



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

February 2015

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

A Warm February Welcome!

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



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. ■



The Ransom Oaks Annual General Meeting & Election Results

The Annual General Meeting of Ransom Oaks Community Corporation was held on Monday, January 12, 2015. The meeting included the election of three (3) members to the Board (for a three year term each)

The candidates that received the most votes were:

- Jim Burke (Incumbent)
- Mike Deck (Incumbent)
- Mike Hartman(Incumbent)

Three write-in candidates received one vote each.

There is no change to the board membership as a result of the election. ■



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

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Happy Birthday!

Our February Friends



Matthew Lyskana	12
February 5	
Michael Brown	27
February 7	
Abraham Lincoln	
February 12	
Meredith Cook	25
February 12	
Emilio Marong	22
February 15	
Nithya Priya Ramalingam	24
February 16	
Elana Lesse	24
February 16	
George Washington	
February 17	
Molly Ferguson	23
February 22	
Michelle Sawaya	23
February 23	
Matthew Berus	21
February 25	
Oliver Jackson	21
February 26	
Papa Goeckel	??
February 26	
Emily Gnozzo	14
February 26	
Eyob Marshall	9
February 27	
Thomas Jackson	16
February 27	
Marcia Wells	??
February 28	
Lemony Snicket	45
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.

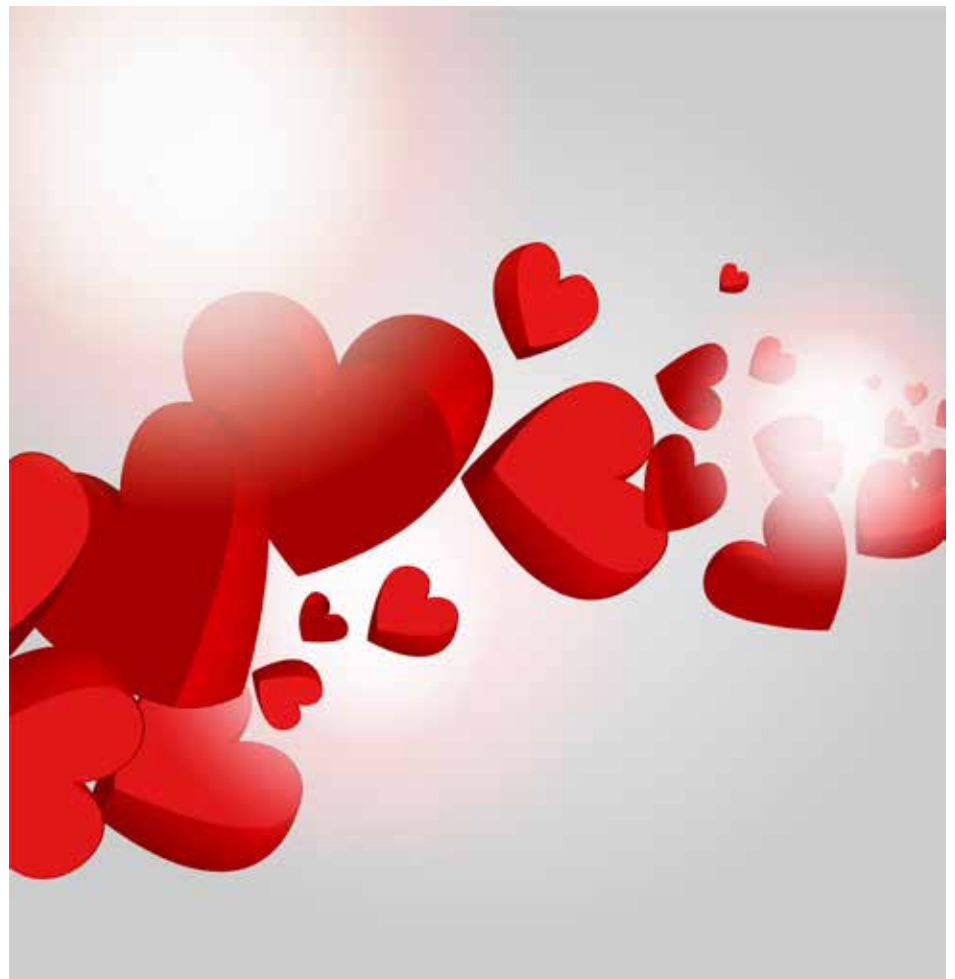
Mark Walsh, President	406.7008	mwalsh@ransomoaks.com
Gene Zambarda, Vice President*	689.0924	gzambarda@ransomoaks.com
Jim Golding, Treasurer *	689.4919	jgolding@ransomoaks.com
Pete Calinski, Secretary *	616.0088	pcalinski@ransomoaks.com
Michael Deck, Landscaping*	689.0988	mdeck@ransomoaks.com
Mike Hartman, Architectural Matters*	406.8557	mhartman@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

