



# 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

December 2017

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



to our residents,  
families, friends &  
advertisers

**Happy Hanukkah**

**Merry Christmas**

**Happy Kwanzaa**

**Happy New  
Year 2018**

*From All of Us at  
Ransom Oaks Community  
Corp*

## Our December President's Update (page 3) ...

- **Changes to Annual Elections**
- **Ransom Oaks Committees**
- **Changes to Facilities Management**



Winter Solstice • Merry Christmas  
• Hanukkah • Kwanzaa • New  
Year's Eve

### In This

### Issue

- 2 Ransom Oaks Board of Directors
- 3 President's Update
- 4 Christmas Mischief
- 5 Family Outings
- 6 How to Advertise with Ransom Oaks

## Ransom Oaks

### Who-to-Call

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

- **Ransom Oaks (Facilities)** 716-508-ROCC, facilitiesmanager@ransomoaks.com
- **Brendans Court LMM Properties**, 693-4670
- **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

**Join us at the  
ROCC Monthly  
Meeting  
Monday, Dec 11**

Meeting Details on p. 8

## Our December Celebrations!



Justice Wehrmeyer .....	15
December 5	
Matthew Wiepert.....	17
December 5	
Charley Kenyon .....	25
December 6	
Joseph I. Nowakowski .....	28
December 6	
Daniel O'Connor III .....	25
December 8	
Daniel O'Connor Jr. ....	
December 8	
Alex Agro .....	6
December 11	
Sydney Beitel.....	80
December 12	
Benjamin Hansen.....	11
December 12	
Michael Tubbs.....	23
December 14	
Stephanie Sheppard.....	17
December 22	
Susan Zurak.....	34
December 22	
Michelle Janczak .....	51
December 28	
Kaitley Woser.....	24
December 28	
Tristan Casuccio .....	11
December 29	
Casey Rapp.....	5
December 29	
Rachel Attea.....	25
December 30	
Christina Hill .....	21
December 30	
Rudyard Kipling .....	152
December 30	
Kelsey Roorand.....	20
December 30	
Patience Wehrmeyer.....	14
December 30	

**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>André Lam, President</b>	<a href="mailto:alam@ransomoaks.com">alam@ransomoaks.com</a>
<b>Boris Roginsky, Vice President</b>	<a href="mailto:broginsky@ransomoaks.com">broginsky@ransomoaks.com</a>
<b>Alan Montesanti, Treasurer</b>	<a href="mailto:amontesanti@ransomoaks.com">amontesanti@ransomoaks.com</a>
<b>Michelle Winters, Secretary</b>	<a href="mailto:mwinters@ransomoaks.com">mwinters@ransomoaks.com</a>
<b>Andrzej Ogiba, Director of Facilities</b>	<a href="mailto:aogiba@ransomoaks.com">aogiba@ransomoaks.com</a>
<b>Christopher Bogdan, Director of Communications</b>	<a href="mailto:cbogdan@ransomoaks.com">cbogdan@ransomoaks.com</a>
<b>Jeff Joseph, Director of Safety &amp; Recreation</b>	<a href="mailto:jjoseph@ransomoaks.com">jjoseph@ransomoaks.com</a>
<b>Bill Klein, Director of Landscaping</b>	<a href="mailto:bklein@ransomoaks.com">bklein@ransomoaks.com</a>

*Vacant*

**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

<i>Facilities Manager</i>	716-508-ROCC	<a href="mailto:facilitiesmanager@ransomoaks.com">facilitiesmanager@ransomoaks.com</a>
<b>Terry Collins, Newsletter</b>		<a href="mailto:newsletter@ransomoaks.com">newsletter@ransomoaks.com</a>



# President's Update



By the time you get this letter Thanksgiving will have already passed and Christmas will be just a few short weeks away. The board wants to remind everyone that the **elections have been moved to April**. In the original offering documents the meeting was set for April. It was felt that spring would be a better time for the annual meeting and elections. Our snow birds will be returning from their warmer winter reprieve, just in time to join those of us who endured the winter. We want to create an event where the community feels welcome and everyone will want to participate. More information will be forthcoming.

The board has not been content with the service that was provided by LMM. For that reason, the board has decided not to renew the contract. I want to thank Mary Fildes for stepping up to assist our board during the transition. Over time however, it became clear that our organizations were not a good fit. The board currently has multiple options we are pursuing. **NOTE the change to our Facilities Contact Info - call 716-508-ROCC - during the transition.**

The board members are busy working to ensure we will have a successful 2018. Year-end budget numbers are being finalized. We are working with various contractors to get quotes so we can plan to repair and upgrade items that are critical, and develop a long term plan for those items we can't afford just yet.

At the November board meeting we still had an open board seat. We plan to have that seat filled by the time this newsletter is published.

According to the bylaws various committees are required to exit with one board member as a chair, and two board members at participants. Those committees are the following:

**Nominating Committee:**

Chair: Boris Roginsky; Members: André Lam & Alan Montesanti

**Architectural Control:**

Chair: Michelle Winters; Members: Chris Bogdan & Bill Klein; Licensed Architect: John Morris

**Audit:**

Chair: Alan Montesanti; Members: Boris Roginsky & André Lam

**Maintenance:**

Chair: Andrzej Ogiba; Members: André Lam & Alan Montesanti

**Publicity:**

Chair: Chris Bogdan; Members: Michelle Winters & Jeff Joseph

**Recreational:**

Chair: Michelle Winters; Members: New board member & André Lam

We expect there to be sub groups to some of the committees:

**Recreational** - Playground (with assistance of our Eagle Scout), Adult Activities, Children Activities

**Maintenance** - Garden Committee

**Publicity** – Welcome Wagon, Home buyer/Realty assistance

We look forward to working with community members to continue make Ransom Oaks a great place to live.

