



# Ransom Oaks News

A Neighborhood Publication

Sponsored by Ransom Oaks Community Corporation & Our Advertisers

www.RansomOaks.com

2016 Thirty-Six Years of Ransom Oaks News

February 2016

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

## Winter February Hello!

• Groundhog Day • Chinese New Year • Ash Wednesday • Valentine's Day • Presidents' Day •

### ROCC Board of Directors Election Results

The Annual General Meeting of Ransom Oaks Community Corporation was held on Monday, January 11, 2015. The meeting included the election of four (4) members to the Board for a three year term each.

The candidates that received the most votes were:

- Peter Calinski (Incumbent)
- Jim Golding (Incumbent)
- Forrest Benson (Incumbent)
- James Scott (New Member)

Welcome back to our incumbents and a special welcome to James Scott, our new Board member. We are thankful for your time & dedication to our community. ■

### Change to Forest Edge Facility Management

Contact **Clover Management** for any Forest Edge Facility Issues at 688-4503.

### Resident's Forum



#### An Easy Winter Walk

I'm a walker in our community and have grown to appreciate the mostly clear sidewalks that keep me safe while walking in the wintertime.

Thank you for keeping your sidewalks clear of snow and ice.

If your sidewalk isn't clear, please take the time to clear your sidewalks of ice and snow for the safety of our community.

A Concerned Resident ■



### Ransom Oaks

#### Who-to-Call

**INFORMATION** If you have questions, problems, comments, or concerns:

- **Charlesgate, Forest Edge or Glen Oak**  
Clover Management, 688.4503
- **Briarwoods 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

### In This

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## Stuck Inside? Looking for something to do?

Join Us @ the ROCC  
Monthly Meeting

2nd Mondays  
Feb 8, Mar 14, Apr 11

(details on the back cover)

## Happy Birthday!

### February Birthdays



<b>Matthew Lyskana</b> .....	<b>13</b>
February 5	
<b>Michael Brown</b> .....	<b>28</b>
February 7	
<b>Ainsley Hansen</b> .....	<b>5</b>
February 7	
<b>Abraham Lincoln</b> .....	
February 12	
<b>Meredith Cook</b> .....	<b>26</b>
February 12	
<b>Emilio Marong</b> .....	<b>23</b>
February 15	
<b>Nithya Priya Ramalingam</b> .....	<b>25</b>
February 16	
<b>Elana Lesse</b> .....	<b>25</b>
February 16	
<b>George Washington</b> .....	
February 17	
<b>Molly Ferguson</b> .....	<b>24</b>
February 22	
<b>Michelle Sawaya</b> .....	<b>24</b>
February 23	
<b>Matthew Berus</b> .....	<b>22</b>
February 25	
<b>Oliver Jackson</b> .....	<b>22</b>
February 26	
<b>Papa Goeckel</b> .....	<b>??</b>
February 26	
<b>Emily Gnozzo</b> .....	<b>15</b>
February 26	
<b>Eyob Marshall</b> .....	<b>10</b>
February 27	
<b>Thomas Jackson</b> .....	<b>17</b>
February 27	
<b>Marcia Wells</b> .....	<b>??</b>
February 28	
<b>Lemony Snicket</b> .....	<b>46</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, President</b>	406.7008	mwalsh@ransomoaks.com
<b>Gene Zambarda, Vice President*</b>	689.0924	gzambarda@ransomoaks.com
<b>Jim Golding, Treasurer*, Facilities</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>Forrest Benson, At Large</b>	688.4688	fbenson@ransomoaks.com
<b>James Scott, At Large</b>	636.1959	jscott@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	tkhalter@ransomoaks.com
<b>Terry Collins, News Editor/Designer</b>	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. When you have completed your certification requirements, send us your application at the following address--<http://ransomoaks.com/openings>.

This year's assessment for all Ransom Oaks residents is \$350.00 (Old Meadow \$70.55). This assessment is for the calendar year of 2015 and mandatory for all ROCC residents. If you did not received a notice in the mail, please contact us. Note that your assessment must be received by March 1, 2016, 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](http://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](mailto:tkhalter@ransomoaks.com)  
716.691.7352 ■

## Planning a Party or Event?



Let Ransom Oaks help  
with the location.  
Host your event or party  
at one of our Ransom  
Oaks facilities.

Details at  
[RansomOaks.com/Facilities](http://RansomOaks.com/Facilities).

## Ransom Oaks And the Winners Are...

*Congratulations  
to Robert Meiss of  
Inverness Court who*

won a free ROCC assessment for  
2016.

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! ■



## Annual Assessment NOTICE

**Amount Due:** \$350.00

**Due Date:** February 29, 2016\*

**Check Payable to:**

Ransom Oaks Community  
Corporation Or

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

[RansomOaks.com/assessments](http://RansomOaks.com/assessments)  
(additional processing fee)

**By Mail to:**

Ransom Oaks Community Corp,  
Attn: Tom and Kathy Halter,  
38 Maricrest Dr., Amherst, NY 14228

Name

Ransom Oaks Address

Other Address for Mailing(1)

Other Address for Mailing(2)

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 29, 2016*

## Ransom Oaks

# Selling Your Ransom Oaks Home?

When you place your home for sale, 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>. ■

## Presidents' Day for Grown Ups

So you think Presidents' Day is just for kids? Not so!

