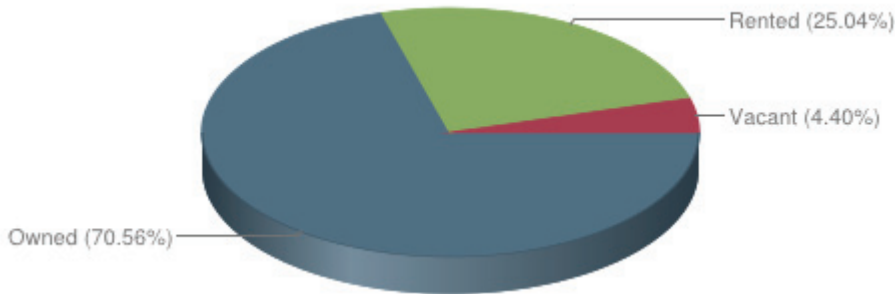
The median sale price for homes in Amherst over the last 12 months is \$164,062. Our average of sales in Ransom Oaks tends to be slightly higher, approximately \$200,000 for the last 12 months.

The median mortgage debt in Amherst is \$92,300.

Additional Statistics for Single Family Homes and Condos in Amherst, NY:

Median Listing Price	Median Days on Market	Active Listings	Distressed Listings (foreclosures and short sales)
\$193,960	38	465	1.5%

Amherst, NY Property Ownership



The percent of unoccupied properties is very low in Amherst. It is **-10.5%** below the national average.

Amherst, NY Price Trends - Sold vs. Listed

Understand the difference between "listing prices" (what sellers are asking for) and "sold prices" (what buyers are willing to pay).

Call Maureen Mirand
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716-866-9959 | mmirand@realtyusa.com



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DIRECT : 716-866-9959
www.topbuffalorealtor.com



By comparing these price trends, you'll have a good idea of where the market is heading. The median listing and sold property prices are calculated based on the market activity each month.

Some sales are not immediately available from public records. As they become available, the data are updated.

Amherst, NY Market Inventory Trends

The number of active listings in Amherst increased by **12.8%** from the previous month.

The median number of days active properties have been listed is **33**. This is significantly shorter than the national average. Low interest rates plus shortage of home inventory has decreased the number of days most properties remain on the market.

Neighborhood and valuation information provided by Onboard Informatics ©2012 Onboard informatics. Information deemed reliable but not guaranteed.

Maureen Mirand,
Ransom Oaks News ■



Do You Know Where Your Totes are as of 6/18/13?

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 ten months. The results are shown in the table below.

Again this month more totes were visible. Only two more visible verses nearly 400 hidden totes but that is still an increase.

It is interesting that you can find areas where one home has their totes out front while the homes on either side and across the street are hiding their totes. So the culprit has a beautiful view, free of totes while all those neighbors that hide their totes have their view ruined by that one home.

You can also find some areas where a lot of totes are displayed. A visitor would think they have stumbled upon a patch of giant blue mushrooms. Hopefully no one in those areas is trying to sell their home.

Again, you 400 should take this opportunity to send a message to your

neighbors that visible totes are a problem for you. If you don't feel comfortable addressing them directly, make a copy of this article and mail it to them. We can solve this problem by working together. But the Board can't do it alone.



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. It is on our new website at www.RansomOaks.com. You will have to register to access this area of the site. Registration is free. After you

Totes Cont'd on Page 5

Table 1

Zone	Description	Homes Per Zone	% Hidden									
			2012				2013					
			9/15	10/22	11/20	12/17	01/15	2/12	3/19	4/16	5/21	6/18
1	Bramhill & Part of Old Oak Post (OOP)	31	68	61	74	77	81	77	77	81	74	71
2	Glen Abby & Coriander	34	68	76	76	79	82	82	82	79	79	76
3	Part of OOP, Moorgate, Kinderhook	43	77	79	72	72	77	74	79	79	81	81
4	Doral, Part of OOP, Old Hempstead, Kingsbrook, Woodmoor	32	75	72	69	75	75	69	69	69	69	78
5	Fiddlers, Inverness, Part of Ransom Oaks, (RO), Oakhill	32	72	81	88	88	84	78	78	75	84	81
6	Part of RO, Pinehurst, Sweetwater, Part of Glen Oak (GO)	32	88	75	78	78	81	88	88	84	81	84
7	Part of RO, White Pine, Oakmont, Shady Oaks	33	64	61	67	70	70	76	76	76	67	76
8	Part of GO, Oakcliff, Redbud	42	76	79	79	83	88	90	86	83	83	79
9	Primrose, Skylark	43	72	77	79	79	86	88	86	84	79	77
10	Eveningwood, Part of GO, Periwinkle	37	57	65	84	81	78	81	78	73	70	70
11	Smith, Part of White Cedar	37	51	62	62	68	62	68	65	68	62	59
12	Part of White Cedar, Whispering, Odessa Ct.	37	59	70	62	62	68	65	68	68	70	68
13	Odessa Dr., Honeysuckle	30	47	60	57	60	67	60	60	60	57	53
14	Ginger, Lilybrooke	32	53	69	50	66	63	66	66	66	69	66
15	Part of GO, Opal, Topaz	38	42	50	53	58	58	63	61	63	58	55
16	Part of GO, Ruby	25	36	44	56	48	56	56	56	56	40	48
Hidden			354	381	388	402	413	416	413	409	397	395
% Hidden			63.4	68.3	70	72	74	75	74	73	71	71
Total Visible from the Street			204	177	170	156	145	142	145	149	161	163
Total Totes			558	558	558	558	558	558	558	558	558	558

