

# 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

August 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 July 8, 2013

- Seven residents attended the meeting.
  - Three expressed concern with the deterioration of homes and landscaping. To the extent that, perhaps other residents are hesitant to upgrade their homes.
  - Four want ROCC assistance with flooding on their property. They will provide a plan for how ROCC can help.
- A Board member will be meeting with Town officials regarding water problems in another section.
- We are about \$16,000 below budget YTD. It is primarily due to start up of repair and improvement tasks.
- Registered letters were sent to thirty three residents that are late with their assessments.
- The Annual Community party was held on July 24 at the Ransom Oaks pool at 6:15 PM and finished at the Eveningwood pool. Swormville Fire Department participated.
- The security system has been installed at the final facility.
- There is an open position on the Board. ■



## Calling all Ransom Oaks walkers and runners!

Lace up your sneakers and join the Ransom Oaks team for the Zero Prostate Cancer Run/Walk on September 21 at 9:00 am at First Niagara Center!

All ages are encouraged and strollers are welcome. Awards will be given in several categories for the runners. After the run, stay for more fun - including food, live music by The Heritage, and face painting and clowns for the kids!

The goal of the event is to raise funds and awareness for prostate cancer. Additional information is available on the website. If you would like to make a donation or join the Ransom Oaks team, go to <http://buffalo.zeroprostatecancer.org/wadesransomoaks>.

If you have any questions about the race or prefer to drop off a donation instead of donating online, please contact Team Captain Jack Wade at 688-2101 or [jwademused@roadrunner.com](mailto:jwademused@roadrunner.com) ■

## Pancake Breakfast

**Sunday, August 18, 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. ■

## Happy Birthday! August Friends



<b>Caroline Jones</b> .....	11
August 1	
<b>Brian Long</b> .....	18
August 1	
<b>Tyler Nadrich</b> .....	14
August 2	
<b>Jennie Sims</b> .....	
August 5	
<b>Elizabeth Merrill</b> .....	19
August 6	
<b>Victoria Sims</b> .....	17
August 8	
<b>James McMillan</b> .....	
August 8	
<b>Ellen Erman</b> .....	21
August 9	
<b>Brett Butler</b> .....	20
August 11	
<b>Alissa Lewis</b> .....	18
August 11	
<b>Benjamin Hemmer</b> .....	5
August 16	
<b>Jacob Agro</b> .....	12
August 19	
<b>Nick Galluzzo</b> .....	13
August 19	
<b>Orville Wright</b> .....	12
August 19	
<b>Jack Smith</b> .....	8
August 20	
<b>Brendan Walsh</b> .....	22
August 21	
<b>Mason Odachowski</b> .....	6
August 25	
<b>Matthew Harrison</b> .....	20
August 26	
<b>Ben Paolini</b> .....	24
August 26	
<b>Gianna Galluzzo</b> .....	15
August 27	
<b>Kristina Zheng Qin Yan</b> .....	10
August 28	
<b>Ashley Lyskawa</b> .....	18
August 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>

**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

<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>



# 10 Tips for Increasing Your Home's Value



## Tip 1: Update your home's entrance.

The look of your front door and entrance play heavily into the overall curb appeal of your home. As visitors enter, the front door serves as the transition into your home and is part of their first impression. Entry doors are architectural components that should complement your home's overall design, not detract from it. If your existing front door isn't up to par, head down to your local home improvement store for a more energy-efficient and attractive replacement. Whether you choose a solid wood door or one with decorative stained or cut glass panels, a welcoming entrance will definitely increase your home's bottom line.

## Tip 2: Paint, paint, paint.

One of the simplest, most cost-effective improvements of all is paint! Freshly painted rooms look clean and updated — and that spells value. When selecting paint colors, keep in mind

that neutrals appeal to the greatest number of people, therefore, making your home more desirable. On average, a gallon of paint costs around \$25, leaving you plenty of money to buy rollers, painter's tape, drop cloths and brushes. So buy a few gallons and get busy!

