



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

May 2017

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

May Messages

• May Day • Mother's Day • Armed Forces Day • Victoria Day • First Day of Ramadan • Memorial Day •

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 9 & 10, 9am - 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

Annual Garage Sale Tips Fri & Sat, June 9 & 10, 9am to 4pm

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.

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.

Continued on P. 7

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

In This

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- 2 **Ransom Oaks Board of Directors**
- 3 **Facilities Report:** Tom & Kathy Halter
- 5 **Around Town:** May Events
- 8 **How to Advertise with Ransom Oaks**

Happy Birthday!

Our May Celebrations



Paul Mitri	14
May 1	
Kate Liscavage	20
May 2	
Kim Everett	38
May 6	
Adriana Stumpff	20
May 8	
Lauren Sheppard	19
May 9	
Sonya Erman	29
May 10	
Molly Nass	31
May 10	
Jason Lee	20
May 10	
Leah Jones	19
May 11	
Megan O'Malley	18
May 14	
Hayley Toner	14
May 16	
Bridget Frohnapple	28
May 18	
Landen Tyska	13
May 18	
Ashley Malinowski	28
May 19	
Ryan Malinowski	28
May 19	
Claire Marino	4
May 19	
Stacey Estabrooks	47
May 20	
Dolley Madison	249
May 20	
Carolyn Greiner	20
May 21	
Alisia Dixon-McMillan	25
May 24	
Jessica Estabrooks	36
May 25	
Meghan Hemmer	12
May 25	
Amanda Kwandras	19
May 25	
Dean DiLuzio	17
May 26	
Matthew Short	42
May 26	
Rachel Eagan	29
May 28	
Caitlin Frohnapple	26
May 29	
Evan Gestwick	20
May 31	
Owen Walker Witt	19
May 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.

Pete Calinski, President *	616.0088	pcalinski@ransomoaks.com
Gene Zambarda, Vice President *	689.0924	gzambarda@ransomoaks.com
James W. Scott, Secretary *	636.1959	jscott@ransomoaks.com
Jim Golding, Treasurer/Facilities	689.4919	jpgolding@ransomoaks.com
Forrest Benson	688.4688	fbenson@ransomoaks.com
James Burke, Communications *	913.8381	jburke@ransomoaks.com
Michael Deck *	689.0988	mdeck@ransomoaks.com
Mike Hartman *	406.8557	mhartman@ransomoaks.com
Tony Ippolito	639.8999	aippolito@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

Private Pool Party Info

Private pool parties can be held at any of the Ransom Oaks pool facilities.

Begin by visiting the calendar on our website at <http://ransomoaks.com/calendar>; then contact Kathy Halter (691-7352 or tkhalter@ransomoaks.com) to book your reservation.

Parties must be booked at least two-weeks in advance.

Parties are to be held after closing hours—9 o'clock. ■

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 or 691-7352. ■

Join Us...

at the ROCC Monthly Meeting

Mon, May 8

(details on the back cover)



Best Wishes for a Happy & Safe Memorial Day Weekend!

Ransom Oaks

Facilities Report



We are rapidly approaching another summer season. The tennis courts are all open, the playgrounds are ready to go, and the pools will open Memorial Day weekend. We know that we have lots of work to get done before we can open the pools. Let's hope for some warm weather this month.

With the nice weather in sight, it is important for us to take time with our family and review the rules that must be followed at each of the sites. Rules are enclosed within this newsletter. Please note that again this year we will **open the Greenwood Facility at 9 o'clock** every day. This should accommodate the lap swimmers and early morning sunbathers. **Please note—this is not an open swim**—see the activities part of this newsletter for more information. It would also help the guards if an adult would accompany children the first few times to the pool. All children who have completed grades 1 through 3 will be required to pass a swimming test in order to be permitted in the pool area without adult accompaniment. Please sign in when you enter the pool area. Make sure you print your name and address legibly for safety concerns. You will be asked to show your tag each time you enter the facility the entire season.

Remember you will not be able to use any of the facilities until your assessment has been paid and you have received tags. The guards have been instructed that all people in the pool area must have pool tags. Please do not give the guards a tough time when they ask to see your tags.

