



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

December 2013

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

Happy Holidays 2013

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. ■

Ransom Oaks... a great place to live.

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Board of Director's Meeting Highlights November 12, 2013

- One resident attended the meeting. He described his problems with the Town of Amherst's sidewalk maintenance policy.
- The 2014 Budget was approved.
- The schedule for the Board meetings for 2014 was established. See back cover for meeting dates.
- Maintenance issues with some properties are being resolved favorably.
- We anticipate being within budget this year.
- Liens were placed on 24 properties for failure to pay the 2013 assessment.
- We are looking into alternatives to solve the tote problem.
- We are seeking candidates for the January elections.

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

Annual General Meeting & Board of Directors Election Tuesday, January 14

The Annual General Meeting & Board of Directors election will be held January 14, 2014, 6:30pm at the Greenwood Facility. See Page 3 for details. ■



Happy Birthday!

December Friends



Justice Wehrmeyer	11
December 5	
Matthew Wiepert	13
December 5	
Charley Kenyon	21
December 6	
Joseph I. Nowakowski	24
December 6	
Daniel O'Connor III	21
December 8	
Daniel O'Connor Jr.	
December 8	
Alex Agro	2
December 11	
Sydney Beitel	76
December 12	
Michael Tubbs	19
December 14	
Susan Zurak	30
December 22	
Stephanie Sheppard	13
December 22	
Michelle Janczak	47
December 28	
Kaitley Woser	20
December 28	
Tristan Casuccio	7
December 29	
Rachel Attea	21
December 30	
Christina Hill	17
December 30	
Rudyard Kipling	148
December 30	
Kelsey Roorand	16
December 30	
Patience Wehrmeyer	10
December 30	

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

It's that time of year again where we begin to plan for the new year. You will receive a mailing in mid December with all the budget and voting information.

Our annual meeting will be held on **Tuesday, January 14, 2014, 6:30 p.m.** at the Greenwood Recreation Facility. Elections will be held at that time. If you are unable to come to the meeting, please use your proxy or absentee ballot. This may be mailed or given to any board member.

This year the 2014 assessment fee for Ransom Oaks will be \$311.64 and \$63.04 for Woodgate residents. Billing for the 2014 assessment will be mailed in January and due by March 1st.

Lastly, this is the time of year to encourage your high school and college age son/daughter to get their certification to lifeguard at the pools in the spring. It takes a lot of hard work and dedication to get certified, but the jobs are worth it. Please give us a call if you have any questions, regarding lifeguard positions.

Happy Holidays!

Tom and Kathy Halter
Ransom Oaks Facilities Managers ■

Around Home Pinterest Anyone?



According to Wikipedia, Pinterest is a pinboard-style photo-sharing website that allows users to create and manage theme-based image collections such as events, interests, and hobbies. Users can browse other pinboards for images, "re-pin" images to their own pinboards, or "like" photos.

Pinterest allows users to save images and categorize them on different boards. They can follow other users' boards if they have similar tastes. The most popular categories, as of March 2012, were home, arts and crafts, style/fashion, and food.

We all love a great cookbook. You know the ones... Copious and large pictures... Think of Pinterest as one of those great cookbooks... for everything.

It's easy to get started, visit <http://pinterest.com> to create a free account.

Need an idea for that holiday dinner? ideas for a home remodel? new hair style? Give Pinterest a try.

Reference <http://en.wikipedia.org/wiki/Pinterest>, <http://pinterest.com>

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, (newsletter@ransomoaks.com). 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. ■

Ransom Oaks Around Ransom Oaks

Girl Scout? Boy Scout? Volunteer? Let us know what's going on with your group and we can feature you in the newsletter.

It's easy... drop an email to newsletter@ransomoaks.com. ■

Ransom Oaks Meet Ransom Oaks

Meet your neighbors in print. Look for "Meet" Ransom Oaks starting in January. Interested? Email newsletter@ransomoaks.com. ■

Annual General Meeting & Board of Directors Election Tuesday, January 14

The Annual General Meeting & Board of Directors election will be held Tuesday, January 14, 2014, 6:30pm at the Greenwood Recreational Facility.

At the meeting, ballots will be counted and the new Board of Directors formed.

