



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

October 2017

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

Reserving a Ransom Oaks Facility for your event or meeting?



Selling your Ransom Oaks home?



Check out changes on p. 3

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- 3 President's Update
- 4 Reserving a Facility/Selling Your Ransom Oaks Home
- 5 How to Advertise with Ransom Oaks

We're doing some Cool Things

Join us at our ROCC Monthly Meeting

Due to the holiday, it's Tuesday Oct 10.

Meeting Details on p. 8



Mark Your Calendar



Columbus Day Oct 9

ROCC Meeting Oct 10



Halloween Oct 31

Ransom Oaks

Who-to-Call

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

- **Ransom Oaks or Brendans Court** (Facilities) LMM Properties, 693-4670 facilitiesmanager@ransomoaks.com
- **Charlesgate, or Glen Oak** Clover Management, 204-2771
- **Forest Edge** R & D Property Management of WNY, cindy@rdmanagementofwny.com, 688-2083
- **Briarwoods or Woodgate** Andruchat Real Estate Service, 688-4757
- **Ransom Oaks Architectural Matters** (regarding Single-family homes ONLY) archcomm@ransomoaks.com)
- **Comments** President of ROCC, André Lam, alam@ransomoaks.com
- **Vandalism, Animal Control or Security Concerns** Amherst Police, 689-1311
- **Swormville Fire**, 688-7055



Happy Columbus Day

Happy Birthday!

October Celebrations



Cara Diati	28
October 1	
Heather Lewandowski	27
October 2	
Heather DelGaudio	29
October 3	
Kimberly Berus	27
October 4	
Keegan Gillman	16
October 4	
Shannon Gestwick	18
October 5	
Allison Janczak	19
October 6	
Jack Manzella	19
October 6	
Emma Wiepert	19
October 6	
Kelsey Swanekamp	28
October 7	
Andrew Koginos	26
October 9	
Scott Sims	24
October 12	
Mark Rapp	8
October 13	
Gabrielle Marong	14
October 15	
Nathan Kwandras	23
October 16	
Abigail Gnozzo	19
October 17	
Katie Elkan	27
October 23	
Sydni Winters	16
October 26	
Theodore Roosevelt	159
October 27	
Alexis Zee	23
October 27	
Caitlin Butler	27
October 28	
Delaney Gillman	18
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.

André Lam , <i>President</i>	alam@ransomoaks.com
Boris Roginsky , <i>Vice President</i>	broginsky@ransomoaks.com
Alan Montesanti , <i>Treasurer</i>	amontesanti@ransomoaks.com
Michelle Winters , <i>Secretary</i>	mwinters@ransomoaks.com
Andrzej Ogiba , <i>Director of Facilities</i>	aogiba@ransomoaks.com
Christopher Bogdan , <i>Director of Communications</i>	cbogdan@ransomoaks.com
Jeff Joseph , <i>Director of Safety & Recreation</i>	jjoseph@ransomoaks.com
Bill Klein , <i>Director of Landscaping</i>	bklein@ransomoaks.com
Forrest Benson	fbenson@ransomoaks.com

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

LMM Properties , <i>Facilities Manager</i>	716-693-4670	facilitiesmanager@ransomoaks.com
Terry Collins , <i>Newsletter</i>		newsletter@ransomoaks.com

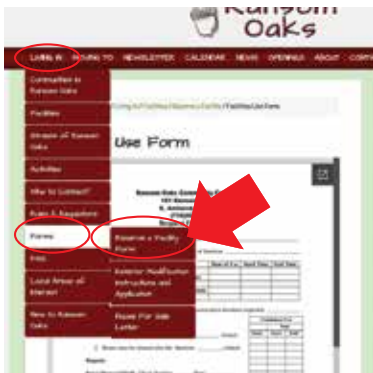


Changes to Reserving a Facility

We've made changes to how you reserve a Ransom Oaks Facility for your meeting or event.

Three ways to reserve a Ransom Oaks Facility

1. Print, complete and send the **NEW** form available on the website by navigating to Living In => Forms => Reserve a Facility Form



2. E-mail cbogdan@ransomoaks.com

3. Call (716) 508-ROCC. Please leave a message and someone will return your call ASAP. ■

We're working on updates to the External Modification process.

Contact archcomm@ransomoaks.com or a member of the



architectural committee if you have any questions. ■

Ransom Oaks

President's Update



The ROCC board is continuing to work with LMM Properties to resolve issues related to house closings, architectural requests, and scheduling of our recreational facilities.

The winterization of the pools will be completed by the end of September. Due to an unfortunate miscommunication with the previous property managers, our regularly scheduled pool maintenance company took us off the schedule. While we were able to rectify the issue, the pool closings were moved later in the schedule and closed later than usual. We will work to ensure that this process is improved in the future.

On September 9th a group of neighbors organized by Karen Lawton and Nancy MacDonald cleaned up Bramhill Court's playground and former tennis court. The transformation is amazing. The board is reviewing proposals for repurposing the existing courts. The proposed plans will be part of our budget planning process.

At the last board meeting we shared a presentation that shows the aging of some of our recreational facilities. We are addressing any critical safety issues immediately and developing a long term plan to repair and upgrade the remaining items as the budget allows.