Please remember that food needs to be consumed outside the pool area. All Ransom Oaks facilities are **smoke free**—this will be strictly enforced.

Let's hope for another summer of lots of beautiful weather!

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

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



Around Ransom Oaks Dangerous Chemicals



"A resident has asked us to publish this message. The Ransom Oaks board recognizes that scientists have not resolved the issues contained herein. Residents should review this and other material related to the subject."

It's finally spring time here in Buffalo; The sun is shining, the birds are chirping, and residents of Ransom Oaks and surrounding areas are looking to keep their lawns free of weeds.

What many are unaware of, however, are the toxic and long lasting effects these chemicals can have on our families. Chemical weed killers, fertilizers, and pesticides are putting our community, especially our children and pets, at risk for:

- Childhood Leukemia, Brain Cancer, Birth Defects, Disruptions in the Endocrine System
- Miscarriages
- Non-Hodgkins Lymphoma
- Liver and Kidney Damage; Just to Name a Few.

Children are at higher risk due to their fragile, developing systems which causes the effects of the poisons to multiply. Several Ransom Oaks residents, including one on the board, have been told by their veterinarians that their dog's cancer was caused by lawn chemicals. The chemicals are airborne, spreading from treated to untreated lawns. Avoiding them is impossible. After being outside with our children and pets, these harmful chemicals are brought into our homes where they end up everywhere.

These poisons are also contaminating our ground water, ponds, and harming our wildlife. Even if you don't drink tap water, it's quite unsettling that we are regularly washing our dishes and clothes, not to mention bathing, in water laced with pesticides. 96% of all fish studied in major streams and rivers

contain one or more pesticide.

There are over 1200 homes in Ransom Oaks, most of which use pesticides. The decision each resident makes on lawn care greatly impacts the community as a whole. Cumulatively, we are exposing our children and pets to dangerous levels of chemicals.

The only way to ensure a healthier environment for our families is for us all to say "NO" to chemical lawn care and "Yes" to all Natural Chemical-Free care.

Many areas have banned these harmful chemicals, so why are they legal here? I believe that officials are pressured by large companies and many are fooled into believing that these chemicals are safe if you follow the application guide lines. If that were true, the studies which have been done on the effects of lawn chemicals would say they are safe. They in fact say the opposite. In addition, guidelines are often not followed.

The fact that these chemicals are legal does not lessen the harmful effects they have. Unfortunately, the economic revenue from these chemicals seems to be more important than the wellbeing of the consumer. Lawn care companies and distributors of lawn chemicals, like any business, want to make money. We have the opportunity to influence how many chemicals pollute our environment by purchasing only Natural, Chemical-Free lawn care. Businesses will begin to carry even more of the Chemical-Free products.

Together we can make a difference and set an example for other communities to make the switch to natural care. It is possible to have a beautiful lawn without using harmful chemicals .

Please call your lawn care provider and switch to all natural chemical-free care or visit a local nursery for products such as 100% corn gluten meal (proven to naturally kill weeds and feed the grass). Check out this link: WWW.EHHI.ORG/REPORTS/LCPESTICIDES/ or GOOGLE "The dangers of chemical lawn care. Please call 984-1501 for interest in a community meeting.

A Ransom Oaks Neighbor ■

Around Town

Electronic Recycling



Looking to recycle your electronic items? ATR (Advanced Technology Recycling) at

200 Fire Tower Drive in Tonawanda, NY is a great choice. ATR accepts computers, stereos, printers, other electronic equipment and all types of televisions. All items are accepted at no charge. Only item not accepted is damaged televisions. Check out their website: <http://www.atrecycle.com/locations/electronic-recycling-buffalo-ny/> ■

Around Town

Updated 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. ■



Around Town
May

Pancake Breakfast

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. ■

Mother's Day Wellness 2017

Sat & Sun, May 13 & 14, 11am - 4:30pm

Canalside (Buffalo, NY)

A free two day event to celebrate all WNY women and moms! The event will be primarily located at Canalside's VIP tent, near Main and Perry Streets.

