



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

September 2016

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

Welcome Autumn 2016

For your convenience, the Ransom Oaks News is always *available online* at <http://RansomOaks.com/newsletter>.

You'll also find an archive of past editions.



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Resident's Forum



Cell Coverage Challenges

Attention Ransom Oaks Verizon Wireless Customers (ATT, Sprint & T-Mobile too): Did you know that Ransom Oaks is supposed to have 4G/LTE coverage? Have you noticed that you typically only get 3G service in our neighborhood?

If this is you, we can all benefit if everyone with this problem would please call Verizon and request that they open a "trouble ticket" for poor coverage. Some residents have reported that they've had the issue quite a while now, and have called but nothing has happened.

If we band together and show Verizon that this is a wide-spread problem in our area they are more likely to address it, which will benefit all of us!

A customer with another carrier? Please contact their customer service directly if you have coverage issues. The squeaky wheel indeed gets the oil!

Verizon customer service can be reached at 1-800-922-0204. ■



Ransom Oaks

Who-to-Call

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

- **Charlesgate, Forest Edge or Glen Oak**
Clover Management, 204.2771
- **Briarwoods or Woodgate**
Andruschat Real Estate Service, 688.4757
- **Ransom Oaks Architectural Matters** (regarding Single-family homes ONLY), 406.8557 (archcomm@ransom-oaks.com)
- **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

Have an idea, something to share

Join Us...

@ the ROCC Monthly Meeting

Mon, Sept 12

Tues, Oct 11

(details on the back cover)

Happy Birthday!

Our September Celebrations



Antonio Marong	17
September 2	
Melissa Moeller	21
September 2	
Rachel Newman	42
September 3	
Divya Ramalingam	21
September 3	
Ryan Seipp	24
September 4	
Alex Jones	17
September 6	
Emily Mirand	22
September 12	
Mark Rapp	7
September 13	
Agatha Christie	126
September 15	
Taylor Newman	12
September 16	
Maddie Robinson	23
September 17	
Kaitlin Walsh	22
September 17	
Katelyn Howard	22
September 21	
Zhengyi Yan	15
September 22	
Sebastian Marong	15
September 26	
Matthew Vitello	16
September 27	
Matthew Mirand	19
September 29	
Alison Harris	16
September 29	
Jenna Mirand	19
September 29	
Alison Mirand	19
September 29	
Cal Deck	12
September 30	
Emma Liss	22
September 30	

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, *	689.0988	mdeck@ransomoaks.com
Mike Hartman, *	406.8557	mhartman@ransomoaks.com
James Burke, *	913.8381	jburke@ransomoaks.com
Forrest Benson	688.4688	fbenson@ransomoaks.com
James Scott	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

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



Ransom Oaks Facilities Report



As September quickly arrives, we hope everyone had a restful and enjoyable summer. **Pools will close Labor Day for the season.** I hope everyone had a chance to use the facilities this season—July seemed to disappear quickly with August right behind.

Tennis courts will **remain open through October** provided we do not have problems with people roller blading, using skateboards or playing baseball on the courts. Please remember that dogs are not allowed on the tennis courts.

Buildings are **clean and ready to be rented for group meetings and “get-togethers”**. Please call Tom or Kathy Halter to make reservations. There is a deposit and building use form that must be signed before you will be permitted to use the buildings. The deposit will be returned to you upon inspection of cleanliness. Please follow all rules for building use posted at each facility. It is very important that everyone who have weekly rentals clean up and take their garbage with them. The buildings are used almost every day.

Fall also brings political campaigning. Please remember that **it is against your covenants and restrictions to have signs on your lawn or common grounds in the Ransom Oaks community.** This will be strictly enforced.

Lastly, fall is also the time when we experience vandalism, and break-ins at the facilities. **Please call the police if you see anything suspicious going on in the community.**

We would like to **thank all the guards** for a great season and wish you all a successful year at school! You are a major part of what makes Ransom Oaks a great place to live!

