



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

June 2015

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

Welcome June Summer Fun!

Ransom Oaks Pools Open • **Swimming Lessons** • Tennis • Electronics

Recycling Day • Ransom Oaks T-Shirt Day • **Flag Day** •

Father's Day • SUMMER SOLSTICE • Ransom Oaks Garage Sale • **Williamsville Farmers Market**

• Canalside Water Bikes • **Thursday @ Canalside**

• Wednesday Concerts @ Larkin • **Food Truck**

Tuesdays @ Larkin



Ransom Oaks... a great place to live.

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, 406.7008
- **Vandalism, Animal Control or Security Concerns** Amherst Police, 689.1311
- **Swormville Fire**, 688.7055



See page 3 for a partial listing of sales.



Correction: Electronics Recycling Event Date June 20

**Don't miss any Summer Events
See our Facilities Report p. 3**

Resident's Forum



School's (Almost) Out Drive with Care

One of the draws to Western New York living is our four seasons.

When it's nice, of course we take it outside!

With schools out (or almost out), the kids take it outside *all* through the day.

Please use special care navigating the streets of Ransom Oaks especially during these early summer days.

Be aware of children playing in their yards or around the Ransom Oaks facilities.

Let's keep Ransom Oaks a safe place to live and play. ■

SLOW



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Happy Birthday!

Celebrating Our June Birthdays



Patrick Hourihan	24
June 2	
Jenise Dixon-McMillan	49
June 2	
George Attea	17
June 4	
Maureen Hourihan	
June 4	
Billy Merrill IV	13
June 5	
Tim Everett	35
June 5	
Braden Mitri	8
June 5	
Mitch Nass	28
June 11	
Andy Lee	20
June 15	
Kaity Swanekamp	28
June 18	
Madeline Nadrich	13
June 20	
Evan Henderson	28
June 21	
Chris Jablonski	46
June 21	
Katherine Klein	23
June 22	
Kennedy Copeland	28
June 23	
Stephanie Everett	5
June 23	
David Lyskawa	18
June 24	
George Orwell	111
June 26	
Susan Howard	20
June 27	
Ella Claire Planter	20
June 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	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



School will be out shortly, and we will be beginning another summer of activities at the facilities. The activities that begin in June are as follows: (Please note that activities are for the residents of Ransom Oaks only.)

First session of swimming lesson begins Monday, June 8th. Please talk to guards for more information. Session Two begins June 29th.

Swim Club: Swim Club will begin the last week in June. Stop by your favorite pool to sign up.

T-Shirt Day: Tuesday, June 30th! Come and join the fun! Staff will begin at Ransom Oaks from 11:00-12:30, Eveningwood from 1:00-2:30 and Greenwood from 3:00-4:30. Watch for signs with more details at the pools.

Tennis: Courts are open and ready for you and your friends.

This is just the beginning of things that will be going on. Visit the pools for more information as well as postings of things happening around the community. It promises to be a fun summer as usual!

We would like to welcome all the guards back for another season. This year, there is some switching, but many of the same faces! Please give all our lifeguards a fair chance. We are very lucky to have a dedicated staff!

Lifeguards have been instructed to ask all residents for pool tags and instruct residents to print their names and addresses clearly for safety purposes. Please keep your tags in your possession. Please review all pool rules before using the facilities. Please be aware that there is no eating/drinking in the pool area; this will be strictly enforced. Residents who continually break the rules will be asked to leave the area. Please do not give the guards a difficult time about this procedure. They are doing what they have been instructed to do by the Ransom Oaks Board of Directors.

Don't forget pool tags must be worn when using any of the facilities this includes the tennis courts. Guards have been instructed to ask to see tags if there are any problems.

If you have not paid your assessment fee, it will be turned over to the attorney mid-June. It is important that you contact us and make arrangements for payment. You cannot use any of the facilities until you have received pool tags.

Children "hanging" at facilities after hours, continues to be a problem. Please contact the Amherst police if you see anyone at the facilities after the posted hours of 9:00 PM and 7:00 AM. We hope you all have a safe and enjoyable summer using all of the facilities.

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

Ransom Oaks

Private Swim Lessons @ All Pools

Private swim lessons for children or adults are available at any Ransom Oaks pool. Please contact any of the life guards at your favorite pool to schedule your private swim lesson.

