



# 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

February 2014

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

## February Meeting Location Change

The February Board of Director's meeting will be held at the *A.J. Jurek Post of the American Legion*, 655 New Road Swormsville, NY. Mark your calendar for **Monday, February 10, 6:30PM at the Jurek Post of the American Legion.** ■

**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. ■



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## January Board Meeting Highlights January 14, 2014

- Approximately **50 people attended the meeting.** Only 34 residents signed in. Most who attended wanted information about the actions we are taking. Order could not be maintained therefore little information was disseminated. We will be putting measures in place to maintain order at future meetings.
- **The ROCC Attorney** will attend the February 10 meeting.
- As a result of balloting the **three incumbents have been reelected.** In addition there were three write-in candidates that received one vote each.
- A ballot was drawn to award a free assessment for one residence. **Darryl and Stacy Johnson of Charlesgate Village won** the drawing. It pays to vote!
- Legal Council has advised that **our Declaration requires residents to maintain their storm sewer** and we should enforce that.
- **Some trees** near Glen Oak Drive and Smith Road were damaged by the storm.
- **We ended the year about \$17,700 over budget.** That is less than 6% of the planned amount.
- **We will try accepting one advertising payment via PayPal** and determine if the audit trail is sufficient for our purposes.
- **It is not possible to have our audited financial report ready** in time for the Annual General Meeting. We are considering providing the preliminary results before they are audited. The auditor's findings have never disputed our preliminary results.

## Ransom Oaks

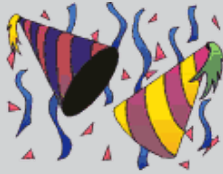
### Who-to-Call

**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

# Happy Birthday!

## February Friends



<b>Matthew Lyskana</b> .....	<b>11</b>
February 5	
<b>Michael Brown</b> .....	<b>26</b>
February 7	
<b>Abraham Lincoln</b> .....	
February 12	
<b>Meredith Cook</b> .....	<b>24</b>
February 12	
<b>Emilio Marong</b> .....	<b>21</b>
February 15	
<b>Nithya Priya Ramalingam</b> .....	<b>23</b>
February 16	
<b>Elana Lesse</b> .....	<b>23</b>
February 16	
<b>George Washington</b> .....	
February 17	
<b>Molly Ferguson</b> .....	<b>22</b>
February 22	
<b>Michelle Sawaya</b> .....	<b>22</b>
February 23	
<b>Matthew Berus</b> .....	<b>20</b>
February 25	
<b>Oliver Jackson</b> .....	<b>20</b>
February 26	
<b>Papa Goeckel</b> .....	<b>??</b>
February 26	
<b>Emily Gnozzo</b> .....	<b>13</b>
February 26	
<b>Eyob Marshall</b> .....	<b>8</b>
February 27	
<b>Thomas Jackson</b> .....	<b>15</b>
February 27	
<b>Marcia Wells</b> .....	<b>??</b>
February 28	
<b>Lemony Snicket</b> .....	<b>44</b>
February 28	

**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.

<b>Mark Walsh</b> , <i>President</i>	636.6242	mwalsh@ransomoaks.com
<b>Gene Zambarda</b> , <i>Vice President</i>	689.0924	gzambarda@ransomoaks.com
<b>Jim Golding</b> , <i>Treasurer</i>	689.4919	jgolding@ransomoaks.com
<b>Pete Calinski</b> , <i>Secretary</i>	688.1871	pcalinski@ransomoaks.com
<b>Michael Deck</b> , <i>Architectural</i>	689.0988	mdeck@ransomoaks.com
<b>Tom Meldrum</b> , <i>Landscaping</i>	639.7364	tmeldrum@ransomoaks.com
<b>James Burke</b> , <i>P/R Communications</i>	913.8381	jburke@ransomoaks.com
<b>Andrzej Ogiba</b> , <i>Facilities</i>	688.8016	aogiba@ransomoaks.com
<b>Forrest Benson</b> , <i>At Large</i>	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

