



# Ransom Oaks News

A Neighborhood Publication

Sponsored by Ransom Oaks Community Corporation & Our Advertisers

www.RansomOaks.com

2017 Thirty-Seven Years of Ransom Oaks News

January 2017

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

## Welcome 2017!



*Best Wishes  
for a Happy,  
Healthy &  
Prosperous  
2017!*

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## ROCC Board of Directors Annual General Meeting & Election

**Monday, January 9**

The Annual General Meeting & Board of Directors election will be held **Monday, January 9, 2017, 6:30pm** at the Greenwood Recreational Facility.

Incumbents *Gene Zambarda, and James Scott* are candidates for **three open board positions**. Residents who vote, either by sending in their proxy or voting at the meeting, will be entered into a drawing to have their **2017 assessment waived**.

Candidates are also identified in our mailing, Notice of Annual General Meeting/Proxy/Ballot, which also includes the Board approved 2017 Budget. See Page 4 for your Proxy.

### *Please vote!*

Ransom Oaks property owners with paid assessments and no outstanding liens against their property are encouraged to vote. ■



**Monday  
January  
16,  
2017**

### 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

## Join Us...

@ the ROCC Monthly Meeting

learn about & influence what's happening in Ransom Oaks

Mon, Jan 9

Mon, Feb 13

(details on the back cover)

## Happy Birthday!

### New Year Celebrations



<b>Mary Bridget O'Sullivan</b> . . . . .	<b>18</b>
January 2	
<b>Hallie Kenyon</b> . . . . .	<b>21</b>
January 6	
<b>Eric Vitello</b> . . . . .	<b>18</b>
January 9	
<b>Darya O'Sullivan</b> . . . . .	<b>12</b>
January 10	
<b>Drew Butler</b> . . . . .	<b>18</b>
January 14	
<b>Martin Luther King Jr.</b> . . . . .	
January 15	
<b>Jennifer Sarah David</b> . . . . .	<b>29</b>
January 18	
<b>A.A. Milne</b> . . . . .	<b>135</b>
January 18	
<b>Ava Verrastro</b> . . . . .	<b>13</b>
January 18	
<b>Adam Hood</b> . . . . .	<b>30</b>
January 22	
<b>Maria Merrill</b> . . . . .	<b>18</b>
January 23	
<b>Irina Dmitriyev</b> . . . . .	<b>27</b>
January 24	
<b>Matthew Vizzi</b> . . . . .	<b>18</b>
January 26	
<b>Zack Agro</b> . . . . .	<b>10</b>
January 26	
<b>Terry Tubbs</b> . . . . .	
January 28	
<b>Kevin Hall</b> . . . . .	<b>24</b>
January 29	
<b>Christian Jones</b> . . . . .	<b>23</b>
January 29	

**Join the list!** Send your name and birth date (*and age if you prefer*) to [newsletter@ransomoaks.com](mailto: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	<a href="mailto:mwalsh@ransomoaks.com">mwalsh@ransomoaks.com</a>
<b>Gene Zambarda, Vice President*</b>	689.0924	<a href="mailto:gzambarda@ransomoaks.com">gzambarda@ransomoaks.com</a>
<b>Jim Golding, Treasurer*</b>	689.4919	<a href="mailto:jgolding@ransomoaks.com">jgolding@ransomoaks.com</a>
<b>Pete Calinski, Secretary</b>	616.0088	<a href="mailto:pcalinski@ransomoaks.com">pcalinski@ransomoaks.com</a>
<b>Michael Deck, *</b>	689.0988	<a href="mailto:mdeck@ransomoaks.com">mdeck@ransomoaks.com</a>
<b>Mike Hartman, *</b>	406.8557	<a href="mailto:mhartman@ransomoaks.com">mhartman@ransomoaks.com</a>
<b>James Burke, *</b>	913.8381	<a href="mailto:jburke@ransomoaks.com">jburke@ransomoaks.com</a>
<b>Forrest Benson</b>	688.4688	<a href="mailto:fbenson@ransomoaks.com">fbenson@ransomoaks.com</a>
<b>James Scott</b>	636.1959	<a href="mailto:jscott@ransomoaks.com">jscott@ransomoaks.com</a>

\* 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	<a href="mailto:tkhalter@ransomoaks.com">tkhalter@ransomoaks.com</a>
<b>Terry Collins, News Editor/Designer</b>	980.5470	<a href="mailto:newsletter@ransomoaks.com">newsletter@ransomoaks.com</a>



## Ransom Oaks Facilities Report



January is here and we are reflecting back in 2016. I have attached a couple of pictures from our community party and bike parade back in July. It was a fun evening with swimming, games, food and a great opportunity to meet some new neighbors or catch up with some old friends.