The cost is \$15.00 for a 40 minute lesson. ■

Ransom Oaks

Summer Job Openings

Summer Openings

Please check the website for current job openings.

To apply online, visit our online application form directly at <http://www.ransomoaks.com/openings>. For your convenience, the form is broken into multiple pages. Complete the form and "Submit" to easily apply. ■

Ransom Oaks

Private Pool Party Info

Private pool parties can be held at any of the Ransom Oaks pool facilities.

Begin by visiting the calendar on our website at <http://ransomoaks.com/calendar>; then contact Kathy Halter (691-7352 or tkhalter@ransomoaks.com) to book your reservation.

Parties must be booked at least two-weeks in advance.

Parties are to be held after closing hours—9 o'clock. ■

Board of Directors Meeting Highlights May 11, 2015

- No residents attended the meeting.
- The tennis courts are open.
- The swimming pools are ready and all equipment is operational.
- The lifeguards are undergoing training.
- The restrooms will have some updates.
- About 75 residences out of 1126 have yet to pay their assessment.
- Everyone that has paid should have their pool tags.
- If you have not received your pool tags contact the Facilities Managers. Contact information is on page 2 of this Newsletter.
- Some maintenance will be done to the grounds of the playgrounds
- Our auditors have completed the audit. Results are expected soon.
- The security system at one of the areas will be updated.
- The Ransom Oaks recreation area will get new landscaping. ■

Ransom Oaks Summer Insert Available on the Ransom Oaks website at

<http://ransomoaks.com/newsletter>

Select the 2015 Seasonal Insert from the list below the current newsletter

Have you found us on Facebook?

<https://www.facebook.com/pages/Ransom-Oaks/314770135303571>



Have you Liked Us yet?



Ransom Oaks

Around Ransom Oaks

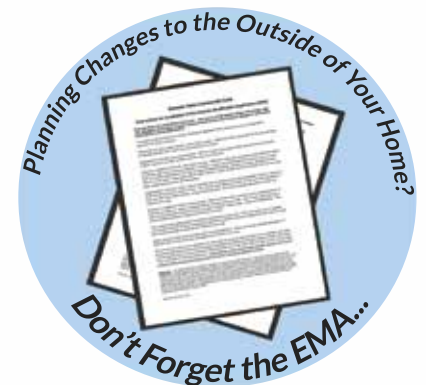
Girl Scout? Boy Scout? School Group? Church Group? Volunteer?

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

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. ■



Help Wanted

Ransom Oaks is looking for a conscientious adult to perform cleaning at each of the Ransom Oaks facilities.

Apply online by visiting <http://www.ransomoaks.com/openings>, complete and submit the online application.

Please contact Tom or Kathy Halter at 691-7352 if you have any questions. ■



Town of Amherst

Recycling Update

Modern had issued a letter stating that it was no longer accepting plastic bags or colored glass. The Supervisor had discussions with Modern regarding our contract. As a result, Amherst residents may continue to recycle plastic bags, colored glass and items with a #6 triangle.



Ransom Oaks

"Join Us" Yet?



We've had some community members ask about accessing the member area on the website and wanted to help.

The first step is to create an account.

Navigate to our home page at <http://RansomOaks.com> (capitalization doesn't matter).

Select the "Join Us" item in the upper right menu. See the arrow in the above image.

Follow the instructions to create an account. You'll need your name, email and a password. Note that each account is identified by the email address, so they must be unique.

You'll receive a confirmation email. This is for security reasons, so your friend can't sign you up without your confirmation.

Once your account is created and confirmed, you can login by clicking on "Login" located in the top menu bar to the very right.

You'll now see a "Residents" item on the menu bar below the Ransom Oaks logo.

That's it, you've Joined & Logged In. ■



Thank You for Supporting our Newsletter Advertisers.