Ransom Oaks Facilities Report

We hope everyone is enjoying the facilities this summer. Swimming Lessons, Swim Club, and Art/Crafts started the last week in June. Hopefully the weather for the month of July will improve! Session III Swimming Lessons will begin the week of July 15th.

Don't forget that if you are planning a private party at any of the pools, you should begin by checking the website for availability. Then contact Kathy Halter to finalize the reservation. Please allow a two-week notice. All parties are to be scheduled after pool hours.

The guards have been asked to check tags at all pools. When you enter the pool, you should sign-in and show your tag to the guard. Tags should be brought to the pool every time you visit. In addition, tags should not be lent to non-residents. If a non-resident is caught wearing a tag, the tag will be taken! Your guest card should be used for visitors. When you are asked to show your tag, please do not give the guard a hard time they are doing what has been requested by the Ransom Oaks Board of Directors.

Lastly, we ask that if you do see people hanging around the facilities after hours, please contact the Amherst Police.

Tom and Kathy Halter
Ransom Oaks Facilities Managers
716.691.7352 ■



Imagination Station

Monday to Friday, 9:00-12:30 & 1:00-4:30

Ages-12 and under (children 5 and under must be supervised by someone 13 years or older at all times)

A parent or guardian must register child at playground site on first day of participation. All participants must have a current Town Of Amherst Youth & Recreation Department ID. There will be pre-registration when the summer brochure becomes available to the public, date TBA.

Games, arts & crafts, athletics and special events will be offered. We will be closed July 4th and whenever there is a threat of a thunderstorm, during heavy rain, or when the grounds are not safe, or any other safety concerns.

Staff supervision is provided, but this program is designed as a drop-in recreation program, not day care. Children are free to enter and leave without the permission of a supervisor.

The playmobile will be coming with tie dye and many other cool things!

Jul 1	1:00-4:20	
Jul 3	12:00-4:00	Giant Games
Jul 5	9:30-12:30	
Jul 10	4:30-7:20	Tie Dye Event
Jul 15	1:00-4:20	All Things Balancing
Jul 17	12:00-4:00	Bubble Bonanza
Jul 18	9:30-12:30	
Jul 22	9:30-12:30	
Jul 30	9:30-12:30	Tie Dye
Aug 2	1:00-4:20	
Aug 5	1:00-4:20	

Contact Information: Jennifer Reed, 689-1404, jreed@amherst.ny.us ■

Town of Amherst Youth & Recreation Dept.

Town & Golf ID Card Application Information

Town of Amherst Resident ID and Golf Cards may only be purchased at the Youth & Recreation Department Office located in the Northtown Center at Amherst, 1615 Amherst Manor Drive. Payment is cash, check or credit card.

Proof of residency is required for new and renewal cards.

ACCEPTED DOCUMENTATION FOR PROOF OF RESIDENCY

FOR ADULTS: 1. Driver's license or a valid non-driver ID.

FOR CHILDREN: 1. Parent's driver's license or valid non-driver ID AND 2. Child's birth certificate or 2011 ID card

By providing your e-mail address on the ID card application you give us permission to send our monthly newsletter and other program updates to your inbox. You have the right to unsubscribe at any time. ■

Mark Your Calendar

July Events

Imagination Station at Eveningwood: Every day!