* 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

Kathy & Tom Halter, Facilities Managers	691.7352	tkhalter@ransomoaks.com
Terry Collins, News Editor/Designer	980.5470	newsletter@ransomoaks.com



Ransom Oaks Facilities Report



The better part of winter is behind us, we hope, and warm weather plans are in the works, it won't be long!

If you are interested in becoming a **life guard**, now is the time to get certified. The best place to call is the Red Cross, but there are other opportunities in the area.

This year's **assessment for all Ransom Oaks residents** is \$330.30 (Old Meadow \$66.80). This assessment is for the calendar year of 2015 and mandatory for all ROCC residents. If you did not receive a notice in mail, please use the one included within this newsletter (this page). Note that your assessment must be **received by February 28, 2015**, and is for the calendar year. Please give us a call if you have any assessment or facilities questions.

For **building rental** visit **RansomOaks.com** to check the availability. You can download all the necessary information from the site or give us a call for assistance. Please do not call after 9 p.m. Please remember that if you use the buildings, you are supposed to clean up and take your garbage with you.

Tom and Kathy Halter
Ransom Oaks Facilities Managers
tkhalter@ransomoaks.com
716.691.7352 ■

Ransom Oaks Building Rental

Planning a spring party? Consider hosting it at one of our Ransom Oaks facilities.

Begin by visiting <http://www.RansomOaks.com> to check the calendar for availability. Next 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. ■

Ransom Oaks And the Winners Are...

**Congratulations to
Leo and Jean Miller, 81**

Eveningwood Lane who won a free ROCC assessment for 2015.

Their ballot was drawn from all those submitted for the ROCC election.

In order to ensure that a quorum of 100 ballots/proxies are submitted for the election, the ROCC exempts one residence, drawn at random, from the ballots and proxies submitted.

It pays to vote! ■



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

Girl Scout Book Drive & Craft Day

Senior (ages 15-16) Girl Scout Troop #31039 will be holding an event to collect books for donation to the Boys & Girls Club of WNY.

We are inviting children ages 5-8 to join us at the Ransom Oaks Clubhouse 1-2:30pm **Fri. February 20th** (The February Break) for a craft, a story & a game.

Admission to this event is the donation of a new or gently used book(s).

To sign up for this event please RSVP Karen DiLiberta (689-1150) or Suzanne Deck (689-0988). ■



Ransom Oaks

Selling Your Ransom Oaks Home?

When you place your home for sale, be sure to contact our Facilities Managers, Tom & Kathy Halter(tkhalter@ransomoaks.com, 716-691-7352), at least 10 days before your closing date.

Here's an excerpt from our letter describing the seller's responsibilities in the sale of a Ransom Oaks residence.

