



# 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

February 2017

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

## February Winter Hello!

• Groundhog Day • 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 9, 2017. The meeting included the election of three (3) members to the Board for a three year term each.

The candidates that received the most votes were:

- **James Scott** (Incumbent)
- **Gene Zambarda** (Incumbent)
- **Anthony Ippolito** (New Member)

Welcome back to our incumbents and a special welcome to Anthony Ippolito, our new Board member.

We are thankful for your time & dedication to our community.

A special thank you to **Mary Ann McKenna** for monitoring the ballot count. ■

#### In This

#### Issue

- 2 Ransom Oaks Board of Directors
- 3 Facilities Report: Tom & Kathy Halter
- 4 Board Meeting Highlights
- 4 Around Town: February Events
- 6 How to Advertise with Ransom Oaks

#### Ransom Oaks

### And the Winner Is...

*Congratulations to Florence Wagner of Old Oak Post* who won a free ROCC assessment for 2017.



Her ballot was drawn from 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!* ■

### Mark Your Calendar



**Groundhog Day**  
February 2

**Valentine's Day**  
February 14



**Presidents' Day**  
February 20

#### 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.,  
Pete Calinski, 616.0088
- **Vandalism, Animal Control or Security Concerns** Amherst Police, 689.1311
- **Swormville Fire**, 688.7055

### Venture Out...

to the ROCC Monthly Meeting

learn about & influence what's happening in Ransom Oaks

Mon, Feb 13

Mon, Mar 13

(details on the back cover)

# Happy Birthday!

## February Friends



<b>Matthew Lyskana</b> .....	<b>14</b>
February 5	
<b>Michael Brown</b> .....	<b>29</b>
February 7	
<b>Ainsley Hansen</b> .....	<b>6</b>
February 7	
<b>Abraham Lincoln</b> .....	
February 12	
<b>Meredith Cook</b> .....	<b>27</b>
February 12	
<b>Emilio Marong</b> .....	<b>24</b>
February 15	
<b>Nithya Priya Ramalingam</b> .....	<b>26</b>
February 16	
<b>Elana Lesse</b> .....	<b>26</b>
February 16	
<b>George Washington</b> .....	
February 17	
<b>Molly Ferguson</b> .....	<b>25</b>
February 22	
<b>Michelle Sawaya</b> .....	<b>25</b>
February 23	
<b>Matthew Berus</b> .....	<b>23</b>
February 25	
<b>Oliver Jackson</b> .....	<b>23</b>
February 26	
<b>Papa Goeckel</b> .....	<b>??</b>
February 26	
<b>Emily Gnozzo</b> .....	<b>16</b>
February 26	
<b>Eyob Marshall</b> .....	<b>11</b>
February 27	
<b>Thomas Jackson</b> .....	<b>18</b>
February 27	
<b>Marcia Wells</b> .....	<b>??</b>
February 28	
<b>Lemony Snicket</b> .....	<b>47</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>Pete Calinski, President</b>	616.0088	pcalinski@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



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, go to the Ransom Oaks website and fill out the on-line application at <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 2017 and mandatory for all ROCC residents. If you did not receive a notice in the mail, please contact us. Several bills have been returned as not deliverable. Note that your assessment must be received by March 1, 2017, and is for the calendar year. Please give us a call if you have any assessment or facilities questions.

If you are interested in **building rentals** visit [RansomOaks.com](http://RansomOaks.com) to check the calendar for 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 ■

## Ransom Oaks Thank You Mark

As of January 2017 Mark Walsh is no longer a member of the Ransom Oaks Community Corporation. Mark's position expired this January and he chose to not be on the ballot. He has plans to move on to bigger and better things. Mark has served Ransom Oaks since 2001, starting as a board member and ending his service as President of the board.

During his tenure Ransom Oaks has experienced many changes. The community has grown by nearly 50 homes. Also, over \$500,000 of additions and improvements have been made. Major projects such as the acquisition and installation of the Glen Oak playground and the Eveningwood Pavilion were completed. The community rooms at Ransom Oaks and Greenwood have been remodeled. Overall, nearly 100 projects were undertaken while he was a board member.

