



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

November 2017

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

*Happy
Thanksgiving
from the Ransom
Oaks Board &
Staff
to each of you &
your families!*

Election Day • Thanksgiving •
Black Friday • Daylight Saving
Time Ends • Veterans Day

In This

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- 3 President's Update
- 4 Selling Your Ransom Oaks Home
- 5 Fall Leaf Pickup
- 8 How to Advertise with Ransom Oaks

Join us at our
ROCC Monthly
Meeting
Monday, Nov 13,
Monday, Dec 11

Meeting Details on p. 10



See Page 3 for
the November
President's Update

- Ransom Oaks Eagle Scout project
- Changes to our ROCC Meeting
- Changes to Annual Elections

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

Daylight Savings Time
Ends Sunday Nov 5
Remember Clocks Back



Happy November Birthday!



Stephen Berus	29
November 2	
Sarah Morison	25
November 2	
Mike Elkan	
November 3	
Melissa Bonvissuto	33
November 6	
Erin Haltan	21
November 7	
Margaret Mitchell	117
November 8	
Max Cassaro	36
November 8	
Sarah Nowakowski	23
November 10	
Kyle Lort	24
November 12	
Joshua Moore	27
November 12	
Kathryn O'Malley	23
November 14	
Kathleen Goodrich	28
November 15	
Laura Goodrich	37
November 15	
Megan Knowles	34
November 18	
Ana Arevalo	33
November 19	
Lindsey Hawkins	25
November 22	
Gabrielle Alexis Ciambella	15
November 24	
Victoria Egleston	17
November 24	
Jacob Joseph	5
November 24	
Richard Long	27
November 24	
William Gregory	14
November 27	
Jackson Odachowski	8
November 27	
Joey Maruca	27
November 28	
Janet Woser	30
November 29	

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

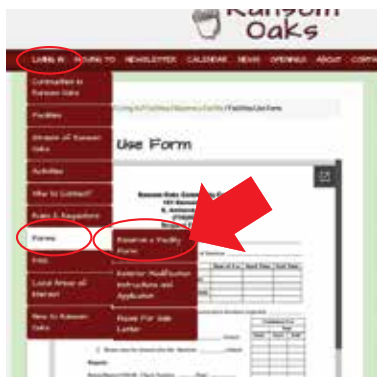


Ransom Oaks

How to Reserve a Ransom Oaks Facility

There are **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. ■

Ransom Oaks

Planning Changes to the Exterior of your Home?

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

Email archcomm@ransomoaks.com or contact a member of the architectural committee if you have any questions. ■



Ransom Oaks

President's Update



The board had its monthly meeting on October 11th. In order to facilitate better communication with the community, we are asking any resident who wishes to ask a question at a meeting to please fill out a question slip at the start of the meeting. By capturing the person's name and contact information, we can not only address the answer to the question to the best of our ability during the meeting, but we will also be able to follow up with further information if that is appropriate. The question and the answer will also be added to meeting minutes so that the information can be shared with the entire community.

A local resident is working towards his Eagle Scout status. As part his work, he need to complete a project in the community. The scout, Connor Stroth, has proposed that to develop a plan to enhance accessibility at Ransom Oaks' playgrounds. The board welcomes the project.

The board approved meeting minutes for 8/14, 9/11, and 9/27. Those minutes should be posted to our web site shortly.

Mr. Forrest Benson has departed the ROCC board. The remaining board members are working on filling his seat.

The board voted to amend the current meeting rules. The section restricting video or audio recording will be removed. The section regarding the hiring of security guards will also be removed.

The board also votes to modify the date of the general meeting. The annual meeting has been moved forward to the original date as proposed in the offering documents. The meeting will now be held the 3rd Wednesday of April as long as this does not fall on a Holiday. We will consider a week that local schools are closed as a holiday. More information regarding the exact date and format of the meeting will be forthcoming.

André Lam
President ROCC ■

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something

SAY
something™

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Ransom Oaks

Building our Community by Sharing

We continue to work hard at building our community. Whether it's through involvement, creating new opportunities to get to know each other & our families or sharing our activities outside Ransom Oaks, it's all part of it.

Help us to share what's going in... in our schools, organizations and town.

Our deadline is the 15th for delivery the beginning of the next month.

It's easy... drop an email to newsletter@ransomoaks.com.

Please include date, time, cost, contact info and a brief description of your event. Email pictures in jpg or pdf format. ■

Ransom Oaks

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.

We require 10 days notice to accomplish these tasks. ■

SMALL BUSINESS | NOV
SATURDAY | 25

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10 Sanity-Saving Thanksgiving Tips, Tricks and Hacks

1. Ice Chest As a Fridge

In the lead-up to the big feast, refrigerator real estate is precious. Clear out those space-hogging bottles of dressing and pickles, and stow them in the garage in a cooler filled with ice packs. Or treat it like a warming drawer — it's insulated, after all. Line it with aluminum foil, add some folded towels and fill it with hot dishes as they come out of the oven. (Employ common sense here and don't melt your cooler.)

