



# 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

October 2016

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

## Celebrating October 2016

Rosh Hashanah • Columbus Day • Yom Kippur • National Boss' Day • United Nations Day • Halloween

### Resident's Forum



### Cleaning Up

Our community lends itself to long walks, especially with our four-legged, furry family members.

Please help keep our community healthy by picking up after your pets and taking that final step to dispose of bags in your own garbage. ■



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.



## Mark Your Calendar



**Columbus Day**  
Oct 10

**Halloween**  
Oct 31



### 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

### In This

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- 3 Facilities Report: Tom & Kathy Halter
- 7 Around Town: October Events
- 8 How to Advertise with Ransom Oaks

### Join Us...

@ the ROCC Monthly Meeting

learn what's happening in Ransom Oaks

Tues, Oct 11  
Mon, Nov 14

(details on the back cover)

# Happy Birthday!

## October Celebrations



<b>Cara Diati</b> .....	27
October 1	
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October 27	
<b>Caitlin Butler</b> .....	26
October 28	
<b>Delaney Gillman</b> .....	17
October 31	

**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*</b>	689.4919	jgolding@ransomoaks.com
<b>Pete Calinski, Secretary</b>	616.0088	pcalinski@ransomoaks.com
<b>Michael Deck, *</b>	689.0988	mdeck@ransomoaks.com
<b>Mike Hartman, *</b>	406.8557	mhartman@ransomoaks.com
<b>James Burke, *</b>	913.8381	jburke@ransomoaks.com
<b>Forrest Benson</b>	688.4688	fbenson@ransomoaks.com
<b>James Scott</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



Pools closed as of Labor Day and we're now in the process of closing the recreational facilities.

It was a wonderful summer, hope you were able to enjoy our facilities.

With Halloween around the corner, please keep safety first. Watch out for the younger members of the community . If you see vandalism, call the Amherst police.

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

**To maintain the beauty of  
our Community, lawn signs  
are prohibited in Ransom  
Oaks except "House for  
Sale" signs.**

*Help maintain the beauty  
especially during this election  
season.*



### Ransom Oaks

## Around Ransom Oaks

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

Can we help publicize an event or  
fund raiser?

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). ■

### Ransom Oaks

## Board Meeting Highlights

September 12, 2016

- Two residents attended the meeting.
- Residents in the Lilybrooke Court, Ginger Court, and Honeysuckle Way area are concerned that the New York State Department of Environmental Conservation is proposing to declare an area near their properties to be "Wetlands". They have no objection to that proposal however, the DEC also requires a 100 foot buffer zone. This buffer zone will encroach onto their properties and will restrict what they can do with their property. They are asking that everyone send a letter or email to the DEC. A template for this letter can be downloaded from: <http://ransomoaks.com/wp-content/uploads/user/WetlandsLetter.doc>.
- The Board will be working on the budget for 2017 over the next few months. If residents have any suggestions for the improvements to the facilities please contact Tom or Kathy Halter at TKHalter@ransomoaks.com or 716-691-7352. ■

## Planning a Party or Event?



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

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

if you  
**SEE**  
something

**SAY**  
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 ■

## Around Town

### Fall Leaf Collection

Town-wide leaf collection starts **October 15th.**

If you have leaves to be picked up before that put them in your yard waste containers. If you use a landscape contractor please ask them to take them to the compost facility at NO COST to the contractors. Thank you; this will help us to keep our streets and receivers clear of leaves until the Town crews start their pickup!



