



# Ransom Oaks News

A Neighborhood Publication

Sponsored by Ransom Oaks Community Corporation & Our Advertisers

www.RansomOaks.com

2014 Thirty-Four Years of Ransom Oaks News

December 2014

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

## Happy Holidays 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 on the back cover of each newsletter. ■

**Ransom Oaks... a great place to live.**

*Seasons  
Greetings  
&  
Best  
Wishes*

*to our residents,  
friends, families  
& advertisers!*

*Merry Christmas  
Happy Hanukkah  
Happy Kwanzaa  
Happy New Year  
2015*

*The Ransom Oaks Board of Directors  
& Ransom Oaks News*

### 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 Hartman, 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

### ROCC Board of Directors Annual General Meeting & Election

**Monday, January 12**

The Annual General Meeting & Board of Directors election will be held **Monday, January 12, 2015, 6:30pm** at the Greenwood Recreational Facility.

Incumbents James Burke (meet on p.3), Michael Deck and Mike Hartman are running for **three open board positions**.

Residents who vote, either by sending in their proxy or voting at the meeting, will be entered into a drawing to have their **2015 assessment waived**.

Ballots will be delivered to your home in December by mail.

#### Ransom Oaks property owners

with paid assessments and no outstanding liens against their property are encouraged to vote. ■



### In This

#### *Issue*

- 2 Ransom Oaks Board of Directors
- 3 Facilities Report: Tom & Kathy Halter
- 4 Around Town: December Events
- 5 How to Advertise with Ransom Oaks
- A1 Residents Insert

## Happy Birthday!

### Our December Friends



Justice Wehrmeyer	December 5	12
Matthew Wiepert	December 5	14
Charley Kenyon	December 6	22
Joseph I. Nowakowski	December 6	25
Daniel O'Connor III	December 8	22
Daniel O'Connor Jr.	December 8	
Alex Agro	December 11	3
Benjamin Hansen	December 12	8
Sydney Beitel	December 12	77
Michael Tubbs	December 14	20
Susan Zurak	December 22	31
Stephanie Sheppard	December 22	14
Michelle Janczak	December 28	48
Kaitley Woser	December 28	21
Casey Rapp	December 29	2
Tristan Casuccio	December 29	8
Rachel Attea	December 30	22
Christina Hill	December 30	18
Rudyard Kipling	December 30	149
Kelsey Roorand	December 30	17
Patience Wehrmeyer	December 30	11

**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>Landscaping*</i>	689.0988	mdeck@ransomoaks.com
<b>Mike Hartman</b> , <i>Architectural Matters*</i>	406.8557	mhartman@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

\* Member Architectural Committee

**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 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 **Monday, January 12, 2015, 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 **2015 assessment fee** for Ransom Oaks will be \$330.30 and \$66.80 for Woodgate residents. Billing for the 2015 assessment will be mailed in January and must be received by February 28th.

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  
716.691.7352 ■

## Ransom Oaks Around Ransom Oaks

Girl Scout? Boy Scout? School Group? Church Group? Volunteer?

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

Have an event coming up you'd like to publicize? Let us know and we can include your event in an upcoming Ransom Oaks News issue.

It's easy... drop an email to [newsletter@ransomooks.com](mailto:newsletter@ransomooks.com). ■

## Around Town Where to Park?

Not in the streets of Amherst from November to April.

The standing or parking of vehicles is hereby prohibited on all streets and highways within the Town of Amherst between the hours of **1:00 AM to 7:00 AM**, beginning **November 1** of each year and ending **April 1** of the succeeding year.

For more information [http://www.amherst.ny.us/govt/govt\\_dept.asp?dept\\_id=dept\\_16&div\\_id=div\\_23&menu\\_id=menu\\_63#q10](http://www.amherst.ny.us/govt/govt_dept.asp?dept_id=dept_16&div_id=div_23&menu_id=menu_63#q10) ■

## Meet Board Candidate James Burke



My family and I moved to the beautiful Ransom Oaks Community in 1989. We enjoyed the beauty and friendliness of all that is Ransom Oaks for many years.