Community Party
Wednesday, July 24th: Time: 6:30-8:30

3rd Session: Swimming Lessons
Week of July 15th ■

REMINDER

As facilities managers' dealing with vandalism seems to be increasing each year. This is very costly to the residents of Ransom Oaks and frustrating to us. With this in mind, we need the help of the entire community. Call the Amherst police if you see people hanging around the facilities after hours. Everyone has a vested interest in the community. Ransom Oaks is a great neighborhood with so much to offer. Let's work together to stop this escalating situation. As a final reminder, facilities are closed from 9 pm until 8 am. ■

Totes Cont'd from Page 4

register another link will appear on the top menu, to the right of "Contact", with the title "Residents". There you will be able to access our forum, tote information and Bike Path documents.

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 Ransom Oaks online Forum under the Residents menu item.

Sincerely,
The Ransom Oaks Board of Directors ■

Seeking to build a Ransom Oaks Team Zero Run for Prostate Cancer

September 21, 2013 9:00am

5K Race and 1 mile fun walk. Family event. For more information about joining Team Ransom Oaks Contact Jack Wadw at jwademused@roadrunner.com Cell 716-491-3121, Ransom Oaks resident, or Eileen Stone, Maxim Management Services, LLC, Western New York Urology Associates, LLC, estone@maximweb.com, or call Eileen at 716-844-5621. ■

July Events

Explore & More at Canalside

Fri. Jul 5 - Fri. Aug 30 , 12:00 - 4:00 pm

Come visit us again at Canalside this summer. We will be back under the tents by the colorful Adirondack chairs, with tons of fun activities for kids and their families. Visit our website or facebook page for the details on all the dates we will be at Canalside this summer. ALWAYS FREE! Canalside, Buffalo Waterfront, 1 Marine Drive, Buffalo 14202 , www.exploreandmore.org, 716.655.5131.

Summer of &'69

Fri. Jul 12, 6:00 – 10:00 pm

Don't miss the music happening of the year as Lewiston's own 60's rock musicians and friends reunite. Join us for a fun filled evening featuring all your favorites from the 60's, 70's & 80's. So, break out your favorite tie dye t-shirt and join us in the park for a groovy evening of music, family and fun as we take you on a journey to the past and present. Can you feel the love? Free Event! Hennepin Park Gazebo,, 4th & Center St, Lewiston 14092, www.artcouncil.org , 716.754.0166.

Pirates of the Queen City

Sat. Jul 13, 11:00 am – 2:00 pm.

The whole family can get into the fun on Buffalo's waterfront with Explore & More's Pirates of the Queen City at Canalside five Saturdays this summer from 11-2. Always FREE! Check our

website calendar for specific dates and times www.exploreandmore.org. h/c access Canalside, Waterside, 1 Marine Drive, Buffalo 14202, www.exploreandmore.org, 716.655.5131.

Fire Safety Day

Sat. Jul 20 , 8:00 am to 1:00 pm, Clarence Fire Company demonstrates fire safety.Come, meet, learn first hand from local firefighters fire prevention tips. Clarence Hollow Farmers' Market, 10717 Main Street, Clarence 14031 www.clarencefarmersmarket.com.

Garden Walk

Sat. Jul 20 to Sun. Jul 21, walking tour of the gardens in the Village and Town of Lancaster. Village and Town of Lancaster, 5423 Broadway, Lancaster 14086. ■

Buffalo Niagara Heritage Village

- July 6 & 7: Americana Days
- July 8 – 13: Rock Camp, Youth Group Week

3755 Tonawanda Creek Road, Amherst NY 14228, 716.689.1440 ■



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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

- 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. ■

MTW Computer Repair & Training

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DONATE your gently used furniture, tools, appliances, housewares, building materials, fixtures to **HABITAT for HUMANITY**. Call for a pickup at 852-6607 x203 or visit our ReStore at 501 Amherst St., Buffalo, NY.

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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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Ransom Oaks Resident, Tim Maher • adoreyourhome@hotmail.com

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Car Corner

Did you know? ...

Just as the summer heat and humidity is hard on many people, the same is true for your vehicle. High temperatures make cooling systems; air conditioners, brakes, engines, transmissions and many other components work their hardest. Regular maintenance will keep these components running cool and problem free. Reducing the chance of a breakdown.

Bruce Weiss,
Ransom Oaks News ■



Bruce Weiss-Owner



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(behind Carubba Collision)

July

Please visit our web site at www.RansomOaks.com

**Next ROCC Meeting:
Monday, July 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!**

July 10
Deadline for
Ransom Oaks News
July issue!

2013 Meetings

July 8	October 15
August 12	November 12
September 9	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
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- **Swormville Fire**, 688.7055



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