Learn more at [http://www.amherst.ny.us/pdf/announce/dept\\_11\\_130923a.pdf](http://www.amherst.ny.us/pdf/announce/dept_11_130923a.pdf). ■

## Around Town

### Sunday Walks & Talks Series

Ashes to Ashes, Tracking the Emerald Ash Borer, Patrick Marren, Forester, Department of Environmental Conservation

#### Details

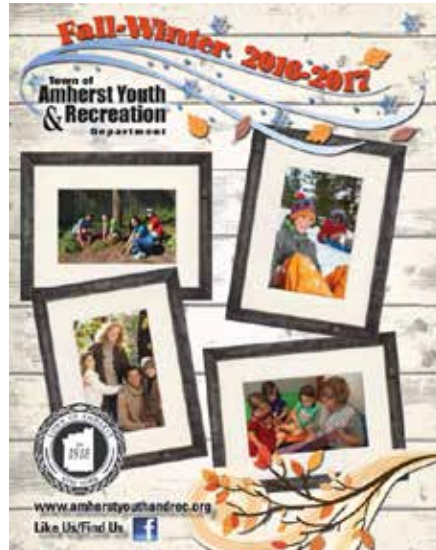
Sunday, October 9, 2016

Amherst State Park, Mill Street

Meet at the kiosk by the parking lot

Sunday afternoons at 2:00 pm Rain or Shine

Please wear weather appropriate clothing ■



# 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**
- **Have helped hundreds of families sell their property & find the perfect "new place"!**



Keller Williams Realty Buffalo Northtowns  
4955 North Bailey Ave, Suite 100, Amherst, NY 14226  
Office (716) 832-3300  
Each office is independently owned and operated



# Looking To Downsize?

## HALLOWEEN SAFETY TIPS

from <http://www.safekids.org>

### Walk Safely

Cross the street at corners, using traffic signals and crosswalks.

Look left, right and left again when crossing and keep looking as you cross.

Put electronic devices down and keep heads up and walk, don't run, across the street.

Teach children to make eye contact with drivers before crossing in front of them.

Always walk on sidewalks or paths. If there are no sidewalks, walk facing traffic as far to

the left as possible. Children should walk on direct routes with the fewest street crossings.

Watch for cars that are turning or backing up. Teach children to never dart out into the street or cross between parked cars.

### Trick or Treat With an Adult

Children under the age of 12 should not be alone at night without adult supervision. If kids are mature enough to be out without supervision, they should stick to familiar areas that are well lit and trick-or-treat in groups.

#### Keep Costumes Both Creative and Safe

Decorate costumes and bags with reflective tape or stickers and, if possible, choose light colors.

Choose face paint and makeup whenever possible instead of masks, which can obstruct a child's vision.

Have kids carry glow sticks or flashlights to help them see and be seen by drivers.

When selecting a costume, make sure it is the right size to prevent trips and falls.

### Drive Extra Safely on Halloween

Slow down and be especially alert in residential neighborhoods. Children are excited on Halloween and may move in unpredictable ways.

Take extra time to look for kids at intersections, on medians and on curbs.

Enter and exit driveways and alleys slowly and carefully.

Eliminate any distractions inside your car so you can concentrate on the road and your surroundings.

Drive slowly, anticipate heavy pedestrian traffic and turn your headlights on earlier in the day to spot children from greater distances.

Popular trick-or-treating hours are 5:30 p.m. to 8:00 p.m. so be especially alert for kids during those hours. ■



## Tips for a Healthy Fall

from <http://health.usnews.com>

### 1. Think beyond pies and jack-o-lanterns.

All hail the Great Pumpkin! The pulp of this favorite is packed with vitamins A & C, the seeds, called pepitas, are rich in phytosterols which may help lower cholesterol. Try at least one new pumpkin recipe.

### 2. Get your flu shot.

Before the weather turns ugly and the germs get spreading, cross this off your to-do-list.

### 3. And while you're at it, steer clear of the common cold...

Hydrate with tons of water to keep those germs from landing. The probiotics in yogurt help to boost your immune system. Even a little seaweed and that favorite pumpkin can help boost your immune system.

### 4. Sign out of Facebook, ditch the fall line-up and head outside.

Besides being just fun, spending time outdoors boosts your vitamin D, makes you happier and improves your concentration.

### 5. While you're outside, grab a workout...

Take in the scenery on a walk, hike, run or bike ride. Consider this - for a 150 lb person, 30 minutes of raking leaves, 30 minutes of playing with the kids or 30 minutes of planting and gardening burns roughly 150 calories.