In autumn 2010, I was appointed to the ROCC Board of Directors as an at-large member. In spring 2011, I became Director of Communications, monitoring the new and enhanced Ransom Oaks Community newsletter. In January 2011, I had the

honor of being elected to the ROCC Board. During my tenure, I have developed a strong commitment to the Board.

I encourage all members of our association to become active by attending ROCC Board meetings.

My education includes a BA in sociology from the University of Buffalo.

I welcome your vote to provide me the opportunity to continue to serve as a member of the ROCC Board of Directors.

## Ransom Oaks Building Rental

Now is the time to plan for your winter parties & gatherings. Contact Tom & Kathy Halter (716-691-7352) for more information.

Begin by going to <http://www.RansomOaks.com> and checking the calendar for availability. You should also print, complete and send the Building Request Form to Tom/Kathy Halter, 38 Maricrest Drive, Amherst, 14228. If you have questions, do not hesitate to call Tom & Kathy at (716)691-7352.

The Building Request form must be received two weeks prior to the requested date. ■



## Around Town

# December Events

### Santa On The Carrousel

Saturdays, Now - Dec 20, 11am-3pm  
Herschell Carrousel Factory Museum

Join Old St. Nick on the carrousel; just make sure you're on the "nice" list. Start the day off with lunch at 11:00am, where you can visit with Santa and then enjoy festive crafts and games, hot chocolate and treats, and plenty of opportunity to ride the carrousel. Reservations and prepayment required for lunch.

Cost: \$10. Details: <http://carrouselmuseum.org>

### Christkindlmarkt

Sat, Dec 6 & Sun, Dec 7, 9am - 6pm  
Buffalo Niagara Heritage Village

Come and check out a number of local craft, food and artisan vendors selling their wares just in time for the giving season!

Cost: Free. Details: <http://www.amherstmuseum.org>

### Colorful Chemistry Workshop

Sat, Dec 20 11am - noon, 2pm - 3pm  
Buffalo Museum of Science

Explore the exciting world of atoms, molecules, and chemical reactions! Witness exciting demonstrations and participate in hands-on experiments that produce light, heat and color.

Cost: \$5 members, \$7 non-members with museum admission, registration req'd, Ages 6+. Details: <http://www.sciencebuff.org>

### First Night Buffalo

Wed, Dec 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!

Details: <http://www.firstnightbuffalo.org>

# Mark Your Calendar

**Hanukkah Starts**  
Dec 16



**Winter Solstice**  
Dec 21

**Christmas**  
Dec 25



**New Year's Eve**  
Dec 31

<b>PIANO INSTRUCTION</b> 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.	
---	---

<b>DONATE</b> your gently used furniture, tools, appliances, housewares, bldg materials, fixtures to <b>HABITAT for HUMANITY</b> . Call for a pickup at 852-6607 x203 or visit our ReStore at 501 Amherst St., Buffalo, NY.
---

<b>AMHERST HANDYMAN</b> House service & repairs. No job too small. 25 years experience, FREE estimate. Available nights & weekends. Reliable fixing at your convenience. <b>Call ANDRE 688-8016 or 597-7655.</b> <i>Ransom Oaks Resident</i>
---

<b>Garage Needed</b> Wanted to Rent In Ransom Oaks. Garage space for a small car for the winter- <b>December to May</b> . Will pay \$250 up front for rental. Ransom Oaks Resident. <b>Call 716-913-2637</b>
---

<b>Paris in June</b> Group tour <i>June 25 - July 3, 2015</i> Tour includes <i>flight, hotel, meals &amp; tours</i> Ransom Oaks Resident. <b>Call Nick @ 716-688-5080</b>
---

## Around Town

# Clearing the Snow

### Q. What is the law regarding snow removal on sidewalks?

A. Notice to all property owners and/or occupants of premises that abut a public sidewalk:

In accordance with Section 83-9-5 of the Building Construction Administration Code of the Town of Amherst, the owner or occupant of any premises fronting or abutting on any street or highway shall repair, keep safe and maintain any sidewalk abutting the premises and keep it free and clear from snow, ice, dirt or other obstruction. Any such owner or occupant shall be liable for any injury or damage by reason of omission or failure to repair, keep safe and maintain such sidewalk or to remove snow, ice or other obstructions there from or negligence in performing those functions. Furthermore, no person shall plow, shovel, sweep or pile snow, ice or other materials in or beyond the right-of-way of any street or public highway or cause such to be done so as to interfere with the safety and convenience of public travel.