Residents who vote, either by sending in their proxy or voting at the meeting, will be **entered into a drawing to have their 2014 assessment waived.**

Ballots will be delivered to your home in early January. ■

Totes and Rules: Myths & Truths

The tote count on November 19 showed a nice improvement. An additional 18 homes moved their totes inside. Unfortunately 8 moved theirs out for a net improvement of 10. Still, 418 hidden totes represents an all time high, besting the high set in February of this year. See the graph.

This whole tote issue seems to arise from the requirement by the Town of Amherst to use their special totes. The myth seems to be that these totes require a lot more space than the garbage containers and recycling bin used previously. That is not true. They require essentially the same space.

Two garbage cans (24"x 20") and a recycling bin (24"x 18") require 9.67 square feet of floor space. A garbage tote (33"x 27") and a recycling tote (27"x 27") require 11.25 square feet. The totes require 1.58 square feet more area. That is an area about the size of a dinner table placemat. Everyone should be able to find an additional 1.58 square feet in a garage that is more than 400 (20'x 20') square feet. If someone did not require two garbage containers before, they can acquire a smaller garbage tote (27" x 27") and a smaller recycling tote (24" x 20") by contacting the Town.

If those options are not viable consider renting storage space at one of the local storage providers. Doing so could provide an opportunity to reduce clutter in the garage and even the basement. If the rented storage space is larger than that needed, consider sharing it with one or more neighbors.



Some residents seem to have the opinion that Ransom Oaks is enforcing new rules on residents. That is not true. The rules in the Declaration of Protective Covenants and Restrictions have been in place long before most of us moved to Ransom Oaks. When someone purchases property in Ransom Oaks they automatically agree to follow those rules.

We all decided to move to Ransom Oaks for our own reasons. Whether they are the appearance, the community, the pools and playgrounds or some other reasons, the rules create the overarching environment that encompasses everyone's reasons. We

all must understand and respect the fact that although some rule may not be important to us, it may be the very reason many others selected Ransom Oaks.

The Board of Directors has a fiduciary responsibility to ensure adherence to ALL the rules. The Board DOES NOT have the prerogative to decide which rules to enforce and which to not enforce. It MUST enforce all rules. Community corporations are SUED every day by residents if they do not enforce the rules. Just google, "residents sue association for not enforcing rules". If residents wish to change the rules there is a mechanism within the rules to make those changes.

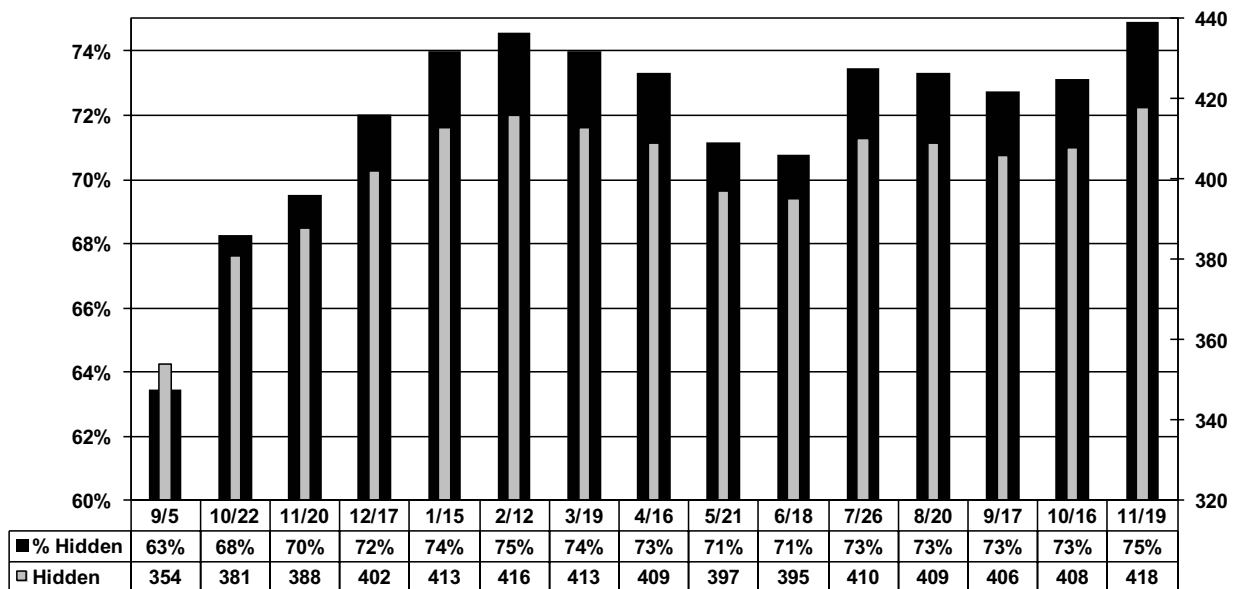
As for the makeup of the board, there was an open position for many months before someone stepped forward and became a member. There are also committees that include residents that are not Board members.