<b>Kathy &amp; Tom Halter</b> , <i>Facilities Managers</i>	691.7352	thalter@ransomoaks.com
<b>Terry Collins</b> , <i>News Editor/Designer</i>	980.5470	newsletter@ransomoaks.com

## Ransom Oaks Baby-sitting Information Network

**Ransom Oaks residents** may participate in the ROBIN network. TEENS to be added to the list, email your name, age, street and phone number by the monthly deadline listed in the each newsletter to newsletter@ransomoaks.com. Please also indicate if you have completed the courses listed below.

Names will remain on file and printed monthly unless you request to be removed. PARENTS be sure to personally interview prospective baby-sitters and check their references. *Neither the R.O.C.C. Board of Directors nor the Editor are responsible for the integrity, maturity, or abilities of those listed as qualified baby-sitters.* ■

<b>Name</b>	<b>Age</b>	<b>Phone #</b>	<b>Completed Red Cross Babysitting Course</b>
Anna Bartlett	14	639.8220	no
Sydney Deck	14	689.0988	yes
Jenna DiLiberta	13	689.1150	yes
Shannon Gestwick	13	639.7703	yes
Alison Harris	13	689.3050	yes
Elanor Harris	14	689.3050	no
Claire Hayden	17	688.1751	yes
Kendyl Kratzer	15	689.3234	yes
Amanda Kwandras	15	689.0450	yes
Sydney McKinley	14	636.7452	yes
Maria Merrill	15	688.6413	no
Katie Plummer	22	380.7279	yes
Lauren Sheppard	15	636-1798	no
Stephanie Sheppard	12	636-1798	yes
Hannah Schwallie	12	857.0881	no
Catherine Walkowski	13	688.7994	yes
Kayla Zugermayr	14	601-8817	yes

## Ransom Oaks

# Facilities Report

I sat at the ROCC board meeting Tuesday evening and thought to myself how can all this energy be funneled into making Ransom Oaks better place to live, work and play? Here we have 50 people who are passionate about this community.



Whether it's the pools, playgrounds, tennis courts or community buildings; these are your facilities and most of the plans and policies are developed by the ROCC Board of Directors with Kathy's and my input. We want you and your family to have fun and feel safe at all of the facilities. Now I think back to the meeting, if even half of 50 ROCC residents were to spend two hours making the community better, whoa! There are so many opportunities for you to help put on an activity.

What are your interests—more adult activities, kids programs, being on the board? We have great facilities that no other communities have. They are there for your pleasure and enjoyment; let's really make Ransom Oaks a better place. If you don't have ideas, we have heard of many different programs that might interest you or someone in your family. What about a new residents welcome committee, National Night Out party, Halloween party, adult night at the pool, helping neighbor program or more?

Come to a meeting, give us a call or drop us an email. Of the 1125 families living in Ransom Oaks, currently we have the scouts and several community boards working to making a difference. Don't miss out on your opportunity to have more fun, meet your neighbors and take pride in your neighborhood. Ransom Oaks is a great place to live!

Tom and Kathy Halter  
Ransom Oaks Facilities Managers  
716.691.7352 ■

## Ransom Oaks

# Resident's Forum



## Winter Safety

For the benefit of everyone in our community, **please keep your sidewalks free of snow and ice.** According to the Town of Amherst Code Section 83-9-5 the owner or occupant is responsible for keeping the sidewalk clear and safe. Did you know failure to comply can result in a fine of up to \$250 or fifteen days in jail or both? Homeowners are responsible for falls on their property.

If you are not able to remove the snow & ice yourself, please make arrangements to have someone help.

There are many walkers and runners living in Ransom Oaks & enjoying our community. If sidewalks are not clear they have to use the streets. This brings up the second topic...

**Drivers, please slow down!** The posted speed limit is 30 mph. Some vehicles are going twice that in areas such as Glen Oak Drive. Snow piles can impair vision this time of year. Take care to drive at a speed that provides enough time to respond to children playing or walkers/runners forced into the road.

