



# Ransom Oaks News

A Neighborhood Publication

Sponsored by Ransom Oaks Community Corporation & Our Advertisers

www.RansomOaks.com

2015 Thirty-Five Years of Ransom Oaks News

January 2015

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

## Happy New Year!

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.**

## Resident's Forum



*Why do residents of the Woodgate community have a different assessment?*

Residents of the Woodgate Community have their own pool, tennis court and meeting room. They don't have access to the pools, tennis courts or meeting rooms that are used by other Ransom Oaks residents. Likewise, other residents of Ransom Oaks can't use the Woodgate pool, tennis court or meeting room. ■

## Annual General Meeting & Elections Monday, January 12

The Annual General Meeting (AGM) & Board of Directors election will be held **Monday, January 12, 2015, 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:

- James Burke (Incumbent)
- Michael Deck (Incumbent)
- Mike Hartman (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.

## 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

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 early January. If mailing the Ballot and Proxy, it must be received no later than **January 9, 2015.**

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

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## Happy Birthday!

### Our January Friends



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**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, President</b>	636.6242	mwalsh@ransomoaks.com
<b>Gene Zambarda, Vice President*</b>	689.0924	gzambarda@ransomoaks.com
<b>Jim Golding, Treasurer *</b>	689.4919	jgolding@ransomoaks.com
<b>Pete Calinski, Secretary</b>	616.0088	pcalinski@ransomoaks.com
<b>Michael Deck, Landscaping*</b>	689.0988	mdeck@ransomoaks.com
<b>Mike Hartman, Architectural Matters*</b>	406.8557	mhartman@ransomoaks.com
<b>James Burke, P/R Communications*</b>	913.8381	jburke@ransomoaks.com
<b>Andrzej Ogiba, Facilities</b>	688.8016	aogiba@ransomoaks.com
<b>Forrest Benson, At Large</b>	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, Facilities Managers</b>	691.7352	thalter@ransomoaks.com
<b>Terry Collins, News Editor/Designer</b>	980.5470	newsletter@ransomoaks.com



## Ransom Oaks Facilities Report



January is here and we are reflecting back on the things that happened to all of us in 2014. I don't know how many of you know any of the Ransom Oaks board of directors; but, they dedicate countless hours to the community. They are the people that attend meetings, enforce the covenants and restrictions, work on the budget, and make decisions that affect us all. They have the common goal to work for the good of the community and they handle all business in a professional manner. These volunteers are truly an asset to Ransom Oaks.

As we move ahead to 2015, we hope to continue to provide good service to the community. We have the pools, tennis courts, common ground areas, and buildings that are the basis for people to meet—**now is the time to get involved**. New faces bring new ideas and that is what makes Ransom Oaks a great place to live. If you would be interested in chairing any activities this year, please give us a call.

The **Annual ROCC General Meeting & Election will be held on Monday, January 12, 2015** at the Greenwood Recreational Building at 6:30. The election of officers will take place at this time. Please make plans to attend. If you cannot attend the meeting please take advantage of the absentee ballot/proxy.

We are also in the process of making sure we have **current addresses for everyone in the community**. If you would like to have your assessment notice forwarded to a different address, please drop us a line or give us a call. The post office does not forward bulk mailings so it is important to let us know if you have a winter residence.

You should receive your **assessment notice by mid-January**. This year we are including an option for you to pay online. All the details are included on the notice. We have also included a copy of this year's assessment notice within this newsletter. If you have any questions regarding your assessment and payment, please give us a call.

**Happy 2015!**

Tom and Kathy Halter  
Ransom Oaks Facilities Managers  
716.691.7352 ■

Best Wishes for a 2015 filled with good health, much  
happiness & endless prosperity!  
- Ransom Oaks Board of Directors

**New! Online  
Payment!**

### Annual Assessment NOTICE

**Amount Due: \$330.30**

**Due Date: by February 28, 2015\***

**Check Payable to:**

*Ransom Oaks Community  
Corporation Or*

**New! Pay Online** via PayPal or  
major credit card at

**RansomOaks.com/assessments**  
(additional processing fee)

**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 :  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*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, 2015*

## Ransom Oaks Proxy & Ballot

Drawing: Again this year we will continue the random drawing we initiated in 2005. A single proxy/ballot will be drawn and the winner will have their 2015 annual assessment waived (amount not to exceed the amount of the 2015 assessment). All valid proxy/ballots received prior to the start of the AGM will be eligible. Members of the ROCC Board of Directors are not eligible for this drawing.