Join us, the ROCC Board of Directors, for our **Monthly Meeting**

Learn what's happening in our community

Next meetings
July 13, Aug 10, Sept 14

Ransom Oaks

Annual Garage Sale Listing

Fri & Sat, June 12 & 13, 9am to 4pm

8 Brendan's Dr: Miscellaneous household items

51 Charlesgate Cir: Many household items

152 Charlesgate Cir: Miscellaneous household items

1102 Charlesgate Cir: Department 56 collectibles, children's books, prom gowns, Longaberger end table, 2 oak end tables, many other household items

1352 Charlesgate Cir: Miscellaneous household items, bakers rack and tile top kitchen table with leaf and chairs

167 Coriander: Miscellaneous household items and much more!

86 Eveningwood Ln: Miscellaneous household items

363 Forest Edge Dr: Miscellaneous Household items

602 Forest Edge Dr: Miscellaneous household items and more.

48 Ginger Ct: Miscellaneous household items, baby/toddler clothes and items, and toys

27 Moorgate Cir: Miscellaneous Household items and more.

41 Oakcliff Ct: Multi-family Sale! Toddler clothes and toys, household items, some antiques and collectibles, and so much more!!!

45 Oakmont: Many miscellaneous household items

261 Old Oak Post: Lots of up to date home decorative items including rugs, artwork & an upholstered chair

301 Old Meadow Dr : Miscellaneous

Household items and more.

310 Old Meadow Dr: Household items, golf equipment, books, luggage etc

30 Primrose Ln: Toys, wooden toy box, vertical blinds, light fixtures, household items, pictures, some collectibles, books, some boy's clothes.

127 Primrose Ln: Hoover carpet shampoo with attachments, Lawn Spreader, Vintage Books, Vintage Silver Plate ornate trays and accessories, 45 RPM Records with case including Rolling Stones, Beatles, Elvis, Golf Balls, Paper cutter, Vintage Toys, Miniature Dollhouse wFurniture, Many vintage items from Grandma's attic, Dust Ruffle and Spread for Queen size bed, Handmade Afghan, Architectural Digest Magazines

158 Primrose Ln: Young girls clothing, miscellaneous household items and landscaping bricks

187 Ransom Oaks Dr: Huge multi-family yard sale. Household items, books, nurses uniforms, golf items, clothing. Household and contractors tools and misc. hardware. Too many items to list!

101 Tralee Terr: Miscellaneous Household items and more.

14 Whispering Ct: Baby clothes, Baby items, Area Rugs, Wall art, Sports collectibles, Household items, Jogging stroller, Wooden table, Baby bedroom set (jungle theme), Lamps and much more.... Hoover carpet shampoo with attachments

119 White Cedar Dr: Miscellaneous household items ■

Don't Forget...

Any Ransom Oaks residence may be part of the Annual Garage Sale, even at the last minute!

Be sure to drive around Ransom Oaks June 12 & 13 so you don't miss those sales not listed.

WEEKLY YARD CLEANUP

\$14 one cleaning/week (1 dog)
\$21 one cleaning/week (2 dogs)
\$28 one cleaning/week (3 dogs)

*One time cleanings are available

Mark Booth, Owner

716.228.2919

markthedogbutler@yahoo.com





Two Words
 when it comes to
Real Estate Right Now:

**SELLERS
 MARKET!**

Please contact me
 to learn more about
why NOW is the time
 to sell!

Here's just a few of the homes in Ransom Oaks Maureen has sold,
will yours be next?



Contact Maureen to find out
 what your home is worth,
 what features sell a home and
 what you can do to prepare to sell!

Maureen Mirand
716 866 9959

maureen@maureenmirandhomes.com

For more of Maureen's 5 star reviews,
 check her out on Zillow at
www.zillow.com/profile/MaureenMirand/Reviews/
 4955 N. Bailey Rd. Amherst, NY 14226



"I was very happy with Maureen when she sold my house and helped me purchase a smaller one. I have already referred Maureen! She is a great realtor. Knowledgeable, good communicator, involved in all aspects, prompt, articulate."

Julie

Seller of Single Family Home in Ransom Oaks
 Purchaser of Forest Edge Townhouse

"Maureen went above and beyond for my family. She was always one step ahead during the entire process. I was extremely impressed with her ability to fine tune the little details. I also respected her knowledge of the market and her ability to be honest; yet not pushy or overbearing. This was a relocation move for us so there were a lot of other details to handle and she did it all so effortlessly! Would highly recommend!"

Melissa and Tom

Sellers of Single Family Home in Ransom Oaks

Around Town
June Events

Family Fun Fridays

Fri, June 11-12p

Canalside, Buffalo, NY

Explore & More Children's Museum's popular Family Fun Fridays return to Canalside this summer!

