



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

November 2013

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

Happy Thanksgiving!

The Ransom Oaks Board of Directors consists of volunteers &



residents who are elected to office by a vote of the ROCC membership. They strive to keep Ransom Oaks strong and vital for the coming generations and invite you to attend any monthly meeting, as listed in the back cover of each newsletter. ■

Board of Director's Meeting Highlights October 15, 2013

- **Two residents** attended the meeting:
 - They discussed actions taken to enforce the Declaration of Protective Covenants, Conditions, and Restrictions.
- **We are seeking** more information from the Town regarding the configuration of storm sewers.
- **Additional measures** will be applied against home owners that are ignoring requests to correct violations.
- **The 2014 Budget** is being generated.
- **Liens against properties** that have not paid their 2013 assessments should be in place by October 17.
- **We are evaluating options** for repairing the fences at the Ransom Oaks Recreation Area
- **We will be instituting** a Welcoming Committee to visit new Ransom Oaks families. If any residents would like to participate, contact Jim Burke P/R and Communications.
- **We are seeking candidates** for the January elections. See center column, page 1 of this Newsletter for details. ■

ROCC Board of Directors Seeks Volunteer Directors

The annual election for Ransom Oaks Board of Directors will take place on Monday, January 13, 2014. To learn more about serving a three-year term as a Director, please contact ROCC President Mark Walsh at 636.6242 or email mw Walsh@ransomoaks.com.

Please **notify Mark by November 11, 2013** in order to be reviewed by the Nominating Committee. Potential candidates should plan on submitting a biography (250 words or less) by November 19, 2013.

The election is open to Ransom Oaks Community Corporation property owners who have paid their assessments and have no outstanding liens against their property. ■



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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Happy Birthday!

October Friends



Stephen Berus	25
November 2	
Sarah Morison	21
November 2	
Mike Elkan	
November 3	
Melissa Bonvissuto	29
November 6	
Erin Haltan	17
November 7	
Matthew Mancini	25
November 7	
Margaret Mitchell	113
November 8	
Max Cassaro	32
November 8	
Sarah Nowakowski	19
November 10	
Kyle Lort	20
November 12	
Joshua Moore	23
November 12	
Kathryn O'Malley	19
November 14	
Laura Goodrich	33
November 15	
Kathleen Goodrich	24
November 15	
Megan Knowles	30
November 18	
Lindsey Hawkins	21
November 22	
Gabrielle Alexis Ciambella	11
November 24	
Victoria Egleston	13
November 24	
Richard Long	23
November 24	
William Gregory	10
November 27	
Joey Maruca	23
November 28	
Janet Woser	26
November 29	

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



Ransom Oaks Facilities Report

All facilities are closed for the season, and we are now in the process of preparing the budget for the 2014 season. This year, we had approximately 5000 swimmers through the course of the summer. This emphasizes what a great neighborhood Ransom Oaks is to be a part of.

As we look ahead to next year, we will be looking for people interested in working as lifeguards. This is the time to get certified. Usually courses are offered through continuing education and the Red Cross. If you are interested in finding out more about summer positions, please give us a call.

These are great summer jobs! Hiring usually takes place in April.



Lastly, we need to talk about vandalism. It is in the community's best interest to notify the police if you see people hanging around the facilities after hours or vandalizing any areas within our community.

Tom and Kathy Halter
Ransom Oaks Facilities Managers ■

Around Home Computer Tip of the Month Considering a new PC for the holidays?

Some things to consider before buying...

Black Friday - Cyber Monday is a time of year you'll find fantastic electronics deals. Be ready before that weekend arrives by taking a couple minutes to consider your needs.

How do you use your computer? If it's just for email and surfing the web, consider a tablet.

Two approaches to PC purchasing include getting the biggest computer you can (spending more money less often) vs buying less powerful computers more frequently (spending less money more often). Consider how much computer you need and how you prefer to buy. It probably balances out in the end, just different approaches.

Microsoft has a new version of Windows 8. If you're looking at a Windows 8 PC, consider a touchscreen. In Windows 8, Microsoft is trying to marry the ease of tablets with the power of a PC. You'll find many new laptops and desktops with touchscreen to take advantage of Windows 8

If you ARE trying Windows 8, approach it with an open mind. It's different and may take some getting used to. Be patient with yourself.

Terry Collins
Ransom Oaks News ■

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, 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 it to be published anonymously, with a nickname, or with your name. ■

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

Ransom Oaks Newsletter Articles

Are you a writer? Would you like to be a writer? Do you have a special interest you'd like to share?

The Ransom Oaks Newsletter is looking for articles for upcoming Newsletters. Topics can include local interest, volunteer opportunities, reports from our schools, household tips, computer tips. Are you a high school or college student looking for experience? Here's your opportunity!