His steady hand over all these years has been a tremendous asset to Ransom Oaks. We only hope we can continue without him as well as we have with him. All residents owe Mark a debt for his service. Feel free to thank him. His email address will remain active for the foreseeable future, [mwalsh@ransomoaks.com](mailto:mwalsh@ransomoaks.com). ■

## 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](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  
March 1, 2017

## Ransom Oaks

# Board Meeting Highlights

January 9, 2017

- 10 residents signed in for the meeting. Others attended but did not sign in.
- A group of three residents sent a Certified letter questioning the budget. A board member offered to set up a separate meeting with them but they refused. An attempt was made to answer their questions.
- We ended 2016 \$17,000 over budget. Primarily because:
  - A capitol expenditure planned for 2015 was not executed until 2016. The 2015 funds went into the reserve fund.
  - Landscaping was \$6,000 under
  - Legal was \$10,000 under.
- We are preparing for the 2016 audit but the auditors want a substantial increase in their fees.
- The winners of the election were:
  - Jim Scott - 107
  - Gene Zambarda - 103
  - Anthony Ippolito - 16
- Votes were cast for 10 other names. However 7 of them either could not be identified as residents or were not eligible because they are already in the board.
- Florence Wagner of Old Oak Post won the drawing for a free 2017 assessment.
- With the departure of Mark Walsh, Pete Calinski will assume the role of president.
- Other assignments will be decided at the February meeting. ■



# Lois Robinson-Fullam

Licensed Associate Real Estate Broker

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



**Serving Ransom Oaks**  
**Buyers & Sellers**  
**for over 20 Years.**

**Direct: 445-2563**

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



Office: 633-5350

8780 Sheridan Dr., Williamsville, NY 14221

## Around Town

### February

#### 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!

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

#### Pancake Breakfast

Feb 19, Mar 19, Apr 23, May 14, Jun 11

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. ■

#### National Engineers Week

Feb 19-25, 11-2:30p

Buffalo Museum of Science, Buffalo, NY

Different Spring Break activities to celebrate National Engineers Week.

Details: [sciencebuff.org](http://sciencebuff.org). ■

#### Lumagination

February 1-4, 7-11, 14-21, 6-9pm, 6-10pm Fri & Sat

Buffalo Botanical Gardens, Buffalo, NY

The Botanical Gardens will be illuminated to excite imaginations, stimulate the senses and entertain all ages!

Cost: \$14 Adults, \$12 Seniors (62+) & Students (13+ with ID), \$10 Botanical Gardens' Members, \$6 Kids 3-12, kids 2 and under free

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

# 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**

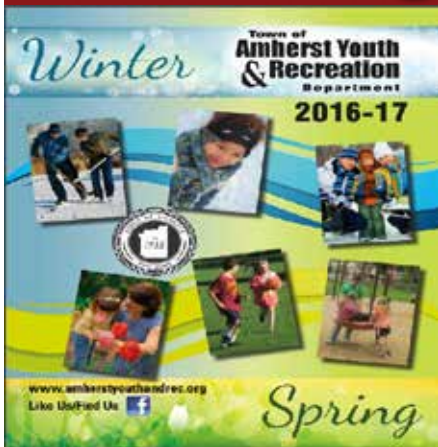
- **Top 10 % of Realtors in WNY As Published In Business First**
- **Have helped hundreds of families sell their property & find the perfect "new place"!**



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?



### Around Town

#### Snow Reminder from the Town

It is illegal to put snow from your driveway or sidewalk into the street. Unfortunately, this has been a persistent problem and is causing hazardous driving conditions on many streets. ■

### Around Town

#### Curbside Metal Pickup

Residents are asked to call our Dispatch at 631-7117. Pick up will be on a bi-weekly basis and residents will be given a date for pickup at the time of their call. You may also drop off metal at the Amherst Highway Department from 7 am to 3:30pm Monday thru Friday. ■

Try Our Heart-Shaped Pizza



## Luigi's Pizza & Catering

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

Minutes from Ransom Oaks  
Dine in or Take out

**SUPER BOWL SPECIAL  
FREE TWO LITER WITH  
ALL PRE-ORDERED PIZZA AND WINGS**

**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 3/31/17

# 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**

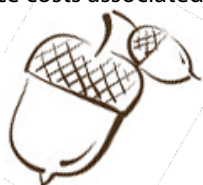
- 2 Col. (4.75" x 1.5" high) Ad: \$37/mo.
- 2 Col. (4.75" x 3" high) Ad: \$65/mo.
- 1/3 Page Ad: 3 Col. x 3" \$85/mo.
- 1/2 Page Ad: 3 Col. x 4.5" \$125/mo.
- 2/3 Page Ad: 3 Col. x 6" \$155/mo.
- Full Page Ad: 3 Col. x 9.5" \$235/mo.

