



Ransom Oaks News

A Neighborhood Publication

Sponsored by Ransom Oaks Community Corporation & Our Advertisers

www.ransomoaks.com

2013 Thirty-Three Years of Ransom Oaks News

October 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, 406.8557
- **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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Exterior Modification Application (EMA)

Included with the September 2013 issue of the Ransom Oaks Newsletter was an insert titled, **Ransom Oaks Community Corporation (ROCC), Exterior Modification Application (EMA)** with Instructions for Completion of EMA. The EMA and Instructions are intended to assist single family homeowners with planned maintenance and improvement projects involving the exteriors of their homes and yards. The EMA will assist in assuring planned projects are approved by the ROCC Architectural Committee, consistent with the ROCC Declaration of Protective Covenants, Conditions, and Restrictions (Declaration). Additionally, EMA completion and Architectural Committee approval is intended to prevent an owner from doing something possibly outrageous and inconsistent with the ROCC Declaration.

Our Board and Architectural Committee very much encourages improvements to homes and yards as our entire community benefits from such improvements. The benefits are aesthetic and financial, as a well maintained property will support a home's sustained value. A copy of the EMA and Instructions can be obtained by visiting ransomoaks.com, then clicking "Living In," then clicking "Forms". Also, the EMA can be obtained by contacting the Architectural Committee at archcomm@ransomoaks.com or by calling 716-406-8557.

"Let's keep Ransom Oaks beautiful" and one of the more desirable places to live and raise a family in WNY. Your continued cooperation is appreciated.

(The EMA and Instruction relate only to the single family home owners. Unit owners at Charlesgate Village, Forest Edge, Glen Oak, Woodgate, Briarwoods, and Bantry Green II are to contact their property manager or association regarding any exterior modifications.)

Board of Directors, ROCC ■

Board of Director's Meeting Highlights September 9, 2013

- Three residents attended the meeting:
 - **They had many comments and suggestions about pool and facilities maintenance and improvements.**
 - They would also like to see more community wide events and will try to arrange some.
- **Members of the Board will be meeting with the Town to better understand the drainage problems**
- Apparently some residents have received notices from the Town of Amherst that their sidewalks do not meet Town standards and must be repaired.
- **We have added more procedures to improve our accounting methods as advised during the 2012 audit. No irregularities were found during that audit.**
- We are about \$15,000 under budget due to delays in capital spending and lower gas costs.
- **The pools are closed. This was a very safe season.**
- Liens for non-payment of assessments will go out soon.
- **The new Newsletter Editor gave a presentation. She has many ideas for changes to the Newsletter.** ■

Happy Birthday! October Friends



Cara Diati	24
October 1	
Heather Lewandowski	23
October 2	
Heather DelGaudio	25
October 3	
Kimberly Berus	23
October 4	
Keegan Gillman	12
October 4	
Shannon Gestwick	14
October 5	
Allison Janczak	15
October 6	
Emma Wiefert	15
October 6	
Jack Manzella	15
October 6	
Kelsey Swanekamp	24
October 7	
Andrew Koginos	22
October 9	
Scott Sims	20
October 12	
Gabrielle Marong	10
October 15	
Nathan Kwandras	19
October 16	
Abigail Gnozzo	15
October 17	
Katie Elkan	23
October 23	
Sydni Winters	12
October 26	
Theodore Roosevelt	155
October 27	
Alexis Zee	19
October 27	
Caitlin Butler	23
October 28	
Delaney Gillman	14
October 31	

Join the list! Send your name and birth date (and age if you prefer) to newsletter@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
Andrzej Ogiba, Facilities	688.8016	aogiba@ransomoaks.com
Forrest Benson, At Large	688.4688	fbenson@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	newsletter@ransomoaks.com



Do You Know Where Your Totes are as of 9/17/13?

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 thirteen months. The results are shown in Table 1 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.



Many residents have found alternatives so that totes and other items such as ladders, lumber, small trailers, wheelbarrows, etc. can be stored in their garage.