## Tip 3: Find inspiration.

An alternative to hiring a designer is to search for

remodeling and decorating inspiration in design-oriented magazines, books, TV shows and websites. Simply tear out or print off the ideas you want to try and start your to-do list. Keep it simple — when remodeling on a tight budget do-it-yourself projects are best.

## Tip 4: Low-maintenance landscaping saves you money now, adds value when you sell.

No question that shrubs and colorful plants will add curb appeal to any home, but when shopping at your local garden center, make sure that you "think green." Purchase plants that are native to your region or plants that are drought-tolerant; these require less water and maintenance, which means more savings to you and more green in your wallet.

## Tip 5: Save the popcorn for the movies.

Finally, what's on your ceiling? Few

structural elements date a house more than popcorn ceilings. So dedicate a weekend to ditching the dated look and adding dollar signs to the value of your home. This is a project you can tackle yourself. First, visit your local hardware store for a solution to soften the texture, then simply scrape the popcorn away. Removing a popcorn ceiling may not seem like a big change but one of the keys for adding value to your home is to repair, replace or remove anything that could turn buyers away.

## Tip 6: Small bathroom updates equal a big return.

Bathroom updates are always a smart move. Even if you can't afford a full remodel, small changes such as replacing dated wallpaper with a faux or textured finish and replacing old lighting will update the room without denting your wallet.

## Tip 7: Any kitchen update equals added value.

The two rooms that benefit most from even small renovations are the kitchen and bathroom. For maximizing your home's value, kitchen updates are key. Start by swapping out just one item, such as a stained sink or ancient microwave for shiny new stainless models. Even small kitchen updates will add big value to your home.

## Tip 8: Add new energy-efficient fixtures.

A functional, decorative ceiling fan is a beautiful thing. It provides necessary light and, in warm months, creates a soft breeze reducing the need for expensive air conditioning. But, an outdated, wobbly, loud or broken ceiling fan is a useless eyesore. Replace old fixtures with new ones to make your home more enjoyable for you now and to increase the bottom line should you decide to sell.

## Tip 9: Replace any worn carpets or area rugs.

Take a look at your home's soft flooring. Are your carpets and area rugs stained or worn? Nothing turns buyers off more than the thought that they will immediately need to replace all of the flooring in a home. Ideally, you may want to replace them all, but if a limited budget puts a snag in that

**Cont'd on Page 5**

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# Do You Know Where Your Totes are as of 7/26/13?

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

We had an improvement of 15 more hidden totes this month. That brings the percentage up from 71% to 73%. Not a lot but something.

**Zone 5 took back the lead from Zone 6.**

**Zone 16 was again the poorest zone but at least they improved from 48% to 56%.**

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](http://www.RansomOaks.com). You will have to register to access this area of the site. Registration is free. After you 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. ■