It's all in the celebration (and OK to take a little liberty with the day). An excuse to channel your inner history buff. Or to find that inner history buff.

Western New York is rich with turn of the century history, we were booming!

1. Visit the Theodore Roosevelt Inaugural Site on Delaware Ave, Buffalo. If you haven't been there in a while, they've been busy.
2. Stop by the Buffalo History Museum at Delaware Park, Buffalo. Third Fridays are free admission.
3. Tour Buffalo City Hall - weekdays at noon for about an hour except govt holidays.
4. Save this for the summer time - Tour the Millard Fillmore House located in East Aurora. ■



## Ransom Oaks

# Volunteer Activities Planners Needed

We're looking for energetic, idea-filled people interested in getting involved with their community to coordinate events, make new friends and have some fun!

**We need you!** Your help with ideas and planning are what will take this from a great idea to some fun evenings with new & old friends. From social evenings to outings around town - a show, museum or new restaurant or brewery tour - anything is possible.

Coordinating an event takes a fun idea, a bit of time & planning ahead and promotion in our Ransom Oaks News. No big deal.

If you have an idea for an event and can help with planning an adult community event, please give Tom & Kathy Halter a call (691-7352) or email at [tkhalter@ransomoaks.com](mailto:tkhalter@ransomoaks.com). ■

## A Different Valentine's

Valentine's Day is a day dedicated to love. Mixing up how you look at it is one way to freshen it up.

Each & every day we do things for others. Maybe it's our family & friends, on the job, just part of our being.

Consider instead of chocolates or flowers (or maybe along with) the not-so-simple act of doing something festive with those special people in your life. Spice it up a bit!

It doesn't have to be great or grandiose, but it could be!

Taking time for that coffee you've been putting off, making cookies, hiking in the woods (or the bike path), ice skating or a movie.

Something out of the ordinary to mix it up. Each day can be festive, holidays just give you a theme. ■



## Around Town January



### Open Ice Skating, Curling & Ice Bikes

Daily, 10am - 10pm

Canalside, Buffalo, NY

Lace up your skates for The Ice at Canalside presented by BlueCross BlueShield of Western New York! Whether you're on your lunch break, on a date, with family, or with friends you'll love to take a spin on the Canals on Downtown Buffalo's Waterfront!

**Cost:** Ages 13 & over: \$6, Ages 6-12: \$4, Ages 5 & under: Free. Skate Rentals: \$4 (sizes range: toddler size 3 - adult 13). Locker Rental: \$3 (limited availability)

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



### 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)

### Pancake Breakfast

Feb 15, Mar 13, Apr 17, May 8, Jun 12

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. ■



## Volunteers Needed! The Teacher's Desk seeks Volunteers

Hello,

I am the volunteer coordinator for The Teacher's Desk, the store in Buffalo where teachers of students in need shop free for school supplies and books. We are always in need of volunteers – high school students needing community service hours, retirees, sports teams, religious groups, scout troops, etc. Duties for volunteers are: packing up teacher selections, inventory sorting, filling the store shelves and product packaging.

We are open Monday through Thursday from 9am to noon for inventory sorting/store shelf refilling.

Saturdays 9am to noon and Tuesday and Wednesday 2:30pm to 5pm – we need help with teacher shopping.

We welcome families as well, with children under 14 requiring parent/guardian supervision.

We also take donations of excess inventory from local companies and donations of gently used childrens books.

For details email [volunteer@theteachersdesk.org](mailto:volunteer@theteachersdesk.org)

Thank you.

Robin Penberthy

56 Lily Brooke Court

Volunteer Coordinator, The Teacher's Desk

[www.theteachersdesk.org](http://www.theteachersdesk.org) ■



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[JulieBrown@me.com](mailto:JulieBrown@me.com)

[www.JulieBrownWNY.com](http://www.JulieBrownWNY.com)



914 Maple Rd., Williamsville, NY 14221

# 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 (be sure to leave a message), 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. ■



## Lois Robinson-Fullam

*Licensed Associate Real Estate Broker*  
**30 Year Resident of Ransom Oaks**  
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Ransom Oaks Resident, Tim Maher • adoreyourhome@hotmail.com

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# Affordable Advertising




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**716 866-9959**      [maureen@maureenmirandhomes.com](mailto:maureen@maureenmirandhomes.com)

4955 N Bailey Ave. Amherst NY 14226      [www.maureenmirandhomes.com](http://www.maureenmirandhomes.com)

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Williamsville, Getzville, Lockport or the  
Tonawandas. Call 630.5998 or 598.3722.



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Majority of vehicles, not applicable with other discounts or specials,  
regularly \$44.88 + tax, call for appointment, see store for details, exp  
2/29/16

# February

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

**Next ROCC Meeting:  
Monday • February 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 2016 when it's on 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. ■*

**2016 Meetings**

February 8	August 8
March 14	September 12
April 11	October 11(Tues)
May 9	November 14
June 13	December 12
July 11	

**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, Forest Edge or Glen Oak**  
Clover Management, 688.4503
- **Briarwoods or Woodgate**  
Andruschat Real Estate Service, 688.4757
- **Vandalism, Animal Control or Security Concerns** Amherst Police, 689.1311
- **Swormville Fire**, 688.7055

**Feb 15**  
Deadline for  
*Ransom Oaks News*  
**Mar** issue



**Ransom Oaks**

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