... Ransom Oaks is a planned community controlled by a set of rules and covenants that are filed with the Attorney General of the State of New York. It is necessary for you, the seller, to ensure the following documents are made available to the buyer at closing:

- A) Copy of the most current Ransom Oaks Covenants and Restrictions
- B) Certificate of Compliance issued by Ransom Oaks Architecture Committee
- C) Copy of the most current Certificate of Assessment, confirming that all your ROCC annual assessments have been paid in full and there are no arrears for any year

It is important for you to understand that the buyer's lawyer will require these documents for the closing to proceed. Please do not ignore this letter because it can negatively affect your ability to close on the sale of your property

Rest assured your responsibility in this matter is very simple and requires little effort. Forward this letter to your real estate attorney and ask them to contact the individual below as soon as your property is sold and a closing date has been set. We will then perform an exterior inspection to insure that your home and property are in compliance with all current covenants and restrictions. Once the inspection has been performed and your property is deemed to be in compliance and all assessments are up to date, we will forward the required documents to your attorney, who in turn will make them available to the purchaser at the closing. ...

Contact our Facilities Manager (tkhalter@ransomoaks.com, 716-691-7352) at least **ten(10) days before your target closing date**. Contact info is always provided on page 2 of Ransom Oaks News & online at <http://ransomoaks.com/newsletter>. ■

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.

Our monthly deadline is the 15th for delivery between the 1st-3rd. Include a picture or two.

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



Child's Winter

Anticipation of first snowfall

Snowdays

Snowballs

sledding

Munching on snow collected on your knitted mittens

Trudging through knee-deep snow

PLAYING IN THE SOFT, COLD, SAFE SNOW

Breaking a clear, shiny icicle and licking it

Scream of joy sledding down a hill

Your first time on ice skates

Snowsuit mummy

Hot cocoa afterwards.

A Month of Valentine's Day Fun

Valentine's Day is a day about love. Consider... it doesn't have to be one single day, and it doesn't have to cost a fortune.

The best Valentine's Day gift costs very little, money that is, but means the most... It's the gift of *time*.

Consider what would mean the most to the special people in your life... and fill the month with Valentine's fun!

A few moments reading with the kids, or playing a new game.

Enjoy a walk with your dog.

Share breakfast with your Sweetheart. Doesn't have to be anything fancy, but it *is* Saturday!

Make a special hot cocoa, throw it in a thermos and head down to Canalside to ice skate or Chestnut Ridge Park for some sledding.

Flowers & chocolate step aside, this year we're making *memories!* ■

Groundhog Day

The celebration we know as Groundhog Day started in southeastern and central Pennsylvania in the 18th and 19th centuries.



Actually, it's a variation of an ancient European weather lore involving a badger or sacred bear in the prognosticator role instead of a groundhog.

There also may be a connection to the Pagan festival of Imbolic - an ancient seasonal February 1st celebration with a history of weather prognostication.

Today, the largest GroundHog's Day celebration is in Punxsutawney, PA. Thinking about joining them in Punxsutawney? Take a peek at their website, <http://www.groundhog.org>. ■

Presidents' Day

In 1879, President Rutherford B. Hayes signed the bill making February 22 a federal holiday to commemorate the birthday of George Washington. The holiday was moved in 1971 to the third Monday in February. In many states the holiday has evolved into an homage to all American presidents.

George Washington lived from 1732 to 1799 and was president for two terms, from 1789 to 1793, and 1793 to 1797.

Abraham Lincoln's birthday falls close to George Washington's but his is not a federal holiday. Many states still celebrate his birthday along with George Washington's.

George Washington is featured on the quarter dollar coin and the one dollar bill.

Since 1888, George Washington's Farewell Address has been read in the senate on February 22nd of most years.

Some spell it President's Day and some spell it Presidents' Day. Presidents' Day refers to more than one president while President's Day refers to one President. The difference in spelling may be because some celebrate George Washington alone on this day and others celebrate George and Abraham Lincoln, while some may be celebrating all presidents.

Even though it is a federal holiday, each state is free to call it what they choose and celebrate as they decide.

