



# 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

May 2016

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

## Memorial Day Countdown

• May Day • Mother's Day • Armed Forces Day • Victoria Day • MEMORIAL DAY •

### Resident's Forum



## Please Take it Slow...

### Children, Bikers, Walkers & Drivers Out & About

It's that time of year. The thermometer is rising, the days are longer and the multitude of layers are being shed. People are getting out and about.

Neighbors are being reintroduced, the pools opening and we're getting out and about.

Young and old, naive and wise, attentive and... well maybe not so much are getting out and about.

Consider that some of us have hearing or sight challenges or maybe are challenged deep in our thoughts. That person you think is ignoring you may not even know you're there.

All of us... children, bikers, walkers and drivers need to be careful & safe as we're getting out and about. ■



See our

### Summertime Seasonal Insert

Summer Activities & Tennis, Pickleball & Pool Rules

## Ransom Oaks Annual Garage Sale

The Annual Ransom Oaks Garage Sale is **Friday & Saturday, June 17 & 18, 9 am - 4 pm.**

To get started, contact Maureen Mirand (call, text or email Maureen at 716 866-9959 or maureen@maureenmirandhomes.com) for your **Ransom Oaks Garage Sale Kit**. Each kit includes a sign, stickers, calculator, marker and garage sale tips.



The history of our sale attracts many seasoned Garage Sellers from across Western New York to our community-wide sale.

Join us this year! ■

### 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

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# Happy Birthday!

## Our May Celebrations



<b>Paul Mitri</b> .....	13
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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>	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 Baby-sitting Information Network

**Ransom Oaks residents** may participate in the ROBIN network. TEENS to be added to the list, email your name, age, street and phone number by the monthly deadline listed in the each newsletter to newsletter@ransomoaks.com. Please also indicate if you have completed the courses listed below. Names will remain on file and printed monthly unless you request to be removed. PARENTS be sure to personally interview prospective baby-sitters and check their references. *Neither the R.O.C.C. Board of Directors nor the Editor are responsible for the integrity, maturity, or abilities of those listed as qualified baby-sitters.* ■

<b>Name</b>	<b>Age</b>	<b>Phone #</b>	<b>Completed Red Cross Babysitting Course</b>
Mikaela Daniels	13	545.8831	yes
Jenna DiLiberta	16	689.1150	yes
Shannon Gestwick	16	639.7703	yes
Alison Harris	15	689.3050	yes
Elanor Harris	16	689.3050	no
Kendyl Kratzer	17	689.3234	yes
Julia Matre	13	430.1075	yes
Sydney McKinley	16	636.7452	yes
Isabel Montesanti	13	689.7521	yes
Lily Morin	14	949.0659	yes
Sophia Tramont	13	444-3220	no



## Ransom Oaks

# Facilities Report



By the time that you read this we will be within a few weeks of opening the pools for the season. Back in November we held a focus meeting at the Ransom Oaks building with Jim Golding (Treasurer/ Facilities Board Member), Kathy Halter (Facilities Manager), Tom Halter (Facilities Manager) and several residents. I would like to review some of the suggestions that came out of that meeting.

The residents brought to our attention that many residents were unaware that **eating and drinking in the pool area is prohibited** by Ransom Oaks and the New York State Health Code also prohibits it. We will try to do a better job informing residents and guests that you must leave food and drinks outside the pool area or on the porch at Eveningwood. We will be asking the lifeguards to also refrain from eating while on duty.

Another issue that came up was that residents were not asked or did not **show tags on each visit to the pool**. We ask that you help us by always bringing a pool tag for each family member and your guest pass when bring any guests. Ransom Oaks does not allow lending pool tags to anyone, you could lose your pool privileges if you are caught. Ransom Oaks will also be stepping up the sign in and tag checking this coming season.

We will be trying a **lap swim on Tuesdays and Thursdays from 5:30 PM until 7:00 PM at the Greenwood pool**. We will be adding additional lifeguard hours at the Greenwood pool this season. Insisting that lifeguards are NOT allowed to sit together when swimmers are in the pool. And toys will be limited to the wading pools only. On windy days we will ask for your help in not raising the umbrella's and will have signs on those days at the sign-in table.

The residents should **sign up for email notices** on the [www.ransomoaks.com](http://www.ransomoaks.com) website for pool closing notices and summer activities. We will also post notices on the white boards at the pools.

New this season. We have **painted all the fencing at Greenwood and remodeled the Ransom Oaks community building** since the pools closed last fall. We are currently under contract to resurface the Greenwood pools and install steps in the wading pools at Eveningwood and Greenwood before the season starts.

Finally, **Pickleball is coming to Ransom Oaks** this season. We will be lining a tennis court to accommodate both tennis and Pickleball.

We look forward to a safe and enjoyable season!