Contact me at newsletter@ransomoaks.com or 980.5470 for more information. ■

Wednesday Sit on Your Front Porch Night Updates

We'll resume our Wednesday Front Porch nights when the warm weather returns.

Do You Know Where Your Totes are as of 10/16/13?

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 refuse (and by implication recycling) containers should not be visible except on the day that pickup is made. Not all residents are complying with the C&R.

We decided to tabulate just how many residents are complying. 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 fourteen months. The results are shown in the graph below.

This month we stayed essentially constant at 73% as we have for the past four months. In looking back over the past fourteen months one thing that stands out is the Zones around the Ransom Oaks Recreation Area have consistently been the best. Zone 5 which includes Fiddler's Green, Inverness Court, Oakhill Court

and a section of Ransom Oaks Drive and Zone 6 which consists of Pinehurst Court, Sweetwater Court, and sections of Ransom Oaks and Glen Oak Drives in that



area have each been the leaders for five of the fourteen months. And Zone 8, Oakcliff Court, Redbud Court, and the section of Glen Oak Drive between those courts was the best the four other times. These folks have always exceeded 80% compliance. Once reaching 90% last February.

And then there is poor Zone 16. Ruby Lane and the section of Glen Oak Drive from Topaz Court to the Glen Oak Playground. They have been in last place for thirteen of the fourteen months. Taking even a closer look, on Ruby Lane, only two of the ten homes leave out their totes consistently. The other eight hide theirs so Ruby Lane scores an 80%. But the Glen Oak Drive part of Zone 16 consists of fifteen

homes, only five of which hid their totes this month. That is only 33%.

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.

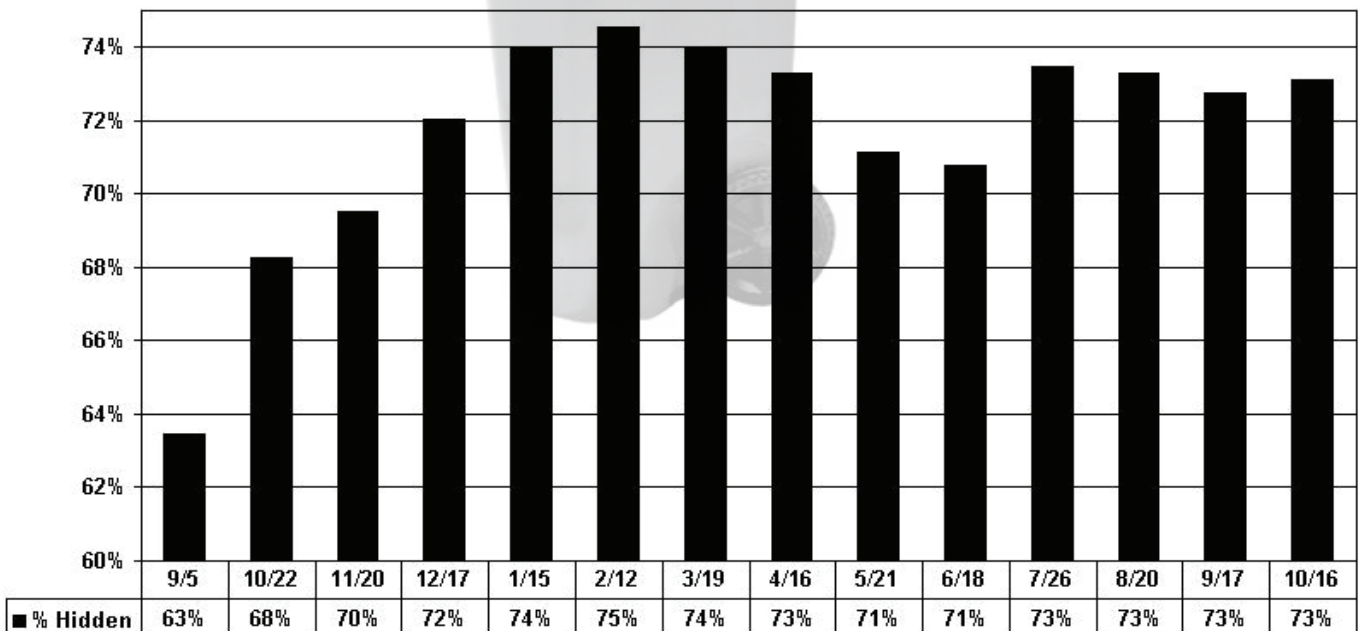
If you prefer to examine a hard copy of the file, contact the secretary of the Ransom Oaks Community Corporation.

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.