Join us for themed crafts and activities that explore the story of Buffalo. Free for the whole family!

Cost: Free.

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



Pancake Breakfast

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. ■

Farmers' Market at the Mill

Saturdays, May 16th - October 31th, 8 am -1pm

Island Park, Williamsville, NY

Rain or Shine

Note our *move to Island Park*.

Local produce, crafts, flowers, baked goods and more for sale on the Island. ■

Mark Your Calendar



Flag Day
June 14

Ramadan begins
June 17



Summer Solstice
June 21

Father's Day
June 21



Canada Day
July 1

“OUR” RANSOM OAKS NEIGHBORS ARE RAVING FANS OF... JULIE BROWN!

"..operates with a **standard of integrity** that is unparalleled.."

-Karen and Cy Taylor, White Cedar Dr.

"..she delivered with multiple offers. Her marketing and **commitment** to our listing was second to none..."

-Kristy Hagadorn-Tralea Terrace

"..she knows how to fairly price your home with the goal of a **quick sale**."

-Lauren Gardner, White Cedar Dr.

"She goes the **extra mile** for her clients.."

-Sue Francis, Coriandor Ct.

"She was **available and resourceful** throughout our entire sale process.."

-Ben and Annessa Kujawinski, White Cedar Dr.

"Not only did we buy a house from Julie, we also sold our house at the same time. **Both transactions were seamless**"

-Lindsay and Jeremy Mang, Whispering Ct.

"..my only regret is that I did not use her sooner."

-Robert Muzzio, Periwinkle Ct.

Buying or selling your home, contact

JULIE BROWN

Licensed Real Estate Salesperson

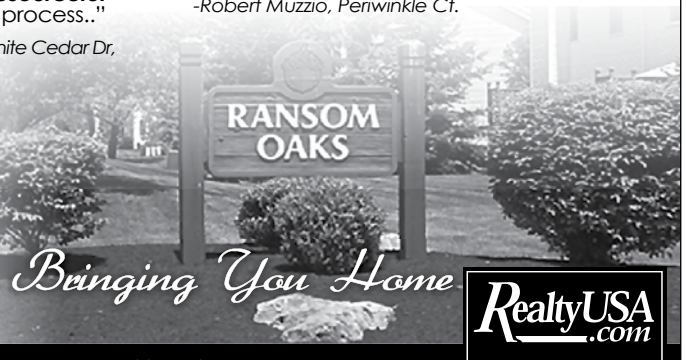
C: 716-830-8787

E: juliebrown@me.com

www.RansomOaksHomes.com



Bringing You Home



RealtyUSA Williamsville Office: 914 Maple Road, Williamsville, NY 14221

FREE Electronics Recycling Event

Saturday, June 20, 2015

9am -2pm

Ransom Oaks Community Building

101 Ransom Oaks

East Amherst, NY 14051

The recycling center is charging to recycle
CRT tube TV's and Monitors.

\$10 charge for all sizes up to 32".

\$20 for over 32" to 60".

Proceeds to Benefit Carly's Crossing



Visit www.sunnking.com/acceptable-materials

for a list of what can be recycled.



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



Registration is OPEN!!

Just for Kids Summer Club
 A new generation of summer programming

CAMP STARTS JUNE 20TH
 7:00 AM-5:30 PM

Convenient locations:
 Transit Middle, Williamsville &
 Connor Middle, Grand Island

Awesome weekly themes, swimming, unique "hobby" choices, great staff, and fantastic field trips!!
 Meals included!



(716) 639-8500 justforkidsonline.org

Affordable Advertising

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Licensed Associate Real Estate Broker

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



Ofc. 633-5350

Classified Ads

Have an item to sell
or
a service to offer?
Try **Ransom Oaks News**
Advertising



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.

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.



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

Get the Word Out in Ransom Oaks News!

Now is the time to place your warmer weather service ad.
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688-0402

9200 Transit Rd * E. Amherst
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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 6/30/2015

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

June

Please visit our web site at www.ransomoaks.com

**Next ROCC Meeting:
Monday • June 8, 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

June 8	October 13
July 13	November 9
August 10	December 14
September 14	

Charlesgate Meeting:

second Wednesday of each month.

Forest Edge Meeting:

fourth Tuesday of each month.

**June 15
Deadline for
Ransom Oaks News
July issue**

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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