Volunteer! Ransom Oaks needs you.

Sincerely,

The Ransom Oaks Board of Directors. ■

Totes That Are Hidden Out of 558 Homes



Around Town

November Events

Fairgrounds Festival of Lights

December 1-29

Fairgrounds in Hamburg

Take pleasure in a leisurely drive through a nearly 2 mile spectacle of over a million dazzling animated colored lights filling a brilliant path of light displays including several brand new scenes to this year's show. Cost: \$20 per carload, discount flyer at Tops. Details: 716.649.3900 or <http://www.the-fairgrounds.com/festival-lights>

First Friday at the Albright Knox

Friday, December 6, 2013

Albright Knox Art Gallery

On the first Friday of every month—from 10 am to 10 pm—admission to the Gallery's 1962 Knox Building and select events are free for everyone. Art classes and certain tours are available to non-members for a fee. Special exhibitions in the 1905 Albright Building are available to non-members with Gallery admission. Everything is free for Gallery Members, except for service in AK Café. Details 716.882.8700 or <http://www.albrightknox.org/> ■

The Story of Christmas

Sat-Sun, December 14-15

The Chapel at CrossPointe

This year's performance is an event for the entire family. The show features a storyteller that will take you through the true Christmas story, supported by astounding visuals, music, and lighting. Cost: adults \$10, children \$3. Advanced tickets required. Details & tickets 716.634.4676 or <http://thechapel.com/tickets>, or the ticket office at 500 CrossPoint Parkway, Getzville. ■

Lewiston Holiday Tour of Homes

Sat-Sun, December 7-8

The Historical Association of Lewiston is pleased to present its 9th Annual Tour of Homes. The theme of the 2013 Tour is "Christmas Cottages in the Country" and will feature 5 quaint cottages all dressed for the season PLUS the magnificent "Main House" overlooking the Niagara Escarpment. Celebrate in style and see the latest holiday inspired decor. Each home will feature Christmas tablescapes, offering more innovative entertaining ideas. Cost: \$25, advanced purchase advised. Details: 716.745.9583 or <http://www.lewistonhometour.com> ■



First Night Buffalo

Tuesday, December 31

Celebrate 2014 with your family at the 25th Annual Independent Health Foundation's First Night Buffalo - Western New York's largest drug & alcohol-free New Year's Eve Celebration!

At First Night, audiences are exposed to a rich variety of entertainment, ranging from interactive dance, poetry and comedy, to the performing arts like puppet shows and theatrical performances. Dazzling attractions like your child's favorite costumed characters, rides and amusements, obstacle challenges, bounce houses, and jugglers fuel the synergy.

First Night Buffalo has it all! Don't miss it! Details: <http://www.firstnightbuffalo.org> ■

Ransom Oaks

Homes with Liens

Property with liens will need to contact the ROCC attorney Michael Ranzenhofer at 542-5444.

38A Beehunter Court
2009

40B Beehunter Court
2007, 2008, 2009, 2010, 2011, 2012 & 2013

43A Beehunter Court
2013

156 Charlesgate Circle
2010, 2012 & 2013

301 Charlesgate Circle
2007 & 2013

704 Charlesgate Circle
2011, 2012 & 2013

1251 Charlesgate Circle
2010, 2011, 2012 & 2013

1252 Charlesgate Circle
2012 & 2013

1351 Charlesgate Circle
2011 & 2013

28A Coolbrook Court
2013

28D Coolbrook Court
2010

61 Eveningwood Lane
2011 & 2013

1051 Flanders Court
2012 & 2013

302 Forest Edge Drive
2010, 2011, 2012 & 2013

751 Forest Edge Drive
2003, 2004, 2005, 2006, 2007, 2008, 2009,
2010 & 2011

19 Moorgate Court
2011, 2012 & 2013

85 Moorgate Court
2011, 2012 & 2013

21 Oakcliff Court
2012

31 Old Hempstead Court
2013

257 Old Meadow
2011, 2012 & 2013

84 Periwinkle Court
2011, 2012 & 2013

211 Primrose Lane
2013

2D Southcreek Court
2013

25 Sweetwater Court
2012 & 2013

26 Sweetwater Court
2013

6 White Pine Court
2013

Around Home

Simple Secrets To Successful Holiday Decorating

Holiday decorating can be a lot of fun and if we let it, stressful. There are far too many other things to do this time of year, like enjoy friends and family. I hope that these ten holiday decorating tips will help you to relax this season.