### 6. Scare off those Halloween candy cravings.

Keep the sweets out of the house until just before Halloween day. Don't be tempted by that extra bag of treats.

### 6. Swap out those half time treats for a better alternative.

Swap chips for fruits and vegetables with that dip. You'll feel better and your closet will thank you!

### 7. Hit up the Farmers Market for fall favorites.

Fall is great for root vegetables, all varieties of squash, apples and of course cider. The potatoes have their winter coat and are ready for storage in a cool, dark place. Pick up a little of each! ■

## 10 Most Searched Costumes from 2015

Source: USA Today

- |                 |                  |
|-----------------|------------------|
| 1. Harley Quinn | 6. Minnie Mouse  |
| 2. Star Wars    | 7. Witch         |
| 3. Super Hero   | 8. Minions       |
| 4. Pirate       | 9. Joker         |
| 5. Batman       | 10. Wonder Woman |



# Preparing Your Home for Winter

from <http://www.kiplinger.com/>

It's hard to think white on these gorgeous falls days! It's always better to be prepared so we better get to it. Here are some steps to take now to prepare your home for winter and beyond.



**Tune Up Your Heating System.** Change the filter and have a professional clean out your furnace and winterize your a/c.

**Reverse Your Ceiling Fans.** Run those fans in a clockwise directions after your heat is turned on to move the warm air down into your room.

**Prevent Ice Dams.** Insulation is the key to preventing ice dams. If you had problems last year, consult a pro to insulate those trouble areas.

**Hit the Roof.** Check that everything is find on the roof before the cold, snow and ice hits.

**Caulk Around Windows and Doors.** Keep the breezes at bay by calking where needed.

**Clean the Gutters.** Leaves, twigs and more get stuck in your gutters. Clean them out to allow flowing water through the winter and spring.

**Divert Water.** Send that water away from your foundation, and sump pump. This is a perfect fall project.

**Turn Off Exterior Faucets.** Just in case, walk down to the basement and turn them off on the inside.

**Drain Your Lawn-Irrigation System.** For best performance next year and to reduce any potential cold weather breaks, consult a professional to drain your irrigation system.

**Mulch Leaves When You Mow.**

Nature's fertilizer and free to boot. Win-Win.

**Prepare to Stow Your Mower.** After that last round the yard, stow it of swap it out for the snow blower. Be sure to drain the gasoline.

**Don't Prune Trees or Shrubs Until Late-Winter.** Horticulturalists advise waiting to prune until late winter for most plants, when they've been long dormant and just before spring growth begins. Consult your local nursery for advice on specific plants.

**Test Your Sump Pump.** Slowly pour several gallons of water into the sump pit to see whether the pump turns on. You should do this every few months, but especially after a long dry season or before a rainy one.

**Call a Chimney Sweep.** Get your chimney clean before it's winter workout.

**Restock Winter Essentials.** Don't wait for the first winter storm to restock cold-weather essentials, such as salt or ice melt.

## Around Home

### 4 Things Buyers Love and Sellers Sometime Fail to Mention

In Real Estate, the term "under market" is used to describe a home that is priced or purchased for less than its fair market value. Sometimes an unrelated real estate phenomenon that perhaps Webster would rank as a second definition for "undermarketing": to list a home and fail to mention features the homes have, which buyers would have been attracted to, had they seen them in the home's listing description, flyer or online marketing.

If your home has commercial-grade European appliances, sits on a beautiful piece of land, or is has a \$50,000 updated kitchen, it's pretty easy to know what to lead with in your marketing. But if you have a normal house in a normal neighborhood, there could very well be things you take for granted which a first-time or relocating buyer might be magnetically drawn to – if you mention it in the listing.

**Storage.** Showcasing your home in its best light is not just about what you love about it. You might already have outgrown the place, and started to see its flaws more than its finer points: that's why you're moving. But the goal of good marketing is to highlight the things that will allow your home to shine in the eyes of your target buyers and against the competition.