**Table 1**

Zone Description		% Hidden											
		2012				2013							
		Homes Per Zone	9/15	10/22	11/20	12/17	01/15	2/12	3/19	4/16	5/21	6/18	7/26
1	Bramhill & Part of Old Oak Post (OOP)	31	68	61	74	77	81	77	77	81	74	71	71
2	Glen Abby & Coriander	34	68	76	76	79	82	82	82	79	79	76	74
3	Part of OOP, Moorgate, Kinderhook	43	77	79	72	72	77	74	79	79	81	81	77
4	Doral, Part of OOP, Old Hempstead, Kingsbrook, Woodmoor	32	75	72	69	75	75	69	69	69	69	78	81
5	Fiddlers, Inverness, Part of Ransom Oaks, (RO), Oakhill	32	72	81	88	88	84	78	78	75	84	81	88
6	Part of RO, Pinehurst, Sweetwater, Part of Glen Oak (GO)	32	88	75	78	78	81	88	88	84	81	84	84
7	Part of RO, White Pine, Oakmont, Shady Oaks	33	64	61	67	70	70	76	76	76	67	76	70
8	Part of GO, Oakcliff, Redbud	42	76	79	79	83	88	90	86	83	83	79	86
9	Primrose, Skylark	43	72	77	79	79	86	88	86	84	79	77	81
10	Eveningwood, Part of GO, Periwinkle	37	57	65	84	81	78	81	78	73	70	70	68
11	Smith, Part of White Cedar	37	51	62	62	68	62	68	65	68	62	59	62
12	Part of White Cedar, Whispering, Odessa Ct.	37	59	70	62	62	68	65	68	68	70	68	70
13	Odessa Dr., Honeysuckle	30	47	60	57	60	67	60	60	60	57	53	60
14	Ginger, Lilybrooke	32	53	69	50	66	63	66	66	66	69	66	66
15	Part of GO, Opal, Topaz	38	42	50	53	58	58	63	61	63	58	55	74
16	Part of GO, Ruby	25	36	44	56	48	56	56	56	56	40	48	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>409</b>	<b>397</b>	<b>395</b>	<b>410</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>73</b>	<b>71</b>	<b>71</b>	<b>73</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>149</b>	<b>161</b>	<b>163</b>	<b>148</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>	<b>558</b>	<b>558</b>	<b>558</b>	<b>558</b>	

## Ransom Oaks Facilities Report

August is here and with that begins the talk of returning to school. It seems like we just begin to relax and enjoy the summer and it comes to a close. We hope you have had a chance to enjoy the facilities—it's been a wonderful July.

Join us for the last swim meet of the year at the Greenwood Facility on Wednesday 14th at 5 o'clock. There will be snacks refreshments for all that come and support the children of our community. Talk to Tom or Kathy Halter or any of the lifeguards for more details or questions. Hopefully the weather will cooperate.

As we approach the end of August, swimming lessons will wrap-up, swim club will have it final meets; and many of our guards will return to college. It is important that residents continue to wear their tags, because there will be new guards on duty. Pools will remain open until Labor Day, which is September 3rd, but we may have several days that pools may be closed or have limited hours because all the Lifeguards will return to school the last week in August. We are currently working on end-of-season schedules; we will have the hours posted for the end of the season as soon as the guards know their school/sport schedules. Lastly, if you are over 16 and are certified in Life Guarding and CPR; we are looking for people to fill shifts at the end August.

Please give us a call at 691-7352 for more information.

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.*

I would like dog owners to keep their dogs off of my property. This morning while enjoying my coffee outside, I watched a dog doing it's duty in my backyard while the owner continued their walk without any concern!

I too own a dog, and do not think they would appreciate it if I brought my dog over to their home to relieve herself. This is not a one time event, it has been an ongoing issue. It is also against Town of Amherst codes. ■

### Cont'd from Page 6

plan, start by replacing the carpet in the room that shows the most wear and tear and replace the others as your finances allow.

#### Tip 10: Keep up with regular maintenance and repairs.

Walk around your home and make a list of all the little things that are broken or in need of repair. Individually, small repairs might not seem important, but if every room has just one thing wrong, those small things will add up to create the impression that your home has been neglected. If you don't feel comfortable tackling the repairs yourself, hire a handyman for a day and watch your "to do" list disappear. Staying on top of maintenance today eliminates problems down the road should you decide to sell.

Maureen Mirand  
Ransom Oaks News ■



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## Ransom Oaks

# 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. ■



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Bruce Weiss-Owner

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## Car Corner Did you know? ...

If your vehicle pulsates, shakes, pulls or makes noise when stopping you may have a brake problem.

For good safety, you should have your brakes checked about twice a year

Bruce Weiss,  
Ransom Oaks News ■

# August

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

**Next ROCC Meeting:  
Monday, August 12, 2013  
6:30pm at the  
Greenwood 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!**

**Aug 10**  
Deadline for  
*Ransom Oaks News*  
**Sep** issue!

## 2013 Meetings

August 12                      November 12  
September 9                 December 9  
October 15

*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**

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