

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

September 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*

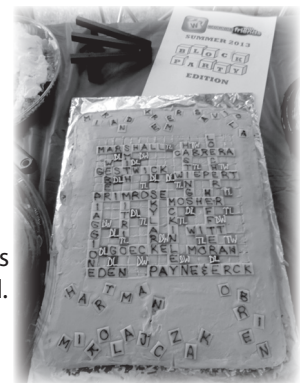
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Board of Director's Meeting Highlights August 12, 2013

- Eight residents attended the meeting.
- **One expressed concern about the content of the Highlights appearing in the Newsletter.**
- A resident is running for Amherst Town Board and is the only candidate that lives north of Maple road.
- **A group of residents with drainage problems can apparently enlist the ROCC to assist them.**
- A resident is concerned about the condition of the Bike Path, notice about meetings, and an offer to some residents by the Town to repair sewer lines.
- **A resident complained about the condition of certain properties.**
- We are still reviewing the possibility of paying both assessments and advertising fees online. The extra expense will be borne by the payer.
- **The current Newsletter Editor is resigning.**
- Many contractors are not cooperating with the restrictions regarding signs. Contractors can display signs ONLY while the workers are present. The signs must come down when they leave for the day.
- **We are about on budget.**
- We may be able to maintain the current operating schedule for the pools (with one potential exception) even with lifeguards returning to school.
- **We have filled the open board position. Andrzej Ogiba, 413 Glen Oak Drive, has volunteered and been welcomed by the Board. ■**

Primrose/Skylark Court Block Party

The Primrose/Skylark Court neighborhood had an amazing block party on Saturday, July 27....we had about 30 families attend, including 2 families that hadn't moved in yet, but came anyway. Highlights included a visit from the fire truck, an inflatable obstacle course and a neighborhood-wide scavenger hunt. The best part was probably the cake created by Andrea Wiepert, who lives on Primrose. Her "Words with Friends" themed cake included the last names of all the families that attended.



New ROCC Tradition Every "Wednesday Sit on your Front Porch Night".

Let's take the opportunity, while enjoying the warm weather to get to know each other, wave to one another, share a snack or refreshments, and catch up on news before the winter arrives. Take a walk and meet your neighbor. This new tradition will be held during the months May through October, weather permitting. Ransom Oaks is a community and what better way to be a community than to interact with your neighbors.

Happy Birthday! September Friends



Antonio Marong	14
September 2	
Melissa Moeller	18
September 2	
Rachel Newman	39
September 3	
Divya Ramalingam	18
September 3	
Ryan Seipp	21
September 4	
Alex Jones	14
September 6	
Emily Mirand	19
September 12	
Agatha Christie	123
September 15	
Taylor Newman	9
September 16	
Maddie Robinson	20
September 17	
Kaitlin Walsh	19
September 17	
Katelyn Howard	19
September 21	
Zhengyi Yan	12
September 22	
Sebastian Marong	12
September 26	
Matthew Vitello	13
September 27	
Matthew Mirand	16
September 29	
Alison Harris	13
September 29	
Jenna Mirand	16
September 29	
Alison Mirand	16
September 29	
Emma Liss	19
September 30	

Join the list! Send your name and birth date (and age if you prefer) to tcollins@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
Andrzej Ogiba	688-8016	aogilba@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, Facilities Managers	691.7352	thalter@ransomoaks.com
Terry Collins, News Editor/Designer	980.5470	tcollins@ransomoaks.com



Do You Know Where Your Totes are as of 8/20/13?

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

This month we stayed essentially constant at 73%. We have over 400 homes that follow the C&R and less than 150 that still choose to ignore the rules. It is interesting to note that many of those that ignore the rules about totes are some of the first to complain about their neighbors. Is this the old story, "The rules are for everybody else to obey but me"?

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 website at 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	8/20
1	Bramhill & Part of Old Oak Post (OOP)	31	68	61	74	77	81	77	77	81	74	71	71	77
2	Glen Abby & Coriander	34	68	76	76	79	82	82	82	79	79	76	74	79
3	Part of OOP, Moorgate, Kinderhook	43	77	79	72	72	77	74	79	79	81	81	77	81
4	Doral, Part of OOP, Old Hempstead, Kingsbrook, Woodmoor	32	75	72	69	75	75	69	69	69	69	78	81	81
5	Fiddlers, Inverness, Part of Ransom Oaks, (RO), Oakhill	32	72	81	88	88	84	78	78	75	84	81	88	81
6	Part of RO, Pinehurst, Sweetwater, Part of Glen Oak (GO)	32	88	75	78	78	81	88	88	84	81	84	84	84
7	Part of RO, White Pine, Oakmont, Shady Oaks	33	64	61	67	70	70	76	76	76	67	76	70	64
8	Part of GO, Oakcliff, Redbud	42	76	79	79	83	88	90	86	83	83	79	86	86
9	Primrose, Skylark	43	72	77	79	79	86	88	86	84	79	77	81	81
10	Eveningwood, Part of GO, Periwinkle	37	57	65	84	81	78	81	78	73	70	70	68	68
11	Smith, Part of White Cedar	37	51	62	62	68	62	68	65	68	62	59	62	65
12	Part of White Cedar, Whispering, Odessa Ct.	37	59	70	62	62	68	65	68	68	70	68	70	68
13	Odessa Dr., Honeysuckle	30	47	60	57	60	67	60	60	60	57	53	60	63
14	Ginger, Lilybrooke	32	53	69	50	66	63	66	66	66	69	66	66	59
15	Part of GO, Opal, Topaz	38	42	50	53	58	58	63	61	63	58	55	74	68
16	Part of GO, Ruby	25	36	44	56	48	56	56	56	56	40	48	56	56
Hidden		354	381	388	402	413	416	413	409	397	395	410	409	
% Hidden		63.4	68.3	70	72	74	75	74	73	71	71	73	73	
Total Visible from the Street		204	177	170	156	145	142	145	149	161	163	148	149	
Total Totes		558	558	558	558	558	558	558	558	558	558	558	558	