2. Pennies As Pie Weights

To prevent your pie shell from puffing up during parbaking, experts recommend filling the bottom with pie weights, but you can also use dried beans, uncooked rice, gravel — even screws or pennies (just line the dough with foil first).

3. Aluminum Foil As a Roasting Rack

The point of a rack is to hold your bird above the pan so heat can circulate evenly. Who says it has to be made of wire or cost a lot of money? Crumple some sheets of foil into thick ropes and wrap them in coils on the bottom of your pan. Or go biodegradable and place the bird on a bed of halved onions, carrots and celery.

4. Slow Cooker As Mashed Potato Keeper

To keep your spuds warm when every burner of your stovetop is in use, butter your slow-cooker insert, add a little heavy cream and spoon in the potatoes. Set the temp to low and stir every hour or so to keep your potatoes smooth and silky.

5. Measuring Cup As a Fat Separator

The secret to great gravy is skimmed — not greasy — pan drippings. If you're without a fat separator, pour your drippings into a large heatproof measuring cup and pop it in the freezer. As the drippings cool, the fat will rise to the top and solidify, making it easy to skim off with a spoon.

6. Thermos As a Gravy Warmer

If it works for minestrone, it'll work



for your bourbon gravy. Decant to a gravy boat just before serving.

7. Salad Bar As a Sous Chef

Shave hours off your prep time by picking up ingredients from the supermarket salad bar that are already cleaned and ready to go — think chopped onions, trimmed beans, sliced bell peppers, hard-boiled eggs and even crumbled bacon.

8. Kitchen Cabinets As a Cookbook Stand

Minimize clutter in the kitchen and protect that fancy tablet that you just know is going to get damaged in the cooking chaos by making copies and printouts of the recipes you'll be cooking for the feast. Then, on game day tape them at eye level to the doors of your kitchen cabinets. They'll be easy to read and follow, and you can make notes on the fly — and even arrange them in order of your cooking prep.

9. Chicken Broth As a Turkey Reviver

Overcooked the bird? Before you spirit that platter of dried-out breast meat to the table, drizzle it with a little warm chicken broth.

10. Corkscrew As a Guest Deflector

To keep well-meaning family and friends out of the kitchen during the final flurry of cooking, come up with a few tasks they can do to help. Opening the wine, filling water glasses (which you have placed outside of the kitchen), hanging coats and herding children will all be appreciated — and will guarantee you time to focus when you need it most.

Source: FoodNetwork.com ■

Fall Leaf Pickup Begins Nov 1

Amherst Highway Superintendent Patrick Lucey announced the Highway Department will begin picking up leaves on November 1st.

Until that date all leaves along with other growth material can be put in open garbage cans or recyclable paper bags and will be picked up during the weekly garbage pickup by our refuse contractor Modern Disposal. Private landscapers are required to dispose of the leaves at their own expense.

As a reminder, leaves cannot be placed in the road, besides plugging receivers or causing flooding problems it is illegal to place leaves in the roadway blocking the driving lanes of traffic. Leaf pick will continue systematically throughout the Town until all leaves are picked up or the snow prohibits us from doing so.

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

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Around Home

7 Essential Black Friday Tips

1. **Let Black Friday Apps & sites help to plot your strategy.** Store maps and timing of deals can be found online and let you plan before stepping out the door.
2. **Shop in your PJs.** Last year 70% of door busting deals were available online.
3. **Rock the Consumer Electronics buys.** Historically, Black Friday CE prices are the best of the year.
4. **Apply the 40% off rule on clothing and accessories.** Black Friday may not be the best day for clothing sales.
5. **Mine Only-On-BlackFriday deals.** For some brands, Black Friday is the only day for deals. Take advantage of these "Only" opportunities.
6. **Get an early start.** On this day the early bird gets the worm.
7. **If you're not into the Black Friday rush, use the day to prep for later in the day or shopping the rest of the weekend.** Many stores have deals all weekend to get the shoppers in the door.

Source: Forbes.com



Local Elections
 Define our Future
 Make Time to VOTE on
 Tuesday Nov 7



Get The Word Out

Advertise your fundraiser
 or holiday sale with a
 Classified Ad for \$8

Mark Your Calendar



End of Daylight
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 Nov 5

Election Day
 Nov 7



Veterans Day
 Nov 11

ROCC
 Meeting
 Nov 13



Thanksgiving
 Nov 23



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"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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Ransom Oaks

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. ■



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

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November

Please visit our web site at RansomOaks.com

Next ROCC Meeting:
Monday • November 13, 2017
6:30pm @ Greenwood Drive
Recreation Center.

MEETINGS begin at 6:30pm at the Greenwood Drive Recreation Center the 2nd Monday of each month.

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

November 13
December 11

Charlesgate Meeting:

second Wednesday 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
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Nov 15
Deadline for
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