**Organizing systems.** If you have made the investment in upgrading your home with customized or built-in closet, kitchen or garage organizer systems, desks or bookshelves make sure buyers see and know this from your home's online listing. **Proximity.** You might be thinking the right buyers for your home will be finding it online precisely because of where it's located, so it's silly to call out the

property's proximity to amenities and attractions. Not so fast. Don't assume: if your home is particularly well-located vis-a-vis major employers, universities, recreational amenities or walkable shopping and dining districts showcase this in your listing.

**Senior-friendly features.** Boomers are not necessarily looking for homes with built-in disability features, but they are often looking for homes they could live in for the rest of their lives, "aging in-place," without necessarily being located in senior-only communities. Similarly, the movement toward aging-in-place has caused many more families to move aging relatives in with them, versus moving them out to retirement homes. If your home has multiple bedrooms with bathrooms en suite or completely independent living quarters, marketing these features to extended families is a must.

Excerpted from HGTV.com ■



**Around Town**  
**October**

**Trick or Treat Weekend**

Sat & Sun Oct 8 & 9, 12-3pm

Buffalo Zoo

Trick or treat stations throughout the Zoo will be FREE with Zoo admission. Additional activities such as \$2 hayrides, face painting, costumed characters & a special animal enrichment schedule will be available to guests on both days.

Details: (716) 995-6133. ■

**Symphonic Spooktacular**

Sun, October 23, 1:30pm

Kleinhans Music Hall

Scary music and Halloween fun at the BPO! Wear your costume and parade across the Kleinhans stage at the end of the concert.

Designed for children ages 5-10, Stefan Sanders has created the perfect introduction to classical music.

Details: bpo.org. ■

**2016 Fall Fest**

Sat, October 8 10am-10:00 pm

Canalside

Join us for the 2016 Fall Fest at Canalside. A day full of fun and fall activities for the whole family to enjoy.

Details: www.canalsidebuffalo.com. ■

# Lois Robinson-Fullam

Licensed Associate Real Estate Broker

**30 Year Resident of Ransom Oaks**

**NYS Certified Real Estate Instructor**



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Office: 633-5350

8780 Sheridan Dr., Williamsville, NY 14221

**Author Series with  
featured author Nancy  
Davidoff Kelton**

Thurs Oct 20 5:30-6:45pm

Larkin Square

Meet expat Buffalonian Nancy Davidoff Kelton, talking about her memoir.

Details: http://larkinsquare.com. ■

**Halloween Trick or  
Treat**

Fri Oct 21, 5-7:30pm & Sat Oct 22, 4-7:30pm

Buffalo Niagara Heritage Village

A family favorite for children 3-12.

Details: http://bnhv.org. ■

**Call Us for Your  
Holiday Catering  
Needs**



## Luigi's Pizza & Catering

9950 Transit Road • North of Smith Rd  
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Minutes from Ransom Oaks  
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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 11/7/16

# 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, Maroon Technology, 1879 Whitehaven Road, Suite 110, 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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Cell: (716) **830-8787**  
JulieBrown@me.com  
www.JulieBrownWNY.com

914 Maple Rd., Williamsville, NY 14221

RealtyUSA.com



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**689.4593**  
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**This ad spot could be yours!**

Reach over 1100 Ransom Oaks homes each month.

It take seven "touches" to close a sale.

Ransom Oaks News, a cost-effective "touch."



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Seasonal Yard Cleanup • Topsoil & Mulch  
Shrub Trimming • Gutter Cleaning • Any Small, Odd Job  
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**716.400.8581**  
Ransom Oaks Resident, Tim Maher • adoreyourhome@hotmail.com

FREE Estimates INSURED



# Affordable Advertising



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 home or mine: East Amherst, Clarence,  
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 (behind Cavobba Collision)

**716-688-0402**

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 Alignment,  
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 Family Owned-1989  
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- \*Full Brake System Evaluation
- \*Inspect & Top Off Under Hood Fluids
- \*Road Test And More!
- \*Plus More....

**\$39.88 + tax**

Save \$20.00

Majority of vehicles, not applicable with other discounts or specials, regularly \$59.88 + tax, call for appointment, see store for details, exp 10/31/2016