*Please help to keep Ransom Oaks a safe place year round.*

*This is a compilation of submissions from three Ransom Oaks residents. ■*

## Ransom Oaks

# Around Ransom Oaks

Kudos to Ben, a Ransom Oaks Resident making a difference!

Ben Gregory is a Boy Scout with Troop 445 Heim Middle School currently working on the Citizen in the Community merit badge. One of the service projects Ben did was collecting



food for a local food pantry. This past November, Ben stapled a letter sharing his project to empty plastic bags and hung the bags on the doors of his neighbors on White Cedar Drive and Whispering Court.

The letter invited them to place non-perishable food items into the bag to be collected at a later date. Many of the neighbors participated and Ben was able to drop off a large amount of food to a local food pantry. Ben & his family are so grateful and happy to live among neighbors that are generous and willing to help others. ■



## Ransom Oaks

# Rules of Conduct at Board of Directors Meetings ROCC

The purposes of the rules are for assuring any meeting's order, decorum, members' privacy, and safety.

The following rules will apply for all meetings to include Annual Meeting of members conducted in ROCC owned, leased, and rented facilities.

- Only members may attend the meeting. Guests will not be admitted without prior Board approval.\*
- Members and guests will be asked to print their name, address and telephone number on a meeting sign-in sheet. If requested, members and member's guests are to produce a driver's license or some other form of identification containing his or her name, address and photo to gain admission to the meeting.
- Members are prohibited from bringing firearms or weapons of any type to the meeting without prior Board approval. Prior approval would be granted to active duty law enforcement officers.
- Members and guests may bring cell phones to the meeting but are prohibited for privacy reasons from taking photos, video and audio recordings.
- Members and guests are to follow question and answer procedures as instructed by the Board member conducting the meeting. All members and guests are to have an opportunity to express their views and opinions. All Members and guests are to conduct themselves with propriety and decorum.

Any member, guest or group of members and guests not complying with the above rules, or in some way and/or means attempts to disrupt a meeting's proceeding, will be considered out of order. The Board member conducting the meeting will advise the disruptive member(s) and/or guest(s) of being out of order and request they leave the meeting room and facility. If the member(s) and/or guest(s) fail to comply with the request, they again will be requested to leave the meeting room and facility by the Board member conducting the meeting. If any member(s) and guest(s) do not comply with the second request, the Board member can then summons security personnel and/or the police and request the out of order and disruptive member(s) and guest(s) be removed from the meeting and facility.

As circumstances dictate, the Board will consider contracting/hiring security personnel to be available and present to assist in assuring an orderly meeting.

\*Request for approval of guest attendance at meeting is to be made no later than 5 minutes before the meeting is to begin.

[Authorized by ROCC, Bylaws, Article V, Section 5.02 (b)]

## And the Winner Is...

Darryl and Stacy Johnson of Charlesgate Village won a free ROCC assessment for 2014.

To ensure a quorum of 100 ballots/proxies is submitted for the election the ROCC exempts one residence, drawn at random, from the ROCC assessment for that year.



## Winter Fun Ideas...

**Go Ice Skating.** Most rinks have family hours and rental skates.

**Checkout a Museum.** In WNY we have art, history, science and even an auto museum.

**Go Sledding.** Pick up an inexpensive sled and hit the hills.

**Make a List of Movies** you've been wanting to see and rent them!

## 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

## Ransom Oaks

### Election Results

The Annual ROCC Meeting and Election was held January 14 2014. Three open seats were filled by Mark Walsh, Gene Zambarda and Andrej Ogiba, all incumbents. There will be no change in the board membership as a result of the election. Three write-in candidates each received one vote each.