If you are a property owner in Ransom Oaks, have paid all assessments and have no outstanding liens against your property you can cast your vote in one of two ways.

1. Attend the AGM with proper identification and deposit the enclosed Ballot (or one provided at the meeting) in the Ballot box.
2. Vote by Proxy: Complete the enclosed Proxy form, either assigned to someone or left to the recording secretary.

Vote for the candidate(s) of your choice or leave the Ballot blank. Separate the Proxy from the Ballot and fold over and staple the Ballot for privacy.

Place both in the same sealed envelope and either give it to your assignee or mail to :

Ransom Oaks Community Corporation  
Attn: Secretary  
101 Ransom Oaks Drive  
East Amherst, NY, 14051

Note: Once the Proxy is validated, the Ballot will be deposited in the Ballot box. If mailing this Ballot and Proxy, it must be received no later than January 9, 2015

### PROXY

No, I will not attend the AGM on 01/12/2015 and hereby assign my Proxy as follows:

I, the undersigned, being a member in good standing of Ransom Oaks Community Corporation under provisions governing said community, do hereby assign my voting rights to (insert name)\* \_\_\_\_\_, said person being a member in good standing of the community. This Proxy is executed for this AGM, and carries with it the full right of the assignee to cast my vote as the Ballot specifies or if not specified, as he/she sees fit on all business as may properly come before this meeting.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

Please print your name and address clearly and sign your Proxy so it can be validated.

\*If a name is not specified or the assignee is not a member in good standing, this proxy will be assigned to the Board's recording secretary.

Cut here, fold the Ballot and staple it to maintain privacy.

Warning, your completed Proxy must be in the same envelope as this Ballot

### BALLOT

Do not vote for more than a total of Three (3)

Jim Burke (incumbent)	Mike Deck (incumbent)	Mike Hartman (incumbent)
Write In Candidate #1	Name	Address
Write In Candidate #2	Name	Address

## 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@ransomoaks.com](mailto:newsletter@ransomoaks.com). ■



## 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. ■

## 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)]

## Let Your Voice Be Heard in the New Year

Monday, January 12, 2015 is Ransom Oaks Community Corporation Annual Meeting. Make this year your year to participate in your community. Help your Board of Directors help you! Consider attending the January meeting to place your vote and find out how you can assist in keeping Ransom Oaks a vital and valued community.

It's the people in Ransom Oaks that makes it what it is.

Attend the meeting and make a connection with an unfamiliar resident. You will be surprised at what you might have in common. Are you searching for a professional to do work around the house, an accountant, a babysitter, or a petsitter. Perhaps you are looking for a job? Networking is the way to obtain those much needed contacts.

Is there something you would like to develop within the community? Anything from a social activity such as a walking or book club. Maybe you have children with special needs and would like to develop a support group.

Start thinking outside the box Ransom Oaks residents! Meet the Board of Directors in person by attending the monthly meetings and discuss your ideas with them. The Board of Directors are there for you when there is a problem but they are also there to help you improve the community with innovative solutions! ■



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## Small Resolutions

1. Take the stairs.
2. Park on the other side of the parking lot and walk.
3. Pick one or two no-sweets days.
4. Share a compliment with a different person each day.
5. Read for 15 minutes a day, anything.
6. Listen to new music once a week. Try the online service Pandora to make this easy.
7. Try a meatless Monday once a month.
8. Try volunteering for an extra hour each month.
9. Pass a good book to a friend, ask them to pass it on.
10. Call a friend or family member you haven't spoken with each month.

## Around Town January Events

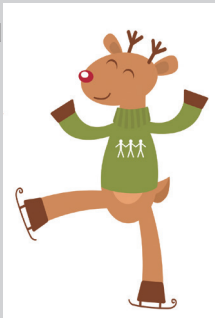


### The Ice @ Canalside Daily, check the website *Canalside*

Bring your skates or rent them. Try renting an Ice Bike. These unique bikes were designed and manufactured locally and cannot be found anywhere else, come on down and be the first to take a ride on an Ice Bike!