We are forming committees that will require participation of residents to make them successful. We will post information on our web site and FaceBook when we have more information available.

André
President ROCC ■

Selling Your Ransom Oaks Home

In our community there are steps when you sell your Ransom Oaks Home.

It is necessary for the seller to insure the following documents are made available to the buyer at closing:

- A) Copy of the most current Ransom Oaks Covenants and Restrictions
- B) Certificate of Compliance issued by Ransom Oaks Architecture Committee
- C) Copy of the most current Certificate of Assessment, confirming that all your ROCC annual assessments have been paid in full and there are no arrears for any year.

To complete requirements for closing on your sale, ask your lawyer to contact Mary at LMM Properties, 716-693-4670 or facilitiesmanager@ransomoaks.com once your property is sold and a closing date has been established.

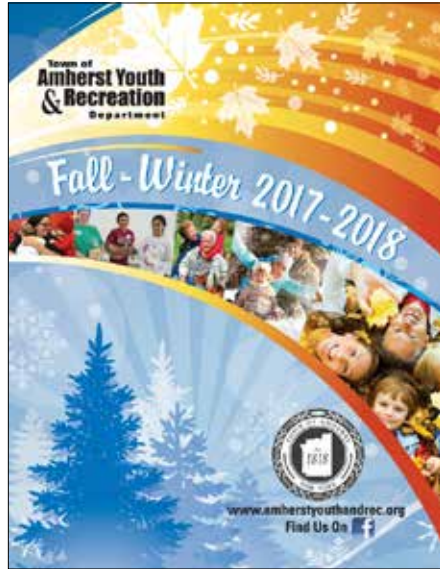
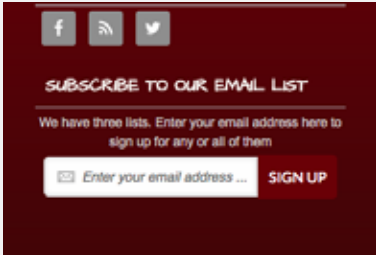
An exterior inspection will be performed to insure that your home and property are in compliance with all current covenants and restrictions. Once the inspection has been performed and your property is deemed to be in compliance and all assessments are up to date, we will forward the required documents to your attorney, who in turn will make them available to the purchaser at the closing. Note, we require 10 days notice to accomplish these tasks. ■

Receiving Email Updates from Ransom Oaks?

If not, join our email list

How?

Visit RansomOaks.com, scroll to the bottom, enter your email and hit our "Sign Up" button



Around Town

Health Insurance & Wellness Fair

The Town of Amherst Senior Services is sponsoring a Health Insurance & Wellness Fair on Saturday, October 21, 2017 9:00 a.m. – 12:00 p.m. at Amherst Center for Senior Services, 370 John James Audubon Parkway.

Questions? Please visit <http://www.amherst.ny.us/pdf/trackus/attachments/wellness.pdf> or call 636-3050. ■

Around Town

Fall Leaf Pickup

Question: Can I rake leaves into the street?

Answer: NO. It's unsafe. It plugs the receivers with leaves during rain events and it causes vehicles to swerve into traffic unexpectedly causing an unsafe condition. They are also hard to pick up after they are driven over repeatedly, taking more time and slowing the pickup process.

Question: How many times do you go through the town?

Answer: Leaf pickup will begin in late October as crews become available to switch to leaf pick up duties. We will do our due diligence to accommodate pick up of leaves before our official November 1st start date. Pickup will continue until all the leaves are picked up or until snow prevents us from doing so. We also keep a log of what street we are on and the date.

From the Town of Amherst Highway Dept website www.amherst.ny.us. ■

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"Maureen was the fifth agent we've worked with (over 3 houses),
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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*



kw
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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, (716) 980-5470 (be sure to leave a message), newsletter@ransomoaks.com

2. Pay via PayPal or major credit/debit card via PayPal.com to payments@ransomoaks.com. Indicate which month(s) to apply your payment.

3. 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

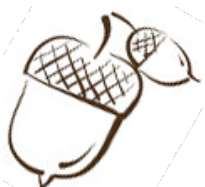
- 2 Col. (4.75" x 1.5" high) Ad: \$37/mo.
- 2 Col. (4.75" x 3" high) Ad: \$65/mo.
- 1/3 Page Ad: 3 Col. x 3" \$85/mo.
- 1/2 Page Ad: 3 Col. x 4.5" \$125/mo.
- 2/3 Page Ad: 3 Col. x 6" \$155/mo.
- Full Page Ad: 3 Col. x 9.5" \$235/mo.

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. ■



Lois Robinson-Fullam

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

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Ransom Oaks Resident!
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October

Please visit our web site at RansomOaks.com

Next ROCC Meeting:
Tuesday • October 10, 2017
6:30pm @ Greenwood Drive
Recreation Center.

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 meeting are held at the Greenwood Drive Recreation Center, unless noted otherwise. ■

2017 Meetings

October 10

November 13

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
-

Oct 15
Deadline for
Ransom Oaks News
Nov issue



Ransom Oaks

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