



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

January 2014

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

Happy New Year 2014

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. ■

Mark Your Calendar Tuesday, January 14

Elections for Board of Directors

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. ■



Board of Directors Meeting Highlights December 9, 2013

- **Eight residents attended** the meeting. The discussion centered on legal actions taken by the ROCC
- **The auditors** for 2014 have been approved
- **The Architectural Committee** has refined the process for enforcement of the Declaration of Protective Covenants and Restrictions
- **We will continue** to work toward full compliance of the Declaration regarding totes.
- **We may be** \$19,000 over budget this year depending on the timing of expenses. That is about 6% of the budget.
- **We will experiment** with accepting payments for advertising in the Newsletter using credit cards via PayPal.
- **Budget information** and ballots were mailed December 9.
- There are **three incumbent candidates** for the three open seats.
- **The election** will be at the Annual General Meeting **January 14, 2014** at the Greenwoods Meeting Room.

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!

January Friends



| | |
|--------------------------------------|------------|
| Mary Bridget O'Sullivan | 15 |
| January 2 | |
| Hallie Kenyon | 18 |
| January 6 | |
| Eric Vitello | 15 |
| January 9 | |
| Darya O'Sullivan | 9 |
| January 10 | |
| Drew Butler | 14 |
| January 14 | |
| Martin Luther King Jr. | |
| January 15 | |
| Jennifer Sarah David | 26 |
| January 18 | |
| A.A. Milne | 132 |
| January 18 | |
| Ava Verrastro | 10 |
| January 18 | |
| Adam Hood | 27 |
| January 22 | |
| Maria Merrill | 15 |
| January 23 | |
| Irina Dmitriyev | 24 |
| January 24 | |
| Matthew Vizzi | 15 |
| January 26 | |
| Zack Agro | 7 |
| January 26 | |
| Terry Tubbs | |
| January 28 | |
| Kevin Hall | 20 |
| January 29 | |
| Christian Jones | 19 |
| January 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

Happy New Year! We hope 2014 brings a great deal of happiness to you and your family.

We are currently working on plans for the 2014 summer season. If you have any ideas or suggestions please send them along to us. Just a few items for everyone to remember. The annual assessment covers the period from January through December 2014 and is due February 28. The assessment covers pools, tennis courts, community buildings, playgrounds, newsletter and maintenance on common areas owned by Ransom Oaks Community Corporation. The annual ROCC assessment is required by all community residents.

If you are refinancing or selling your property proof of payment can be requested from our office; a two week notice is required. Building rentals and pool parties also require two week notice. For building rental policy and building availability the calendar is located on the www.ransomoaks.com website.

If you or someone you know is thinking of applying for a lifeguard position with Ransom Oaks in 2014, we are currently taking resumes. Along with your resume include copies of your Red Cross Life Guard and CPR for the Professional. Your information can be emailed to thalter@ransomoaks.com or mailed to Kathy Halter at 38 Maricrest Drive, Amherst, NY 14228.

Tom and Kathy Halter
Ransom Oaks Facilities Managers
716.691.7352 ■

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

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



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

The candidates (for a three year term each) on the ballot:

- **Mark Walsh** (Incumbent)
- **Gene Zambarda** (Incumbent)
- **Andrej Ogiba** (Incumbent)

Write-in candidates are permitted.

By-laws require a quorum of homeowner-members be present at the meeting and/or represented by proxy vote to have a valid board of directors election at every AGM.

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

Ballots will be delivered to your home in early January. If mailing the Ballot and Proxy, it must be received no later than January 11, 2014. ■

Ransom Oaks

Totes Update

Since the last tote count on November 19 an additional 10 homes have moved their totes inside for a total of **428 out of 558 or 77%**. That represents the **best compliance** we have ever achieved. To those that have made the extra effort, we and your neighbors thank you. Hopefully more residents will make the extra effort. After all, in the development known as Deer Run, just across Dodge Road, 84% of the homes hide their totes and they don't even have any rules governing totes.

As explained last month, the totes provided by the Town require little more space than the older garbage cans and recycling bins. In addition the Town will exchange the regular totes for smaller ones if you so desire. Simply call 631-5990 and request the smaller tote(s). They will come around on the next refuse pickup day and swap the totes.

For more space, off site storage is readily available and can be shared with friends and neighbors.

As pointed out in last month's Ransom Oaks News, the Board does not have the right to ignore or selectively enforce any of the rules in the Declaration. We will continue to work to achieve full compliance. That includes working with The Town of Amherst Code Enforcement.

Sincerely,

The Ransom Oaks Board of Directors. ■



Around Town

January Events

Family Nature in Winter Hike (TIFFT)

January 18, 3-4:30pm

Buffalo Museum of Science at TIFFT

Bring the family to stretch their legs and see what Tiffit is like in the wintertime. We'll end by having a warm drink in Tiffit's cabin. **Cost:** Non-Members \$6; snowshoe rentals additional \$2 per person, weather permitting. Pre-registration required. Please call 825-6397. **Details:** <http://www.sciencebuff.org/calendar/detail/2621>. ■

Art & Yoga for Fun & Relaxation

January 4, 11, 18, 25 9-10am

Albright Knox Art Museum

Experience art, yoga, and the many connections between the two in an hour-long class. Each session begins with a brief introduction to some of the artwork on view. Then a certified yoga instructor leads participants in an exploration of different aspects of yoga and ending with an art-inspired meditation. Wear comfortable clothing and meet at the Elmwood Avenue entrance at least five minutes before class. Yoga mats and music provided. **Cost:** \$10 Members, \$15 Non-members. **Details:** <http://www.albrightknox.org/programs-and-events>. ■

The Music of ABBA

January 25, 8pm

Riveria Theatre

"Arrival From Sweden" was founded by Vicky Zetterberg in 1995 Gothenburg, Sweden. "Arrival" soon became one of the world's most popular and most selling ABBA show bands and since the start in 1995, the band has toured over 35 nations and appeared on several TV and radio shows all over the world. This production is the closest you ever will get to see ABBA! **Cost:** Reserved Tickets: Adult-\$35.00, Youth, \$30.00 **Details:** <http://www.rivieratheatre.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

Ransom Oaks

A New Years Resolution ²⁰/₁₄

Is there something you'd like to see around Ransom Oaks? A group you've wanted to start? Let 2014 be the year!