Note: Failure to comply with this local law may result in a fine of up to \$250 or fifteen days in jail, or both, for each separate violation.

For more information [http://www.amherst.ny.us/govt/govt\\_dept.asp?dept\\_id=dept\\_16&div\\_id=div\\_23&menu\\_id=menu\\_63#q10](http://www.amherst.ny.us/govt/govt_dept.asp?dept_id=dept_16&div_id=div_23&menu_id=menu_63#q10)



# How to Advertise With Us . . .

To take advantage of the opportunity to affordably reach over 1,100 residents, please follow the guidance 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 or **pay via PayPal** to payments@ransomoaks.com. 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:** ■ \$8/mo.

**NON-RESIDENTS:** ■ \$11/mo.

**DISPLAY AD RATES**

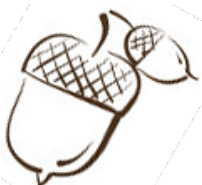
- 2 Col. (4.75" x 1.5" high) Ad: \$37/mo.
- 2 Col. (4.75" x 3" high) Ad: \$65/mo.
- 1/3 Page Ad: 3 Col. x 3" \$85/mo.
- 1/2 Page Ad: 3 Col. x 4.5" \$125/mo.
- 2/3 Page Ad: 3 Col. x 6" \$155/mo.
- Full Page Ad: 3 Col. x 9.5" \$235/mo.

**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. ■




**BOB STEPHENS HUCK**  
**Plumbing & Heating, Inc.**  
 Complete Plumbing Service for Western New York  
 Repairs & Remodeling **632.1149**

Mention this ad & **SAVE \$15.00** on any service

Sewer & Drain Cleaning • Water Tanks • Sewer & Water Lines • Hot Water Heaters • Sump Pumps  
 High Pressure Sewer Jetting • Gas Lines Installed & Repaired • Trenching • Wet Basements/Yards

Commercial • Residential • 7 Days a Week • Licensed & Insured • Member BBB since 1967



**Adore Your Home**  
 • Handyman •

Interior/Exterior Painting • Deck & Fence Restoration  
 Seasonal Yard Cleanup • Topsoil & Mulch  
 Shrub Trimming • Gutter Cleaning • Any Small, Odd Job

**716.400.8581**  
 Ransom Oaks Resident, Tim Maher • adoreyourhome@hotmail.com

**FREE**  
 Estimates  
 INSURED



**HEIM ELECTRIC, INC.**  
*THE Original Electrician for Ransom Oaks*

Changing your lighting can be life changing.  
 Update and add value to your home.

**574.8542**



**BUFFALO OVERHEAD DOOR, Inc.**  
*"Ransom Oaks Own Door Company"*

Featuring:  
 Clopay Pro-Series  
 SunSetter  
 Retractable Awnings  
 LiftMaster

Residential • Broken Springs & Cables Repaired  
 Free Estimates  
**689.4593**  
 4455 Millersport Highway • East Amherst



**Free Estimates**

**RPM** Residential Property Maintenance

**Snow Plowing • Sidewalk Clearing**  
**Salting • Lawn Care • Fall Cleanup**

Multiple Trucks in Ransom Oaks Daily  
 Currently Proudly Serving Ransom Oaks  
 Referral & Yearly Discounts  
 Fully Insured & Reliable

**10% Off**  
 Mention Ransom Oaks News

**536-0697**      **634-4040**



*What's My Home Worth? What Features Sell a Home?  
What Can I Do to Prepare to Sell?*