As we move ahead to 2017, we hope to continue the summer party for the community. We have the pools, tennis courts, common ground areas, and buildings that are the basis for people to meet—now is the time to get involved. New faces bring new ideas and that is what makes Ransom Oaks a great place to live. **If you would be interested in chairing any activities this year, please give us a call.**

The **annual ROCC general meeting will be held on Monday, January 9, 2017 at the Greenwood Recreational Building at 6:30.** The election of officers will take place at this time. Please make plans to attend. If you cannot attend the meeting please take advantage of the absentee ballot/proxy.

We are also in the process of making sure we have **current addresses for everyone** in the community. If you would like to have your assessment notice forwarded to a different address, please drop us a line or give us a call.

You should receive your assessment notice in January. This year we are including **an option for you to pay online.** All the details are included on the notice. If you have any questions regarding your assessment and payment, please give us a call.

### **Happy 2017!**

Tom and Kathy Halter  
Ransom Oaks Facilities Managers  
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?

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). ■

### 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 Proxy & Ballot

Again this year we will continue the random drawing we initiated in 2005. A single proxy/ ballot will be drawn and the winner will have their 2017 annual assessment waived (amount not to exceed the amount of the 2017 assessment). All valid proxy/ballots received prior to the start of the Annual General Meeting (AGM) will be eligible. Members of the ROCC Board of Directors are not eligible for this drawing.

If you are a property owner in Ransom Oaks, have paid all assessments and have no outstanding liens against your property you can cast your vote in one of two ways:

1. Attend the AGM with proper identification and deposit the enclosed Ballot (or one provided at the meeting) in the Ballot box.
2. Vote by Proxy: Complete the enclosed Proxy form, either assigned to someone or left to the recording secretary.

Vote for the candidate(s) of your choice or leave the Ballot blank. Separate the Proxy from the Ballot and fold over and staple the Ballot for privacy.

Place both in the same sealed envelope and either give it to your assignee or mail to:

Ransom Oaks Community Corporation  
Attn: Secretary  
101 Ransom Oaks Drive  
East Amherst, NY, 14051

Note: Once the Proxy is validated, the Ballot will be deposited in the Ballot box. If mailing this Proxy & Ballot, it must be received no later than January 6, 2017.

## PROXY

No, I will not attend the AGM on 01/9/2017 and hereby assign my Proxy as follows:

I, the undersigned, being a member in good standing of Ransom Oaks Community Corporation under provisions governing said community, do hereby assign my voting rights to (insert name)\* \_\_\_\_\_, said person being a member in good standing of the community. This Proxy is executed for this AGM, and carries with it the full right of the assignee to cast my vote as the Ballot specifies or if not specified, as he/she sees fit on all business as may properly come before this meeting.

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

Please print your name and address clearly and sign your Proxy so it can be validated.

\*If a name is not specified or the assignee is not a member in good standing, this proxy will be assigned to the Board's recording secretary.

Cut here, fold the Ballot and staple it to maintain privacy.

Warning, your completed Proxy must be in the same envelope as this Ballot

## BALLOT

Do not vote for more than a total of Three (3)

<b>James Scott</b> (incumbent)	<b>Gene Zambarda</b> (incumbent)	
Write In Candidate #1	Name	Address
Write In Candidate #2	Name	Address

## Annual Assessment NOTICE

**Amount Due: \$350.00**

**Due Date: March 1, 2017\***

### Check Payable to:

Ransom Oaks Community Corporation Or

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

**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 March 1, 2017

# Board Meeting Highlights

December 12, 2016

- One resident attended the meeting. The residents whose properties are in the Wetlands buffer zone are **seeking help from the New York State legislature.**
- There are only **two candidates** running for the three open seats in the January election.
- All residents should have **received their ballots** in the mail. They can be mailed in or deposited in the ballot box at the Annual General Meeting, January 9th at 6:30 PM at the Greenwoods meeting room.
- We expect to be about \$14,000 **over budget at the end of 2016.** We completed capital improvements in 2016 that were budgeted in 2015. At the end of 2015 those funds were moved to the reserve fund and then withdrawn this year. Also, we paid a deposit for the resurfacing of the Ransom Oaks pool, budgeted in 2017.
- The property that was seized by the U.S. Marshal Service did not complete the sale yet so a lien was filed for non-payment of assessments.
- **PayPal will be available to pay the 2017 assessments.** Only 30 or so residents paid using PayPal last year. PayPal payments are a burden during the audit. With such low utilization we are considering suspending PayPal for future assessments.
- Bids for landscaping from four companies were reviewed. **All Seasons, the current contractor, was selected.**
- We will attempt to **repair the Eveningwood pavilion** before pool season.
- We use **Nature's Lawn Liquid Natural Aeration** on our playground areas. ■

## Around Town

### 2017 Amherst Resident ID Cards

Resident photo ID cards for the 2017 calendar year will be sold starting Monday, December 12.

A valid ID card is needed to register for programs, to receive resident discounts for open skate as well as unlimited use of the Clearfield and North Forest pools during summer months.

Proof of residency and a new photo (taken at registration) are required. Cards may only be purchased at the Northtown Center at Amherst. The office will be open the following Sundays from 10am-2pm for card purchase only: January 22, January 29, February 5 and February 12, 2017.