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

Ransom Oaks

Board Meeting Highlights

August 8, 2016

- One resident attended the meeting.
- The property at 85 Moorgate Court is owned by the US Marshal's service and is in serious disrepair. The Marshal's service will not do any repairs. When the home is purchased the new owner will be responsible for bringing the home into compliance with our Architectural requirements
- Capital budget is about \$16,000 over the budget because of additional work we added after the budget was approved
- Lifeguard salaries are above budget because we hired an extra part time lifeguard and, because of the dry weather, we have many less pool closings because of rain.
- Certified letters were sent by the attorney to 24 property owners for unpaid 2016 assessments.
- About 150 residents attended the Community Party. Between 50 and 60 bikes participated. Thanks to the Swormville Fire Department for providing their fire truck.
- The Board of Directors will tour the Ransom Oaks facilities on August 16 to establish what improvements and repairs should be in the 2017 budget.
- After August 17 there will not be enough lifeguards available to support pool parties. ■

Planning a Party or Event?

Host your event or party
at one of our Ransom
Oaks facilities.

Details at
RansomOaks.com/Facilities

if you
SEE | **SAY**
something | something™

If You See Something Say Something™ used with permission of the NY Metropolitan Transportation Authority.

Around Town

Community Volunteer Fair

Whether you're an adult or senior looking to enhance your life by helping others, or a high school / college student needing to complete community service hours—this event is for YOU!!

• Over 100 organizations invited to participate

- Great opportunity for all ages to find quality volunteer projects
- Gather information & talk with agency representatives to learn more

Details

Wednesday, October 5, 2016

4:30 PM - 6:30 PM

Amherst Center for Senior Services
370 John James Audubon Parkway
(behind Audubon Library)
Amherst, NY 14228

716-636-3055 ext 3126 ■

First Day of Classes for Williamsville Central School District



Tuesday,
September 6

Join Us for Live Music

Sept 3rd & 10th



Luigi's Pizza & Catering

9950 Transit Road • North of Smith Rd
(716) 639-8162

Minutes from Ransom Oaks
Dine in or Take out

Ransom Oaks Resident Exclusives

Monday-Thursdays

Buy One Dinner, Get One 1/2 Price
Up to a \$10 Value

Tuesday "Kid's Night"

Children under 10 Eat Free
One item from the Kid's Menu

www.luigispizzaandcatering.com • Show this ad to redeem • RO Exclusives Dine-in Only • Valid thru 10/7/16

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

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Each office is independently owned and operated



Looking To Downsize?

Around Town

August

Evening in the Village

Sat Sept 10, 5pm-10pm

Williamsville, NY

Join the fun at an evening in the Village. Stroll the Village Sat night for an open House, live music, many outdoor events.

Fire Hall Fire Prevention Night too!

Details: <http://willvill.com/>. ■

Farmers' Market at the Mill

Saturdays, thru 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>. ■

Harvest Festival

Sat, Sun Sept 25 & 26

Niagara Wine Trail

Celebrate harvest season with wine and food pairing samples at each participating winery.

Details: <http://niagarawinetrail.org/harvest-festival/>. ■

Lois Robinson-Fullam

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Direct: 445-2563

Lois.Robinson@huntrealestate.com



Office: 633-5350

8780 Sheridan Dr., Williamsville, NY 14221

Food Truck Tuesdays

Tues thru Oct 4, 5pm-8pm

Larkin Square, Buffalo, NY

Stop by for a little dinner and music in Larkin Square before the chill sets in.

Details: <http://larkinsquare.com/>. ■

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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. ■



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JulieBrown@me.com

www.JulieBrownWNY.com



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Contact Georgia @ 852-5050



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

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September

Please visit our web site at www.ransomoaks.com

Next ROCC Meeting:
Monday • September 12, 2016
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
September 12 November 14
October 11(Tues) December 12

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, 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
-

September 15
Deadline for
Ransom Oaks News
October issue



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