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	9/17
1	Bramhill & Part of Old Oak Post (OOP)	31	68	61	74	77	81	77	77	81	74	71	71	77	74
2	Glen Abby & Coriander	34	68	76	76	79	82	82	82	79	79	76	74	79	76
3	Part of OOP, Moorgate, Kinderhook	43	77	79	72	72	77	74	79	79	81	81	77	81	77
4	Doral, Part of OOP, Old Hempstead, Kingsbrook, Woodmoor	32	75	72	69	75	75	69	69	69	69	78	81	81	78
5	Fiddlers, Inverness, Part of Ransom Oaks, (RO), Oakhill	32	72	81	88	88	84	78	78	75	84	81	88	81	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	84
7	Part of RO, White Pine, Oakmont, Shady Oaks	33	64	61	67	70	70	76	76	76	67	76	70	64	67
8	Part of GO, Oakcliff, Redbud	42	76	79	79	83	88	90	86	83	83	79	86	86	86
9	Primrose, Skylark	43	72	77	79	79	86	88	86	84	79	77	81	81	81
10	Eveningwood, Part of GO, Periwinkle	37	57	65	84	81	78	81	78	73	70	70	68	68	68
11	Smith, Part of White Cedar	37	51	62	62	68	62	68	65	68	62	59	62	65	59
12	Part of White Cedar, Whispering, Odessa Ct.	37	59	70	62	62	68	65	68	68	70	68	70	68	65
13	Odessa Dr., Honeysuckle	30	47	60	57	60	67	60	60	60	57	53	60	63	67
14	Ginger, Lilybrooke	32	53	69	50	66	63	66	66	66	69	66	66	59	59
15	Part of GO, Opal, Topaz	38	42	50	53	58	58	63	61	63	58	55	74	68	76
16	Part of GO, Ruby	25	36	44	56	48	56	56	56	56	40	48	56	56	56
Hidden		354	381	388	402	413	416	413	409	397	395	410	409	406	
% Hidden		63.4	68.3	70	72	74	75	74	73	71	71	73	73	73	
Total Visible from the Street		204	177	170	156	145	142	145	149	161	163	148	149	152	
Total Totes		558	558	558	558	558	558	558	558	558	558	558	558	558	

Around Town October Events

The Great Pumpkin Farm Fall Festival

September 14, 2013 - October 31, 2013

Daily 10am to Dusk at The Great Pumpkin Farm Grounds

NY's Largest Fall Festival offers special events every weekend as well as tractor and horse drawn hayrides, cornmaze, gem mining, boo barn, Pumpkin Cannon, Contests, Magic shows, Halloween Store, Bakery, Face painting, Amusement Rides and more! AND of course Zillions of Pumpkins! Cost: \$5. Contact 759-8483 or <http://www.greatpumpkinfarm.com/> for details. ■

Behind the Scenes

Saturday, October 5, 2013

1:00pm-3:00pm at Buffalo Zoo

This workshop is an exciting experience that gives you and your family a once-in-a-lifetime chance to go behind closed doors at the Buffalo Zoo. Meet zookeepers as you visit three exhibit areas to learn the daily routine of preparing animal diets, observing behavior, training and more. Don't forget your camera. Cost: \$35. Contact 995.6133 for details. ■

Larkin District

Sunday, October 6, 2013

10:00am at Larkin District

Guided walking tour, no reservations. Tour Bucks & Groupons allowed.

Explore the legacy of soap entrepreneur John D. Larkin and architect Frank Lloyd Wright with a tour of the Larkin at Exchange Building. Meet at St. Clare's Church, 193 Elk St. Cost: \$10 per person, \$5 students. Contact 852.3300, Preservation Buffalo Niagara for details. ■

Festival of Basket Raffle

Friday, October 11, 2013

5:00pm-7:30pm at Amherst Senior Services

The event is open to the community and will feature live entertainment by 'The Frankfurters' as well as refreshments, theme baskets and a silent auction. Contact the Program Department at 636-3055 for details. ■



Middle School Activity Nights

Saturday, October 19, 2013

Admission will be limited to the first 300 students!

The totally free Middle School Activity Nights are once a month, and open to any Middle School Students!

The coffee house, mini-gym and Main hall are open! We sell low priced snacks and beverages, the big-screen tv will have a sporting game on (or a movie or a Wii game), there's basketball in the mini-gym, 4-square, ping pong, foosball and arts & crafts are happening in the main hall, and free wi-fi is available everywhere in the building. Other than the snack bar everything is free! (water fountain also available). Contact 633.6773 or www.amherstyouthfoundation.org for details. ■

Jack O'Lantern Fall Classic 5K & 1.5 Mile Walk

Saturday, October 26, 2013

10am at Goat Island

The 16th Annual Jack O'Lantern Fall Classic 5K and 1.5 Mile Walk is a scenic run/walk around Goat Island in Niagara Falls, NY. For details contact 282.1228 or <http://www.northpointecouncil.org/events>. ■

Pancake Breakfast & Basket Raffle

Sunday, October 27, 2013

9:00am-1:00pm at Youth & Family Center

Pancake Breakfast & Basket Raffle to benefit the Amherst Youth Foundation & youth programs in Amherst. Basket raffle at 1pm. Cost: \$8. Contact 633.6773 or www.amherstyouthfoundation.org for details. ■

Signs are prohibited in Ransom Oaks except "House for Sale" signs. This is election season, please respect this restriction.