Cost: Free

Details: canalsidebuffalo.com. ■

Electronics Recycling

Sat June 10, 9:30am-1:30pm
Eastern Hills

Rain or shine... drive through and we'll unload your electronics!

Acceptable Materials For Recycling: www.sunnking.com/acceptable-materials

SPONSORED BY: Senator Ranzenhofer, Spectrum and Sunnking. ■

Lois Robinson-Fullam

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Direct: 445-2563

Lois.Robinson@huntrealestate.com



Office: 633-5350

8780 Sheridan Dr., Williamsville, NY 14221

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 ■



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Vandalism in Our Community

As facilities managers' dealing with vandalism seems to be increasing each year. This is very costly to the residents of Ransom Oaks and frustrating to us. With this in mind, we need the help of the entire community.

Call the Amherst police if you see people hanging around the facilities after hours. Everyone has a vested interest in the community. Ransom Oaks is a great neighborhood with so much to offer.

Let's work together to stop this escalating situation. As a final reminder, facilities are closed from 9 pm until 8 am.

Tom and Kathy Halter



*Dear Service Members
 Present & Past,*

*Thank you for your
 service.*

*Ransom Oaks Board &
 Staff*

Mark Your Calendar



May Day
 May 1

Mother's Day
 May 14



**Armed Forces
 Day**
 May 20

Victoria Day
 May 22



**First Day
 Ramadan**
 May 26

**Memorial
 Day**
 May 29



Julie will donate a portion of every sale for 2017 to the SPCA.

*Julie Brown is celebrating 150
 families served by joining
 forces with the SPCA for their
 150th anniversary.*



Julie Brown

Licensed Real estate Salesperson

c: **716.830.8787**

E: jbrown@realtyusa.com

www.juliebrown.realtor



A Howard Hanna Company

RealtyUSA Williamsville Office: 914 Maple Road, Williamsville, NY 14221



Continued from P. 1

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 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. ■

Around Town

Spring Highway Dept Updates

Starting April 1 residents can put out yard compost materials on their regular refuse day. The material must be properly bundled for pickup. In addition,

Amherst's annual spring brush pickup will begin on May 22nd. 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.** ■



Maureen Mirand

Licensed Real Estate Salesperson
Ransom Oaks Resident

If you are considering selling, call Maureen now to discuss how you can get top dollar for your home.

Cell: 716-866-9959

MaureenMirandhomes.com



Here's what my clients are saying:

"Maureen was the fifth agent we've worked with (over 3 houses), and she is above and beyond the best!! She is smart, kind, and went above and beyond. Her knowledgeable marketing skills and strong work ethic brought us six offers!" *Perrotta Family, Williamsville*

"Ms Mirand handled our real estate sale in an excellent manner. She is extremely professional yet easy to talk to..." *R. Perez*



5500 Main St., Ste 108 | Williamsville, NY 14221 | 832-3300
Each Office is Independently Owned and Operated



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

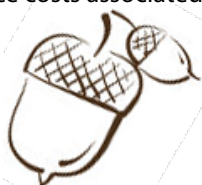
- 2 Col. (4.75" x 1.5" high) Ad: \$37/mo.
- 2 Col. (4.75" x 3" high) Ad: \$65/mo.
- 1/3 Page Ad: 3 Col. x 3" \$85/mo.
- 1/2 Page Ad: 3 Col. x 4.5" \$125/mo.
- 2/3 Page Ad: 3 Col. x 6" \$155/mo.
- Full Page Ad: 3 Col. x 9.5" \$235/mo.

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. ■



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

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



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- *Test Driven
- *Fill Washer Fluid
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\$34.88 + tax

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Majority of vehicles, up to 5qts 5w30 or 5w20 Premium Synthetic Blend Oil, not applicable with other discounts or specials, Regularly \$59.88 + tax, call for appointment, see store for details, exp 5/31/2017

May

Please visit our web site at RansomOaks.com

Next ROCC Meeting:

Monday • May 8, 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

May 8	September 11
June 12	October 10
July 10	November 13
August 14	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
-

May 15
Deadline for
Ransom Oaks News
June issue



Ransom Oaks

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