Join us at our Annual Meeting, meet some neighbors and kickoff your idea. Take advantage of our facilities and use the newsletter for a little publicity.

Make 2014 the year to bringing your idea to reality!

Annual Assessment NOTICE

Amount Due: \$311.64

Due Date: by February 28, 2014*

Check Payable to:

Ransom Oaks Community Corporation

Return to: Tom and Kathy Halter, 38 Maricrest Dr., Amherst, NY 14228

Name _____

Ransom Oaks Address _____

Other Address for Mailing _____

Phone _____

E-mail _____

Print Names of Permanent Residents at Address : _____

NEW! No envelopes necessary.

- Without tags, you may not use the facilities.
- Tags & guest pass will be mailed in May.

*A 1.5% Monthly Service Charge will apply after February 28, 2014

Around Home

Start the Year Off Healthy

It's the New Year and you want to start it off healthy...what are you doing to boost your family's immunity? Here are 10 tips to make into habits that will boost your family's immunity and get you going this year.

When your body is too busy battling poor health habits, it doesn't have the ability to fend off sickness, disease and germs. Our immune systems are intricate. Given the right tools, our body can heal itself. The strength of our immune system is what makes the difference. This season, why not fill your tool belt with as many healthy habits as possible so sickness doesn't stand a chance?



1. Eat the healthy - Eat your fruits and vegetables!

What we feed our bodies is the most important gift we can give ourselves and families. Fruits and veggies contain phytonutrients and vitamins that protect our immune function. Don't skip meals. When your body doesn't have enough fuel to fight off germs, your immune system will be at a deficit.

2. Exercise - Moderate exercise has been shown to ward off sickness.

To get your children in a habit of exercising, be a good role model. Aim for 3-4 times a week. Make this a time to get outside with the family and do something active. Make a list of active things to do this winter.

3. Reduce your toxic load - Toxins are abundant in our everyday lives.

If you are not paying attention to them, you may not be feeling as well as you could. Use products in your household that are organic, the least processed and free of chemicals. When your body is exposed to synthetic and foreign substances, it can go into overdrive. Make your own cleaners and personal care products. Use natural medicines for your family's mini emergencies. Great choices include garlic, zinc, elderberry, natural cold and flu tonics, teas and essential oils.

4. Sleep - When you are sleeping, your body is fast at work repairing cells.

Adequate sleep will boost your defenses. Adults should get 7-9 hours. A newborn may need up to 18 hours of sleep a day, toddlers require 12 to 13 hours, and preschoolers need about 10 hours.

5. Guard against germs - One of the easiest ways to stay healthy is to wash your hands regularly.

Teach your children to do the same. Pay attention to washing before and after a meal. Also don't forget to wash after handling pets, blowing your nose, and being in highly populated areas.

6. Drink water - Hydration is important, especially when sick.

Water can take nutrients to the illness site and take toxins away for disposal. Add lemon essential oil or the juice of half a lemon to your water for added benefit.

7. Incorporate Probiotics - 80% of your immune function is located in your gut.

Trillions of good bacteria live there and help your body fight the bad stuff. Keeping this populations strong is one of the best things you can do to keep disease and sickness away. Incorporate wholesome fermented foods into your diet.

8. Don't forget Vitamin D - The majority of adults and children are deficient in this vitamin.

Get outside for 15-20 minutes a day to soak in the best source...the sun. Feed your body foods that have vitamin D. Invest in a good Vitamin D supplement to take daily.

9. Reduce your stress - Numerous studies show that stress plays a direct role in getting sick.

What is your family doing to maintain balance? Even children can get stressed. Carve out some time daily to do something fun and stress free. Yoga, meditation, taking a walk or listening to music are good examples.

10. Cut or reduce the sugar - Choose healthier options like honey, agave, coconut sugar or maple syrup.

Sugar is a harmful, addictive substance that feeds sickness. It dramatically decreases immune function.

Providing your family with the right tools will go a long way towards fighting off sickness.

Kelly Joseph,
Ransom Oaks News ■

Mark Your Calendar...

ROCC Annual Meeting & Elections



January 14

Martin Luther King Jr. Day



January 20

PIANO INSTRUCTION

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Ransom Oaks Resident

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@ransomnews.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. ■



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

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Car Corner

Did you know? ...

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

A good check-up and regular maintenance will reduce the chances of problems in the cold and increases the life of your vehicle.

Bruce Weiss,
Ransom Oaks News ■



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Expires 2/28/2014

January

Please visit our web site at www.ransomoaks.com

**Next ROCC Meeting:
Tuesday • January 14, 2014
6:30pm @ Greenwood Facility.**

MEETINGS begin at 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. ■

2014 Meetings

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

January 15
Deadline for
Ransom Oaks News
February 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



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