Tom and Kathy Halter  
Ransom Oaks Facilities Managers  
[tkhalter@ransomoaks.com](mailto:tkhalter@ransomoaks.com)  
716.691.7352 ■

## Ransom Oaks

# Around Ransom Oaks

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

Can we help publicize an event or fund raiser? Raise awareness of a cause you are working on?

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

It's easy... drop an email to [newsletter@ransomoaks.com](mailto:newsletter@ransomoaks.com). Please include date, time, cost, contact info and a brief description of your event. Email pictures in jpg or pdf format. ■

## Ransom Oaks

# Facilities Tag Update

Please contact Kathy or Tom Halter if you've paid your assessment but haven't received your facilities tags by May 15th.

Reach Kathy or Tom Halter at either [tkhalter@ransomoaks.com](mailto:tkhalter@ransomoaks.com) or 691-7352. ■

## 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. ■

# Board Meeting Highlights

March 14, 2016

- One resident attended the meeting.
- Erie County Water Authority has a plan that will have them supply water to refill the Greenwood pool after it is refurbished. The rate will be \$3.17/1000 gallons. The pool contains about 160,000 gallons
- Apparently the Ginger Court circle sustained some damage over the winter. The courts are the property of the Town of Amherst and the Town maintains them. In the past, residents have placed things in the court and the Town has removed them. To avoid conflicts the ROCC does not do repair work or improvements to the courts. Note, since, in the past, the Town did not mulch or mow the courts to our requirements, the ROCC has a deal with the Town that allows us to mulch and mow the courts in exchange for a quantity of mulch.
- We are about on budget.
- As of 42 days after the due date, 148 residents have not paid their assessments. If not paid, including penalties and interest, by August 1, 2016, liens will be put in place on the properties.
- Pool tags should be mailed soon. Residents that have received letters from the Architectural Committee describing conditions on their property that are not in compliance with the Covenants will not receive their tags until their property is brought into compliance.
- The auditors have received all our financial information for the 2015 audit
- We may need to hire 1 or 2 lifeguards for this season. Applications can be submitted via the RansomOaks.com website
- Tennis courts should open as soon as the weather breaks.
- The tennis court at the Ransom Oaks area will be available for either tennis or pickle ball. It will be "lined" for both. Residents can sign up for either sport for an hour of play. There will be two pickle ball courts in the space. The Ransom Oaks court was chosen because it has only one court. Apparently pickle ball can be "noisy" and could disturb tennis players on another court such as at Greenwood or Eveningwood.
- We have contracted for a pool professional to inspect the maintenance procedures and conditions of the pools. ■

## 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).



Best Wishes for a Happy & Safe Memorial Day Weekend!

## LUIGI'S PIZZA & CATERING



9950 Transit Road  
East Amherst, NY 14051  
716-639-8162

Minutes from Ransom Oaks!  
Dine in or take out!

### Special Offers for Ransom Oaks Residents

Monday - Thursdays

Buy one dinner get one dinner for ½ price

Up to a \$10 value

Tuesday "Kid's" Night

Children EAT FOR FREE!

Includes one item per child from the "Kid's" Menu

Must be 10 years of age or younger

\*Show this ad to redeem \* Dine in only \* Valid through 5/31/16



# Annual Garage Sale

Fri & Sat, June 17 & 18  
9am to 4pm



parts of tools, etc.) This gives the men something to immerse themselves in while the women find all the real treasures.

**Have an electrical outlet handy (or a long extension cord).**

**Be prepared as some buyers will expect you to bargain with them.** If it's early in the morning and you don't want to bargain, just say "I think it's worth that price. I may lower the price later in the day if it doesn't sell."

**For your free Ransom Oaks Garage Sale Kit contact Maureen Mirand** (call, text (716) 866-9959 or email maureen@maureenmirandhomes.com) leave your name and address. Each kit includes a sign, stickers, calculator, marker and garage sale tips.

Don't forget to **send a list of any items you are selling** to me so that we can include them in the June issue of the Ransom Oaks News. Please provide your address and the type of items you are selling.

We are advertising our sale and putting up lots of signage, so this should be a great year for us!

Pray for sun, have fun and best wishes for a great sale.

Maureen Mirand

Ransom Oaks News ■

### Garage Sale Preparation

Having a garage sale can be fun and can put some money in your pocket, but to ensure success it takes proper planning. Here are some tips for making your sale more successful:

#### Be clear on the purpose of your sale.

Are you selling things to make money or to get rid of them? This question affects everything you do, from how you price things to how willing you are to negotiate. Surprisingly, you can often make more money (and get rid of more junk) by pricing things low. As a general rule of thumb, price items about a quarter or third of what they would cost new. There are exceptions - clothes are generally poor sellers, unless it's baby/kids clothes.

**Get Cash.** Get a roll of quarters, a stack of twenty-five \$1 bills, and a few \$5 bills before the day of the sale. Also, wear an apron or fanny pack to keep

your money safe and your hands free.

#### Get Bagging Supplies.

**Have a calculator handy.** Make it easy for yourself to total items - price things evenly: .25, .50, and \$1, NOT .40, .75, \$1.20.