Fall Leaf Collection

Town of Amherst-wide leaf collection begins

October 15, 2013.

To learn more about fall leaf pickup, visit the website at http://www.amherst.ny.us/pdf/announce/dept_11_130923a.pdf. ■

Around Home

4 Things Buyers Love and Sellers Sometime Fail to Mention

In Real Estate, we often use the term “under market” to describe a home that is priced or purchased for less than its fair market value. Sometimes we see an unrelated real estate phenomenon that perhaps Webster would rank as a second definition for “undermarketing”: to list a home and fail to mention features the homes have, which buyers would have been attracted to, had they seen them in the home’s listing description, flyer or online marketing.

If your home has commercial-grade European appliances, sits on a beautiful piece of land, or is has a \$50,000 updated kitchen, it’s pretty easy to know what to lead with in your marketing. But if you have a normal house in a normal neighborhood, there could very well be things you take for granted which a first-time or relocating buyer might be magnetically drawn to – if you mention it in the listing.

Storage. When aiming to avoid undermarketing, keep this in mind: showcasing your home in its best light is not just about what you love about it. You might already have outgrown the place, and started to see its flaws more than its finer points: that’s why you’re moving. But the goal of good marketing is to highlight the things that will allow your home to shine in the eyes of your target buyers and against the competition.

Organizing systems. In the same vein, if you have made the investment in upgrading your home with customized or built-in closet, kitchen or garage organizer systems, desks or bookshelves make sure buyers see and know this from your home’s online listing. From the first-timer craving to have a clutter-free existence to buyers who are moving up into a family home and want each family member’s space to have at least the possibility of order, built-in organizers can represent value and appeal to a wide range of prospective buyers.

Proximity. You might be thinking the right buyers for your home will be finding it online precisely because of where it’s located, so it’s silly to call out the property’s proximity to amenities and attractions. Not so fast. First, some buyers simply might not know to search for your zip code, or might not be aware that your hidden gem of a neighborhood also happens to have amenities like pool, tennis or playgrounds. Relocating buyers might not have the core knowledge of the area that would allow them to connect the dots about the property based on location basics you are assuming everyone in the market for a home like yours will know. Don’t assume: if your home is particularly well-located vis-a-vis major employers, universities,



recreational amenities or walkable shopping and dining districts showcase this in your listing.

Senior-friendly features. Boomers are not necessarily looking for homes with built-in disability features, but they are often looking for homes they could live in for the rest of their lives, “aging in-place,” without necessarily being located in senior-only communities. That means homes with level-in entrances (no stairs to the front door), single story layouts and low-maintenance landscaping have a massive new audience attracted to these features which would otherwise not warrant a mention in a home’s marketing, especially if homes near yours tend to have loads of stairs or other features that are difficult for people to navigate as they age.

Similarly, the movement toward aging-in-place has caused many more families to move aging relatives in with them, versus moving them out to retirement homes. These extended families often are looking for homes with a very well-appointed “mother-in-law” or “outlaw” units or a second master suite located on the home’s ground floor. If your home has multiple bedrooms with bathrooms en suite or completely independent living quarters, marketing these features to extended families is a must.

Excerpted from HGTV.com

Maureen Mirand,
Ransom Oaks News ■

Call Maureen Mirand
Your
Ransom Oaks Realtor®
716-866-9959 | mmirand@realtyusa.com

RealtyUSA.com
914 Maple Rd.
Williamsville, NY 14221

Maureen Mirand
Licensed Real Estate Salesperson
DIRECT: 716-866-9959
www.topsuffolorealtor.com

SOLD

Ransom Oaks Facilities Report

Pools closed as of Labor Day and we are now in the process of closing the recreational areas. It was a good summer—we hope you made time to enjoy the facilities.