Thank you to all residents who participated in our election! ■

Around Town

# February Events

## Friday Night at the Movies

Feb 7, Mar 3, Apr 4, May 2

6:30pm

Clearfield Library

Tired of spending a fortune for family movie nights? Join us at the Clearfield library for Friday Night at the Movies! Bring your friends! Come for FREE movies; popcorn; and fun! Space is limited. Feb. 7 – **Lion King 3D**, Mar. 7 – **Wizard of Oz**, Apr. 4 – **Finding Nemo 3D**, May 2 – **Monsters University**.

Cost: free, reservations required.

Details: Contact the 688-4955. ■

## Pancake Breakfast

Mar 16, Apr 6, May 11, Jun 8

Jurek Post of the American Legion

A.J. Jurek American Legion Post 1672, 655 New Road at Smith Road in East Amherst, will host pancake breakfasts on March 16th, April 6th, May 11th and June 8th, 2014. ■

## Summer in February

Sat, Feb 15 - Sun, Feb 23

Eastern Hill Mall

Come & play at our indoor beach! Saturday, February 22nd - 1-3pm: Fun in the Sun games & prizes for children 10 & under.

Eastern Hills Mall Beach Hours: Monday-Saturday: 11-7pm, Sunday: 12-5pm.

Cost: free. Parent supervision required for children under 11. Details: <http://www.shopeasternhills.com>. ■

## Engineering Week Activities

Feb 16 - 22, Fri Feb 28

Buffalo Museum of Science

BMS education staff will help museum guests explore engineering activities during National Engineering week on February 16-22 from 10:30am to 3:30pm, and on Final Friday (February 28) from 4:30 to 7:30pm.

Cost: Included with admission, free for members. Details: <http://www.sciencebuff.org>. ■

# Mark Your Calendar



## Groundhog Day February 2

## Presidents Day February 17



### 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 Tonawandas. Call 630.5998 or 598.3722.



**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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Ransom Oaks Resident

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



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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@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  
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**Ransom Oaks Realtor®**  
716-866-9959 | mmirand@realtyusa.com

**RealtyUSA.com**  
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Williamsville, NY 14221

**Maureen Mirand**  
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Not sure what to do with the kids during their school breaks?  
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Kids ages 5-12 join us for a fun-filled break!  
Feb. 15th-21st & April 14th-18th  
7:30 am- 5:30 pm

Daily themes, sports, arts and crafts, kids' choice hobbies, special guests, cold breakfast, hot lunch, and afternoon snack are all included!

Only need a day or two, that's okay. Spots fill quickly, so register today!

www.justforkidsonline.org (716)639-8500 info@justforkidsonline.org

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## Car Corner

### Did you know? ...



Turn off your wipers BEFORE shutting off the engine. Why? Water frequently freezes overnight during the winter. If your blades freeze to the windshield, when you go to start your car, the wiper motor may burn out trying to get them back to the "rest position," while you're sitting there wondering, "What's that burning smell?" The cold weather and snow can put excessive wear and tear on many parts of your vehicle.

Excerpted from cartalk.com ■

**Keeping your Car  
Safe, Reliable &  
Economical**

**\$20.00 OFF**  
**Any purchase**  
over \$75.00

Not applicable with other specials or discounts, see store for details,  
Expires 2/28/2014

# February

Please visit our web site at [www.ransomoaks.com](http://www.ransomoaks.com)

**Next ROCC Meeting:  
Monday • February 10, 2014  
6:30pm @ Jurek Post.**

MEETINGS begin at 6:30pm the 2nd Monday of each month except for 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. ■*

**February 15**  
Deadline for  
*Ransom Oaks News*  
**March** issue

**2014 Meetings**

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

**Charlesgate Meeting:**

second Wednesday of each month.

**Forest Edge Meeting:**

fourth Tuesday of each month.

**PLEASE NOTE:**

*Change of Location  
for  
February 10 ROCC  
Meeting*

*Jurek Post of the American  
Legion*

655 New Road, Swormsville NY

**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**

Community Corporation  
101 Ransom Oaks Drive  
East Amherst, NY 14051

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