Percentage of Totes That Are Hidden Out of 558 Homes



Around Town November Events

Wmsvl District Choral Festival Concert

*Thursday, November 7, 2013
7pm Wmsvl North HS*

The choirs from all three Williamsville high schools will join together for the annual District Chorus Festival on Thursday, November 7 at 7:00 PM in the auditorium at Williamsville North High School, 1595 Hopkins Rd. The concert is free and open to the public. ■

Veteran's Day Event & Lunch

*Friday, November 8, 2013
Amherst Center for Senior Svcs*

Join the Amherst Center for Senior Svcs Friday, November 8, 2013 at 11:30 a.m. for the annual Veteran's Day Event & Luncheon which includes the Color Guard & 21 Gun Salute by the Erie County Military Honors Group; National Anthem & God Bless America by The Amherst Singers; Reflections by World War II Veterans Colvaine Givens & John Sonneff; and Music by Union Volunteers Fire & Drum Corps.

Please join us for lunch at the Center after ceremony. Live music during lunch by Union Volunteers Fire & Drum Corps. Reservations for lunch are required by calling 636.3059. ■

Fresh Thanksgiving Arrangement

*Monday, November 25, 2013
6:30pm at Buffalo Botanical Gardens*

Make it, Take It Series. Make a fresh Thanksgiving Arrangement for your holiday table. Cost: starts at \$30. Contact 716.827.1584 ext. 291. ■

118th Annual Turkey Trot

*Thursday, November 28, 2013
9am Delaware Ave Start*

Join the Y for the oldest consecutively run footrace in North America! Grab your friends, family, coworkers and run, walk, or jog the 8k route between the Delaware Family Y and the Buffalo Convention Center on Thanksgiving morning. The post race party will be held at the Convention Center with a family friendly area held at Statler City. Details: at www.ymcabuffaloniagara.org. ■



Kris Kringle Market

*Fri - Sun, Nov 29 - Dec 1
Buffalo Niagara Heritage Village*

Friday evening kicks off with a musical performance & offers the first peek into holiday vendors & their wares. Saturday & Sunday feature indoor shopping market & outdoor Countryside Christmas Tours, as well as hot food & wine tastings hosted by Long Cliff Winery. Hop on a carriage ride around the historic village and stop in Sunday for Breakfast with Santa. Contact 689.1440 or bnhv.org for details. ■

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 Winterizing Your Home



You'll get a season's worth of savings and peace of mind by taking a few steps in the fall to get your home ready for cold weather.

Here are 10 easy tips:

- 1. Clean those gutters.** As you're hosing out your gutters, look for leaks and misaligned pipes.
- 2. Block those leaks.** One of the best ways to winterize your home is to simply block obvious leaks around your house, both inside and out, experts say.
- 3. Insulate yourself.** Another thing that does cost a little money -- but you do get the money back quick -- is adding attic insulation.
- 4. Check the furnace.** Be sure it's working properly and change the furnace filters regularly.
- 5. Get your ducts in a row.** According to the U.S. Department of Energy, a home with central heating can lose up to 60% of its heated air before that air reaches the vents if ductwork is not well-connected and insulated, or if it must travel through unheated spaces.
- 6. Face your windows.** Replace the screens with storms. Buy a window insulator kit to take care of any leaks.
- 7. Check the chimney** before your first fire. Be sure it's clear. Call a local chimney sweep if necessary.
- 8. Reverse that fan** to push warm air into the room. (You know the fan is ready for winter: As you look up, the blades should be turning clockwise.)
- 9. Check those pipes.** Turn off the water to your outside hose bibs to keep from freezing. Check any pipes in uninsulated areas.
- 10. Finally, check those alarms.** Check & change the batteries your smoke & carbon monoxide alarms.

excerpted from Christopher Solomon of MSN Real Estate ■

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.

DONATE your gently used furniture, tools, appliances, housewares, bldg 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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Holiday Sales!

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Ransom Oaks Resident

Mark Your Calendar...

Daylight Savings
November 3



Election Day
November 5

Veteran's Day
November 11



Thanksgiving
November 28

Hanukkah Starts
November 28



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Ransom Oaks

How to Advertise With Us . . .

To 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, 980.5470,
newsletter@ransom-oaks.com

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, graphics and ad verbiage must be received by the **15th of month prior** to publication. Without receipt of payment by the 15th 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.

Bakers Dozen - Buy any 12 months of single-size ad & receive 1 month free

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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Car Corner Did you know? ...

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

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

Bruce Weiss,
Ransom Oaks News ■

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Bruce Weiss-Owner



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**** cannot be combined with other offers ****

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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 15th , 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: _____

Phone number _____

Address _____

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

November

Please visit our web site at www.ransomoaks.com

**Next ROCC Meeting:
Tuesday • November 12, 2013
6:30pm @ 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!

Nov 15
Deadline for
Ransom Oaks News
Dec issue

2013 Meetings

November 12
December 9

2014 Meetings

January 13
February 10

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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