**Cost:** Ages 13 and over: \$5, 6-12: \$3, 5 and under: Free

**Details:**  
<http://www.canalsidebuffalo.com>



### Niagara Ice Wine Festival

Fri Jan 23 6-11pm, Sat, Jan 24 2-11pm,  
Sun Jan 25 12-5pm

Scotia Bank Convention Center, Niagara Falls, Ontario

This spectacular event will take place both indoors & outdoors at the Scotiabank Convention Centre, steps away from the magnificent Niagara Falls.

Enjoy our outdoor winter wonderland featuring fire pits to roast icewine marshmallows, amazing ice sculptures and a signature icewine martini bar. Step inside the glass doors to sip, sample & savour seasonal vintages and delicious culinary creations.

**Cost:** \$10 advance, \$15 door

**Details:** <http://niagarafallstourism.com/events/niagara-ice-wine-festival-2015/>.

### Quarterly Book Club

Thurs, Jan 22 7-9pm  
*Buffalo Niagara Heritage Village*

We'll set our books for the year at our first meeting. Join us for 3 interesting historical reads and discussions.

**Cost:** \$30 for year, includes annual membership to BNHV.

**Details:** <http://www.amherstmuseum.org>

### Get a Clue

Friday, January 23,  
6-9pm

*Buffalo Museum of Science*



Get a Clue is back by popular demand! On January 23 our galleries will be turned into a life-sized board game for this special happy hour event for adults 21 and over. Bring your friends and register a team of 2 to 10 people to solve a murder!

**Cost:** \$20, \$10 members for year.

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

### 2nd Fridays

Second Friday ea  
month

*Birchfield Penney Art Center*



On the Second Friday of every month, thanks to the support of M&T Bank, the Burchfield Penney hosts something great! From openings and happy hours, programs, concerts, screenings or other special events, visitors experience the best of the Burchfield Penney.

**Cost:** free.

**Details:** Call 716-878-3547, [www.burchfieldpenney.org](http://www.burchfieldpenney.org)

## Mark Your Calendar

### ROCC Annual Meeting & Elections



January 12

### Martin Luther King Jr. Day January 19



*Thank You* for Supporting our Newsletter Advertisers.

#### 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.

#### AMHERST HANDYMAN

House service & repairs. No job too small. 25 years experience, FREE estimate. Available nights & weekends. Reliable fixing at your convenience.

Call **ANDRE 688-8016 or 597-7655**.

*Ransom Oaks Resident*

*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**

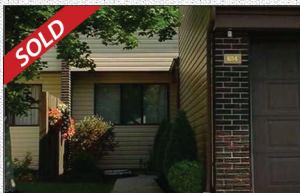
**(716) 866-9959**



*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**

# 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**  
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### • Handyman •

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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*

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*Update and add value to your home.*




## 574.8542



## BUFFALO OVERHEAD DOOR, Inc.

*"Ransom Oaks Own Door Company"*

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SunSetter  
Retractable Awnings  
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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**

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# 634-4040



# Affordable Advertising

## Lois Robinson-Fullam

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30 Year Resident of Ransom Oaks

Serving the Needs of  
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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? ...



Is it time to replace your air filter? How do you know?

Check the engine air filter by holding it up to a 60-watt light bulb. If light can be seen through much of the filter, it is still clean enough to work effectively. However, if light is blocked by most of the filter, replace it.

Or you can ask at your next service if it's time for a replacement.

Source <http://exchange.aaa.com/> ■

## 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

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688-0402

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- Friendly, Knowledgeable Staff

Bruce Weiss-Owner



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  - \*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

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- Check Engine Light
- Brakes
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- Wheel Alignments
- Timing Belts
- Electrical & Diagnostics
- Maintenance
- Tune-ups
- And Much More

# January

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

**Next ROCC Meeting:  
Monday • January 12, 2015  
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 when it's the 2nd Tuesday.

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.

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**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
- 

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



**Ransom Oaks**

Community Corporation  
101 Ransom Oaks Drive  
East Amherst, NY 14051

PRESORTED  
STANDARD  
U.S. POSTAGE  
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GETZVILLE, NY  
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