*If you want answers to these questions...*

**Call Maureen Mirand**



**YOUR**

**Ransom Oaks Realtor**

**(716) 866-9959**



*Local Knowledge, Innovative Marketing,  
Professional Negotiation - call or email Maureen now!*

**Maureen@MaureenMirandHomes.com**



**FOR A FREE MARKET ANALYSIS, OR TO SUBSCRIBE TO MARKET INSIDER FOR UPDATES ON  
WHAT'S HAPPENING IN TODAY'S MARKET, VISIT MAUREEN'S WEBSITE @  
WWW.MAUREENMIRANDHOMES.COM**

# Affordable Advertising

## Lois Robinson-Fullam

Licensed Associate Real Estate Broker

30 Year Resident of Ransom Oaks

Serving the Needs of  
Ransom Oaks Buyers & Sellers  
for Over 20 Years.

Direct: 445-2563

Lois.Robinson@huntrealestate.com  
8780 Sheridan Drive  
Williamsville, NY 14221



Ofc. 633-5350



## Car Corner Did you know? ...



With our recent snow storm, we'll reiterate how important a **Snow Emergency Kit** for your car is.

Your Snow Emergency Kit should contain a pair of gloves, boots, a blanket, flares, a small shovel, sand or kitty litter, a flashlight and possibly tire chains.

Throw in some "high-energy" snacks, water & carry a charged cell phone (and car charger).

Now you're ready, just in case. ■

## JULIE BROWN

Licensed Real Estate Salesperson

*Bringing You Home*



Leveraging today's technology to help clients buy & sell homes.

- Ransom Oaks resident for 20+ years
- Member of RealtyUSA's President's Club
- Recognized for Sales & Service Excellence



Cell: (716) 830-8787

JulieBrown@me.com

www.JulieBrownWNY.com



914 Maple Rd., Williamsville, NY 14221

## eastern hills printing

Ransom Oaks News Printer for over 28 Years

Full Service Printing Services with Individual Attention

Brochures • Letterhead  
Labels  
Business Cards  
Postcards & more!

5635 Harris Hill Rd. • Williamsville, NY

716.741.3300

www.easternhillspainting.com

## GERRY'S SERVICE

COMPLETE AUTO REPAIR

www.GerrysService.com



688-0402

9200 Transit Rd \* E. Amherst  
(behind Carubba Collision)

- Family Owned Since 1989
- Dealer Alternative
- Friendly, Knowledgeable Staff

Bruce Weiss-Owner

### OIL CHANGE & MORE

- \*Oil Change & New Oil Filter
  - \*Top Off Under Hood Fluids
  - \*Check Tire Pressure & Rotate
  - \*Visually Check Brakes
  - \*36 Point Check-up
  - \*Plus More
- \$29.88 + tax

Majority of vehicles, include 5qts 5w30 or 5w20 synthetic blend motor oil, not applicable with other discounts or specials, regularly \$54.88 + tax, \$25 Savings, call for appointment, see store for details, exp 3/30/2015

## AUTO REPAIR DONE RIGHT THE FIRST TIME

- New York State Inspection
- Check Engine Light
- Brakes
- Exhaust
- Wheel Alignments
- Timing Belts
- Electrical & Diagnostics
- Maintenance
- Tune-ups
- And Much More

# December

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

**Next ROCC Meeting:  
Monday • December 9, 2014  
6:30pm @ Greenwood Facility.**

MEETINGS begin at 6:30pm at the Greenwood Drive Recreation Center the 2nd Monday of each month except for Oct 2015.

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. ■*

**2015 Meetings**

January 12	July 13
February 9	August 10
March 9	September 14
April 13	October 13
May 11	November 9
June 8	December 14

**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

---

**December 15  
Deadline for  
Ransom Oaks News  
January issue**



**Ransom Oaks**

Community Corporation  
101 Ransom Oaks Drive  
East Amherst, NY 14051

PRESORTED  
STANDARD  
U.S. POSTAGE  
**PAID**  
GETZVILLE, NY  
PERMIT NO. 9

**ECRWSS POSTAL CUSTOMER**