Ransom Oaks Facilities Report

What makes a community? Is it geographic boundaries or is it the people that make up and specific area?

Definition of COMMUNITY

1: a unified body of individuals: as
a : STATE, COMMONWEALTH
b : the people with common interests living in a particular area; broadly : the area itself <the problems of a large community>
c : an interacting population of various kinds of individuals (as species) in a common location
d : a group of people with a common characteristic or interest

living together within a larger society <a community of retired persons>

2: society at large

3: a : joint ownership or participation <community of goods>

b : common character: LIKENESS <community of interests>

c : social activity : FELLOWSHIP

d : a social state or condition

After reading the definition above from Webster dictionary I think you would agree that the 1125 families living in Ransom Oaks make up a community. In the last three weeks Kathy and I participated in two community parties in the neighborhood. It allowed us to slow down and take a few minutes to reconnect with many of you. It is great to see the many new families who have recently moved to the community, as well as catching up with some of you that we have called friends for years.

If you missed the community party at the Eveningwood pool and the pizza party at Greenwood pool this week, you missed out on meeting neighbors from all over Ransom Oaks. I think most would agree that the pools are a focal point for many in the community to come together as friends and spend time. Ransom Oaks is maybe one of the best kept secrets in Western New York. With three pools, five tennis courts, five playgrounds, two community buildings and 1125 families, our community has a lot to offer.

I guess what I am trying to say, is that things and places do not make the community people do. Most of you have probably heard the term pay it forward or a random act of kindness. I am suggesting that we look around our community and think about your neighbor and what you can do to make this community a better place for all of us. Don't hold back, put yourself out there even if it is just saying hello to someone that you pass on the street.

Next month I will go back to boring things like pool stats In the mean time, you are Ransom Oaks. Go out there and be a part of making it a better community than it is today.

Tom and Kathy Halter
Ransom Oaks Facilities Managers
716.691.7352 ■

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Ransom Oaks Resident

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.

A Fun Night Out

Sunday, September 29, 2013

Doors open at 5:30 pm show starts at 7:00pm. Rob's Comedy Playhouse 1340 North Forest Rd. Tickets are \$25/each. Live auction, 50/50 and basket raffle! Contact Susan Witt at wittsusan33@gmail.com for tickets or more info! ALL PROCEEDS BENEFIT CASEY MIDDLE SCHOOL PTSA. ■

Cancer Run/Walk

Saturday, September 21, 2013

9:00 am at First Niagara Center!

The goal of the event is to raise funds and awareness for prostate cancer. If you would like to make a donation or join the Ransom Oaks team, go to <http://buffalo.zeroprostatecancer.org/wadesransomoaks>. Contact Team Captain Jack Wade at 688-2101 or jwademused@roadrunner.com ■

Pancake Breakfast

Sunday, September 15, 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. ■

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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:

Terry Collins, Editor, tcollins@ransomoaks.com

2. Write check to: Ransom Oaks Community Corporation. Indicate which month(s) to apply your payment.

3. Mail payment to: Terry Collins,
408 Park Place, Grand Island NY 14072

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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RANSOM OAKS NEWS

5

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Car Corner



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Bruce Weiss,
Ransom Oaks News ■



Bruce Weiss-Owner

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- ★ Married 42 years to Bill with 3 children & 4 grandsons
- ★ Williamsville Board of Education 2001-2010; Past President
- ★ Swormville Fire Company Ladies Auxiliary 1985-Present; Past President
- ★ St. Mary's Church 1983-Present
- ★ Dodge, Casey, North PTA

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YOU choose your price!! (for a regular 2 car driveway) **Pay in FULL by:**

September 15th, 2013 your price is = \$235.00 + tax (\$255.56)

November 1st, 2013 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. Around 5 hours after snow reaches over 3 inches of accumulation. Remember higher amounts of snowfall take more time to clear, especially during storms. We NEVER stop working for you!

Name: _____
Address _____

Phone number _____
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



September

Please visit our web site at www.RansomOaks.com

**Next ROCC Meeting:
Monday, September 9, 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!**

Sep 10
Deadline for
Ransom Oaks News
Oct issue!

2013 Meetings

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



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