**Prepare your staging area.** People will be more inclined to stop if you set up shop in your yard or driveway. Some people are reluctant to enter a dark and dreary garage. Make your sale inviting and easy to browse.

You can lure customers by placing highly-desirable items near the road. Ever notice how hard a woman has to work to convince a man to stop at a yard sale? To solve this, set out an old lawn mower or power tools out front in plain view of the road, and you'll get more business. It's also smart to set up a small table with nothing but "man-things" (jars full of screws and nails, electronic parts, tools and



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Around Town

# May



## Boardwalk Carnival

Sat, May 28, 11am - 9pm  
Canalside, Buffalo, NY

Celebrate Memorial Day weekend and kick off the Summer with the whole family at the Canalside Boardwalk Carnival 2016!

Hammerl Amusements will bring 16 rides and games for all ages, plus fabulous food, a beer tent, live entertainment and more! More details will be available in the coming weeks.

**Cost:** Admission: free, Unlimited ride bracelets: \$20 per day per person, Individual ride tickets: \$1 each or a family pack of 24 tickets for \$20

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

## Farmers' Market at the Mill

Saturdays, May 21st - October 29th, 8 am - 1pm

Island Park, Williamsville, NY

Rain or Shine

Note we'll be in *Island Park* again this year.

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

**Details:** <http://williamsvillefarmersmarket.com>



## Pancake Breakfast

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.

# Mark Your Calendar

May Day  
May 1



Mother's Day  
May 8



Armed Forces Day  
May 21

Memorial Day  
May 30



# Ransom Oaks Homeowners!

Hi! Are you thinking of selling your home and downsizing? I would like to introduce myself, I am Maureen Mirand and I have lived in Ransom Oaks for 20+ years, raised my triplets here and know the challenges of now having to downsize as they grow up & move out!

**Give me a call today to discuss your options! (716) 866-9959**

- **Top 10 % of Realtors in WNY As Published In Business First**
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Keller Williams Realty Buffalo Northtowns  
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Each office is independently owned and operated



# Looking To Downsize?

Around Town

# Household Hazardous Waste Day



If you have household items that you need to dispose of .. there is a Household Hazardous Waste Collection Event being held on Saturday, May 7th from 9 a.m. to 2 p.m. at ECC North Campus.

Waste oil, paint, anti-freeze, propane cylinders, etc. will be accepted.

NO LATEX PAINT, TIRES, LIGHT BULBS, COMPUTERS, PHARMACEUTICAL, COMMERCIAL/INDUSTRIAL WASTE

For more information visit <http://www.amherst.ny.us> or [www.erie.gov](http://www.erie.gov) ■

Around Town

# Spring Brush Cleanup

Amherst's annual spring brush pickup will begin on May 23rd. Pickup will follow the same weekly schedule as residents' refuse pickup regarding the day of the week. However it may take approximately two to three weeks for us to complete the whole Town.

Please have brush, logs and stumps out for pickup by this date. The Town will collect large unmanageable piles of logs, brush, and tree stumps only. All material must be placed out the start of that week. We are going thru all areas of the Town one time only.

No mixed piles containing lumber, concrete, railroad ties or non-organic materials will be collected. Leaves, small trimmings and other yard waste should be put in containers, paper yard waste bags or bundled for collection by Modern Corporation on a weekly basis. The Highway Department will not pick up these materials during this spring brush pickup. Questions?

Contact Amherst Highway Dept 631-7264 ■

# May Classifieds

*Meet that Holiday Stress*

**Reiki**  
 Relaxation • Stress Relief •  
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Karen, Master Reiki Practitioner/ Teacher  
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 Flexible schedule

Text/call **(716)553-7822**

**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.



# Lois Robinson-Fullam

*Licensed Associate Real Estate Broker*

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## Ransom Oaks

# 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. ■



# JULIE BROWN

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www.JulieBrownWNY.com



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## Senior Companion Care

Experienced RN available for companion care in-home or facility. Services may include transportation for shopping or appointments, post rehab help, medication help, pet advocate, meal prep. I'm insured and can provide references upon request.

**Contact Georgia @ 852-5050**

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Call: **639-8500** or visit: [justforkidsonline.org](http://justforkidsonline.org)

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# Affordable Advertising



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

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 (behind Carubba Collision)

**716-688-0402**

**Bruce Weiss-Owner**

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- \*Full Brake System Evaluation      Save \$20.00
- \*Inspect Steering & Suspension
- \*Inspect & Top Off Under Hood Fluids
- \*Road Test
- \*Plus More....

Majority of vehicles, not applicable with other discounts or specials, regularly \$59.88 + tax, call for appointment, see store for details, exp 5/31/2016

# May

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

**Next ROCC Meeting:  
Monday • May 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 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**

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

**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

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



**Ransom Oaks**

Community Corporation  
101 Ransom Oaks Drive  
East Amherst, NY 14051

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