**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. ■



## HEIM ELECTRIC, INC.

*THE Original Electrician for Ransom Oaks*

Changing your lighting can be life changing.  
Update and add value to your home.

574.8542

## BUFFALO OVERHEAD DOOR, Inc.

*"Ransom Oaks Own Door Company"*

**Featuring:**  
Clopay Pro-Series  
SunSetter  
Retractable Awnings  
LiftMaster

Residential • Broken Springs & Cables Repaired  
**Free Estimates**  
**689.4593**  
4455 Millersport Highway • East Amherst

## BOB STEPHENS HUCK

### Plumbing & Heating, Inc.

Complete Plumbing Service for Western New York  
Repairs & Remodeling **632.1149**

Sewer & Drain Cleaning • Water Tanks • Sewer & Water Lines • Hot Water Heaters • Sump Pumps  
High Pressure Sewer Jetting • Gas Lines Installed & Repaired • Trenching • Wet Basements/Yards

*Commercial • Residential • 7 Days a Week • Licensed & Insured • Member BBB since 1967*

Mention this ad &  
**SAVE \$15.00**  
on any service

**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.

**AMHERST HANDYMAN**  
House service & repairs. No job too small. 25 years experience, FREE estimate. Available nights & weekends. Reliable fixing at your convenience.  
**Call ANDRE 688-8016 or 597-7655.**  
*Ransom Oaks Resident*

Meet with Holiday business

## Reiki

Relaxation • Stress Relief •  
Balancing Physical & Emotional Energy

Karen, Master Reiki Practitioner/ Teacher  
References Available  
Sessions in your home or mine  
**Call 245-9079**

**Imagine Your Ad Here**  
*Advertise with your Ransom Oaks Neighbors*  
**Resident Classified Ads**  
*only \$8/edition*

## Adore Your Home

• Handyman •

Interior/Exterior Painting • Deck & Fence Restoration  
Seasonal Yard Cleanup • Topsoil & Mulch  
Shrub Trimming • Gutter Cleaning • Any Small, Odd Job  
Laminate Flooring  
**716.400.8581**  
Ransom Oaks Resident, Tim Maher • adoreyourhome@hotmail.com

**FREE**  
Estimates  
**INSURED**

# Affordable Advertising



## JULIE BROWN

Licensed Real Estate Salesperson

*Bringing You Home*



**Leveraging today's technology to help clients buy & sell homes.**

- Ransom Oaks resident for 20+ years
- Member of RealtyUSA's President's Club
- Recognized for Sales & Service Excellence

Cell: (716) **830-8787**  
 JulieBrown@me.com  
 www.JulieBrownWNY.com





914 Maple Rd., Williamsville, NY 14221



*Fast Turn-Around*  
**Raffle Tickets**  
 LOW COST | DESIGN ONLINE | EASY TO ORDER



Ransom Oaks News Printer for over 28 years  
**Full Service Printing Services**  
 with individual attention to detail

**NOW AT OUR NEW LOCATION**  
 9195 Main Street, Clarence, NY 14031  
**716.741.3300**  
 www.easternhillsprinting.com


**Is your home properly insured? I'll let you know!**  
 I'm your expert for Homeowners, Townhouse or Condominium coverage.  
 Call me for a free quote!

Licensed Property & Casualty Broker  
 Notary Public  
 Ransom Oaks Resident

Call Debbie Hess for a free quote today!



Cell (716) 908-6078  
 Debbie@TerranovaInsurance.com  
 Visit our website at TerranovaInsurance.com

## GERRY'S SERVICE

COMPLETE AUTO REPAIR  
 www.GerrysService.com  
 9200 Transit Road \* East Amherst  
 (behind Carubba Collision)  
**716-688-0402**

### Oil Change, Tire Rotation & Full Check-Up

*Oil Change & New Oil Filter 5qts 5w30 or 5w20 synthetic blend Oil	<b>\$39.88</b> + tax
*Rotate Tires (if needed)	
*Full 36 Point Check-up	
*Check Tire Pressure	
*Full Brake System Evaluation	
*Inspect & Top Off Under Hood Fluids	Save \$20.00
*Road Tested	
*Plus More....	

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

# February

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

**Next ROCC Meeting:  
Monday • February 13, 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.

---

**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
- 

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



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

PRESORTED  
STANDARD  
U.S. POSTAGE  
**PAID**  
GETZVILLE, NY  
PERMIT NO. 9

**ECRWSS POSTAL CUSTOMER**