Cost is \$5; for further information or questions, call 631-7132. ■



# Mark Your Calendar

## ROCC Annual Meeting & Elections



January 9

## Martin Luther King Jr. Day



January 16

## Chinese New Year



January 28

## Around Town

### Curbside Metal Pickup

Starting in January 2017 the Amherst Highway Department will be picking up metal curbside.

Residents are asked to call our Dispatch at 631-7117 and give your name and address. Pick up will be on a bi-weekly basis and residents will be given a date for pickup at the time of their call.

In addition, you may drop off metal at the Amherst Highway Department from 7 am to 3:30 pm Monday thru Friday. ■

## Your Vote Counts!



Cast your vote by mail or in person @ our Jan 9 meeting.

**Around Town**  
**January**

**Open Ice Skating**

*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!

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



**Greater Niagara Fishing & Outdoor Expo**

*Fri-Sun, Jan 20-22, All Day*

*Niagara Falls Conference & Events Center, Niagara Falls, NY*

This "pure" fishing show is designed to be an "event" where attendees can spend a long weekend enjoying and learning about your favorite pastime versus the normal one or two hour "walk through" shows that many are used to attending. With over 200 fishing exhibitor booths and over 3,000 hours of "fishing" education provided to attendees at our January 2017 show, we are the largest freshwater "fishing" show in New York State and among the largest fishing shows anywhere in the Great Lakes.

**Details:** <http://niagarafishingexpo.com>. ■

# Lois Robinson-Fullam

*Licensed Associate Real Estate Broker*

**30 Year Resident of Ransom Oaks**  
**NYS Certified Real Estate Instructor**



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[Lois.Robinson@huntrealestate.com](mailto:Lois.Robinson@huntrealestate.com)



Office: 633-5350

8780 Sheridan Dr., Williamsville, NY 14221

**Buffalo SoupFest**

*Sat, Jan 28, All Day*

*Convention Center, Buffalo, NY*

Join 5,000 friends and 30 restaurants while sampling over 75 different soups all in one place!

Bring your friends and family to The Buffalo Niagara Convention Center and be a part of what everyone is calling the must-attend event of the winter!

Tickets are \$5 at the door on the day of the event. Children 5 and under are free with an adult. Soups are purchased with "Soup Bucks" which are \$1 each.

**Details:** [buffalosoupfest.com](http://buffalosoupfest.com). ■

**Free 1st Fridays**

*1st Friday, every month*  
*10am-10pm*

*Albright Knox Art Gallery*  
*1285 Elmwood Ave, Buffalo, NY 14222*

**Free 2nd Fridays**

*2nd Friday, every month*  
*4pm-8pm*

*Burchfield Penney Art Center*  
*1300 Elmwood Avenue, Buffalo, NY 14222*

**Free 3rd Fridays**

*3rd Friday, every month*  
*10am-8pm*

*The Buffalo History Museum*  
*1 Museum Ct, Buffalo, NY 14216* ■

## 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 & dementia care. I'm insured and can provide references upon request.

**Contact Georgia @ 852-5050**

**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.



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 Karen, Master Reiki Practitioner/ Teacher  
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 Call 245-9079

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 25 years experience, FREE estimate.  
 Available nights & weekends.  
 Reliable fixing at your convenience.  
 Call **ANDRE 688-8016 or 597-7655.**  
*Ransom Oaks Resident*

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 Advertise with your Ransom  
 Oaks Neighbors  
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Mention this ad &  
**SAVE \$15.00**  
 on any service

**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?**

# 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. ■



**Starting NOW all Ransom Oaks Home Owner Association Members, get Ford friends & family x-plan pricing on our entire inventory of over 400 new Fords.**



Call your neighbor, **Keith Winn**, today at **716-381-6686** for this special offer.

**FREE CAR WASH**

Redeem at dealership. Expires 1/31/17



**4045 TRANSIT ROAD WILLIAMSVILLE**  
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**716.400.8581**  
Ransom Oaks Resident, Tim Maher • [adoreyourhome@hotmail.com](mailto:adoreyourhome@hotmail.com)

**FREE Estimates INSURED**






# Affordable Advertising



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 www.JulieBrownWNY.com





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 Ransom Oaks Resident

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 Visit our website at TerranovaInsurance.com

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- \*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 2/28/2017

# January

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

**Next ROCC Meeting:  
Monday • January 9, 2017  
6:30pm @ Greenwood Facility.**

MEETINGS begin at 6:30pm at the Greenwood Drive Recreation Center the 2nd Monday of each month except for the October 2017 meeting which is 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. ■*

**2017 Meetings**

January 9	July 10
February 13	August 14
March 13	September 11
April 10	October 10
May 8	November 13
June 12	December 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
- 

**January 15  
Deadline for  
Ransom Oaks News  
February issue**



**Ransom Oaks**  
Community Corporation  
101 Ransom Oaks Drive  
East Amherst, NY 14051

PRESORTED  
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