1. Don't Be Limited To Red and Green

Red and green are synonymous with the Christmas season, but they are so expected and so overdone. Thankfully, holiday décor has come a long way over the years, offering so many color options for decorating today. Break out of the expected and move to colors that compliment your everyday color scheme, or change your scheme altogether and use gold, silver, purple, blue or even copper.

2. Don't Wait To Decorate

When you notice Holiday displays and merchandise out at your favorite department store, it is time to start thinking about your own holiday decorating. Planning your decorating ahead of time, will let you put together a cohesive look that carries effortlessly throughout your home. It will alleviate needless holiday stress and let you relax and enjoy the season.

3. Don't Spend A Lot Of Money

It is so tempting to load up on new holiday decorations each year. Everywhere you turn there is some cool new trend just screaming to take it home to display with your holiday décor. Resist that urge. Use what you have on hand instead.

4. Don't Add Holiday Décor To Your Everyday Décor

Imagine trying to decorate around your everyday accessories. Your bookcases are already teeming with your favorite collections, leaving no room for your aunt's holiday collection of vintage snowmen. Pack it all up and start with a clean slate. Switching out your usual décor gives you more space and creates a more pulled together, cohesive holiday look.

5. Don't Be Scattered In Your Décor

This time of year, it is easy to go over board and have an inconsistent look with so many holiday style choices. Sometimes settling on one look can be a challenge, but be smart and pick one that you absolutely love, and then play it up.

6. Don't Go Overboard With Glitter

Glitter is a crafter's best friend this time of year. Often glitter is glued to ornaments, adhered to silk flowers and used to dress up plain candles. It makes everything sparkle and but it is messy and sticks to everything. Use glitter sparingly and you will not be cleaning it up come Valentine's Day.

7. Don't Forget The Powder Room

Holiday décor is not just for the living areas of the home. Be creative and weave your holiday décor throughout your house. In the bathroom, use holiday scented hand soap, or hang shower curtains and towels that match your seasonal décor.

8. Don't Overdo The Front Door

The front door is the first thing your guests will see as they approach your home for a holiday party. Welcome them with a simple festive wreath, less is more.

9. Don't Forget To Water The Tree

There is nothing better than the smell of pine coming from a live tree decorated for the holidays. Water will keep your tree hydrated and lessen the risk of it catching fire as it dries out.

10. Don't Overload Electrical Outlets

The lights that decorate can overload electrical outlets, creating a safety concern. Follow the rule of thumb that says plug no more than three strands into anyone outlet. *Excerpted from BHG.com*

Maureen Mirand,
Ransom Oaks News ■

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

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

SOLD



Mark Your Calendar...

Winter Solstice 
December 21

 **Christmas Day**
December 25

Boxing Day 
December 26

2014 New Years Day
January 1

Morning Star Painting

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PIANO INSTRUCTION 

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Town of Amherst Winter Information

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Details can be found at <http://www.amherst.ny.us/pdf/highway/winter.pdf>

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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@ransomoaks.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? ...

The cold weather and snow can put additional wear and tear on many parts of your vehicle.

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Bruce Weiss,
Ransom Oaks News ■

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Bruce Weiss-Owner



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

December

Please visit our web site at www.ransomoaks.com

**Next ROCC Meeting:
Monday • December 9, 2013
6:30pm @ Greenwood Facility.**

MEETINGS are 6:30pm at the Greenwood Drive Recreation Center the 2nd Monday of each month except for Jan & Oct 2014.

RESIDENTS are welcome and encouraged to attend.

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. ■

2013 Meetings

December 9

2014 Meetings

January 14 (Tuesday)
February 10
March 10
April 14
May 12
June 9
July 14
August 11
September 8
October 14 (Tuesday)
November 10
December 8

Dec 15
Deadline for
Ransom Oaks News
Jan issue

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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