There were four presidents born in February including George Washington, Abraham Lincoln, William Harrison and Ronald Reagan. Most celebrate Presidents' Day in honor of the first two. source: <http://www.softschools.com> ■



**Now
Open**

Registration for the 2015 Lou Gehrig Baseball & Softball House League Season

Softball - Open to players ages 5-18

Baseball - Open to players ages 5-16

Online Registration at www.lgybs.com

Questions?

Check out our frequently asked questions section online or email us at registrar@lgybs.com

**Early Bird
Discount
Ends
March 1**

Lou Gehrig Youth Baseball and Softball



50 Dann Rd, East Amherst, NY 14051

Around Town

February 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>



Larkin Square Author Series - Suzanne Cope

Thursday, February 12 (Doors Open 4:45pm) 5:30 pm

The Filling Station, Larkin Square

The Larkin Square Author Series is a collaboration between Larkin Square and Talking Leaves Books. Author of the new book, *SMALL BATCH: Pickles, Cheese, Chocolate, Spirits* and the *Return of Artisanal Food* Buffalo native, now Brooklyn based, Suzanne profiles a variety of artisanal food makers. Included at the event will be some of Buffalo's own small batch food makers! Doors open at 4:45pm for food, drink and book sales, along with a mini market of Buffalo food makers!

Cost: Free

Details: <http://www.larkinsquare.com/author-series/>

Pancake Breakfast

Feb 15, Mar 15, Apr 19, May 10, June 14 8am - 12:30pm

Jurek Post of the American Legion, 655 New Road at Smith Road

All breakfasts include "fresh off the grill" all you can eat buttermilk pancakes, "Egglands Best" eggs, link and patty sausages, juice, coffee, and tea.

Cost: Adults \$7.00/ Children ages 5-12, \$3.00. Children under 5, free. ■

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 ■



Thank You for Supporting our Newsletter Advertisers.

Mark Your Calendar



Groundhog Day
February 2

Valentine's Day
February 14



Presidents' Day
February 16

Ash Wednesday
February 18



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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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

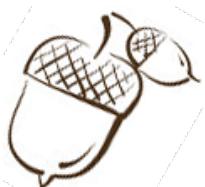
- 2 Col. (4.75" x 1.5" high) Ad: \$37/mo.
- 2 Col. (4.75" x 3" high) Ad: \$65/mo.
- 1/3 Page Ad: 3 Col. x 3" \$85/mo.
- 1/2 Page Ad: 3 Col. x 4.5" \$125/mo.
- 2/3 Page Ad: 3 Col. x 6" \$155/mo.
- Full Page Ad: 3 Col. x 9.5" \$235/mo.

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** on any service

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Adore Your Home
 • Handyman •

Interior/Exterior Painting • Deck & Fence Restoration
 Seasonal Yard Cleanup • Topsoil & Mulch
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716.400.8581
 Ransom Oaks Resident, Tim Maher • adoreyourhome@hotmail.com

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Williamsville, NY 14221



Ofc. 633-5350



Car Corner Did you know? ...



It's always important to keep your windows clean and your windshield washer fluid full. That can be harder in the winter!

An easy way to clean your windows is on your next fill-up. Many gas stations provide window cleaning solution and tools. Give their squeegee a try for a quick clean. Throw a roll of paper towels in your trunk to wipe off the blade between swipes. It's better to swipe on a warmer, overcast day than in the direct sunshine. ■



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Cell: (716) 830-8787

JulieBrown@me.com

www.JulieBrownWNY.com



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- Brakes
- Exhaust
- Wheel Alignments
- Timing Belts
- Electrical & Diagnostics
- Maintenance
- Tune-ups
- And Much More

February

Please visit our web site at www.ransomoaks.com

**Next ROCC Meeting:
Monday • February 9, 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

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

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

February 15
Deadline for
Ransom Oaks News
March issue



Ransom Oaks

Community Corporation
101 Ransom Oaks Drive
East Amherst, NY 14051

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