The five-year planning committee met this month and we are currently getting prices for the 2014 budget. We will publish this years “wish list” in an upcoming issue.

With Halloween just around the corner, we just want to mention that if you do see vandalism occurring, please call the police immediately. Don't be afraid to call if you see children hanging on the “common grounds” of Ransom Oaks. This is the only way we are going to stop the mischief that is occurring.

Please remember that trailers, commercial vehicles, and political signs are not allowed in front of your home. Please be a good neighbor and adhere to the covenants of this community.

Tom and Kathy Halter
Ransom Oaks Facilities Managers
716.691.7352 ■

Newsletter Editor Thanks for the Opportunity!

As we welcome the change of seasons this year, I am excited to introduce myself as the new Ransom Oaks Newsletter Editor. Change is good and what better time than the start of Fall, a time of new challenges and new beginnings?

Best wishes to Jennifer Kursten on her new pursuits. I look forward to continuing Jennifer's professional & polished editorial work. Big shoes to fill for sure! Thank you Jennifer for your hard work and for making the transition a smooth one.

When I lived in Ransom Oaks, it was an active community. Our newsletter sat next to the phone in the kitchen. Although times have changed, my goal is to provide a useful, easy to read newsletter. One that you could put on the counter under your cell phone.

I'm asking for your help. Help me by sharing the activities of the community - within and outside of Ransom Oaks. I look forward to working with you and the Board of Directors.

Let me know what you'd like to see!

Terry Collins
Ransom Oaks Newsletter Editor
newsletter@ransomoaks.com ■

Mark Your Calendar...

Columbus Day
October 14



Halloween
October 31



Wednesday Sit on Your Front Porch Night Updates

Send me a note about your
Wednesday adventures on the
front porch before the snow
flies!

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
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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*, newsletter@ransomsoaks.com, 980.5470

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

3. Mail payment to: Terry Collins, P.O. Box 1356, 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 Resident

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East Amherst, NY 14051
(716) 688-2199



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716.633.5350 • 716.445.2563
8780 Sheridan Drive • Williamsville, NY 14221

Car Corner



Did you know? ...

Fall is the time to check your Car Emergency Kit. Like a First Aid Kit, having a Car Emergency Kit can be a lifesaver.

Your kit should contain warm clothes, blankets, water, emergency food, boots, gloves & a collapsible snow shovel.

It only takes a few minutes to be prepared.

Ransom Oaks News ■

*Collection of all Ransom Oaks pool tags from past 25 years to decorate t-shirts or hats (multiple sets **only \$10 each!**) & Standing Firepit w/supply of wood **only \$35!!** Call 688.7887.*

Retail or Service Business
Place your ad here for only \$35 per month or try our Bakers Dozen, buy 12 ads, get one free.



Kenneth Loewer
9700 County Rd, Clarence Ctr, NY 14032

resurfacing - patching - new installations
golf course paths - blacktop maintenance

Residential Driveways, Commercial Parking Lots

www.loewerpaving.com OFFICE **741-2913** MOBILE **570-0792**

Garage Needed to Rent

Winter storage of Classic Car
Nov 1 -April 1 (latest)
Forest Edge/Ransom Oaks Area
Please call George at 480.8222.

Elect

★ Ramona ★ Popowich

for Amherst Town Board


Your Voice in Amherst!
30 Year Ransom Oaks Resident!

Please honor me with your vote on Nov 5!

No Amherst Town Board member lives NORTH of Maple Road!

- ★ 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

www.ramonapopowich.com
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Friends of Ramona Popowich
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East Amherst, NY 14051

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IT'S THAT TIME OF YEAR AGAIN!!

Before you know it the snow will be here!
Take advantage of our early bird prices!



WE PLOW IN YOUR AREA!

Why choose Jay's? We LIVE in your area therefore we ALWAYS provide FAST courteous service!

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

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



October

Please visit our web site at www.ransomoaks.com

Next ROCC Meeting:
Tuesday, October 15, 2013
6:30pm at the
Greenwood Facility.

MEETINGS are 6:30pm at the Greenwood Drive Recreation Center the 2nd Monday of each month except for Oct & Nov 2013.

RESIDENTS are welcome and encouraged to attend. **See you there!**

Oct 10
Deadline for
Ransom Oaks News
Nov issue!

2013 Meetings

October 15
November 12
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



Ransom Oaks

Community Corporation
101 Ransom Oaks Drive
East Amherst, NY 14051

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