André Lam  
President ROCC

## Around Ransom Oaks

# Christmas Mischief

My husband and I have lived in Ransom Oaks for 20 years and prior to having our family, we traveled every Christmas. It became important to stay home and have our family experience the Holidays at our house. However, it was pretty quiet here with just the 3 of us, since our extended family lives a distance away.

Then we got Lincoln, our wonderful black lab and he changed everything. As a matter of fact, he is responsible for what we call *Christmas mischief!*

Our dogs like to be walked, even on Christmas day! So we made our routine to walk Lincoln after breakfast and presents (that we ripped through in no time at all). It started out the first year, just having fun catching neighborhood friends in their pajamas on the floor buried in wrapping paper and building a snowman in one neighbors front yard. But over the years, it evolved into a careful plan to be more.....more mischievous! We would sneak presents into or around homes of people that we loved. Built snow wall near the door, chalked a driveway here and there when there was no snow, made their favorite cookies, et cetera. It is so fun!

This year I want to challenge this neighborhood to find creative ways to have fun, make someone smile and teach our kids what it means to be good neighbors. You can shovel a walkway or share some cookies or dinner or chalk a driveway. We do this year round to celebrate birthdays or special occasions or just leave "guess who?" messages. I particularly think that we won the lottery with our neighbors, in that we have some year-round back and forth mischief. We have one neighbor who makes homemade bread and sometimes she knocks on our door and we salivate over every warm bite. We share food and help with projects and moving stuff, especially snow. Some of these neighbors have become our family and I don't know what I'd do without them.

Happy Holidays Everyone! Go have fun in the neighborhood, be creative, and show a little love.....it's contagious!!!

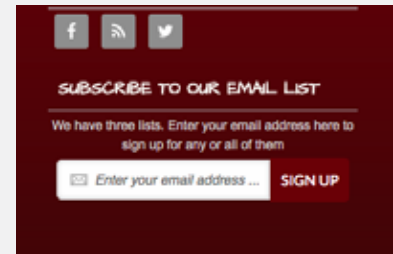
Michelle Winters ■

## 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



Get your  
Ransom Oaks News 24/7  
at  
RansomOaks.com/newsletter

## Around Home

# New Years Change?



The word "Resolution" is a little heavy, don't you think? How about a "New Years Change?" Sometimes just changing the word makes it all easier. Yup, I'm on board for a New Years Change.

That Change doesn't have to be a big deal (but it can be), simply an opportunity to try something different. It can be private or public, huge or tiny, professional or personal, a stop or start or change. Maybe it's that one thing that's been making you crazy or that you've been meaning to try but haven't. I love the easy start date - no excuses.

It's whatever you need it to be. Some years are filled with big milestones and some not so much. If you need a huge resolution, go for it. If you need to start moving more, go for it. If you need to have 1 more serving of vegetables, you know... go for it.

If it's part of your day, stick with it for 28 or so days to make it a habit, build it into the routine of your day. If it's a huge year, break it up into smaller pieces so it can be a collection of making new habits.

Good Luck with your 2018 New Years Change!

Terry Collins ■

## Around Town

# Where to Park?

Not overnight in the streets of Amherst from November to April.



The standing or parking of vehicles is hereby prohibited on all streets and highways within the Town of Amherst between the hours of **1:00 AM to 7:00 AM**, beginning **November 1** of each year and ending **April 1** of the succeeding year.

For more information [http://www.amherst.ny.us/govt/govt\\_dept.asp?dept\\_id=dept\\_16&div\\_id=div\\_23&menu\\_id=menu\\_63#q10](http://www.amherst.ny.us/govt/govt_dept.asp?dept_id=dept_16&div_id=div_23&menu_id=menu_63#q10) ■



Please help out our USPS carriers during this holiday time by keeping your lights on, pets secured and snow cleared as they deliver in the dark early and late.

Sign up for informed delivery at [InformedDelivery.com](http://InformedDelivery.com) to anticipate your delivery needs.

*Rosalee Murrell*  
Rosalee Murrell  
Buffalo Postmaster



**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.



**Around Home**

**Family Outings for Winter Break**

With the kids on school vacation, keeping them entertained can be a challenge. Check out these great family activities that are sure to beat winter boredom! Whether you like to stay inside out of the cold, or you enjoy venturing out, we've got something to suit everybody.

**1. Movies**

The holiday break brings a variety of new releases, something for every taste. For a special treat pick a location with comfy reclining chairs.

**2. Skiing or Snowboarding**

It's the time of year to play in the snow and enjoy a day on the slopes. Our local areas offer lessons to get you started or better.

**3. Bowling**

If it's too blustery outside, head to the lanes for an afternoon of bowling with friends.

**4. Library**

Take a trip to your local library, or an adventure downtown to pick out reading material to fill the break. Our Buffalo & Erie County libraries loan dvds and magazines too.

**5. Volunteer**

Make cookies for a neighbor, visit a relative or share a meal. Not traditional volunteering but great ways to make a difference close to home.

**6. Science Museum or Explore and More Children's Museum**

Take a trip to our Buffalo Museum of Science or Explore & More for a little hands on fun!

Source: FamilyEducation.com ■



**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](http://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, (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

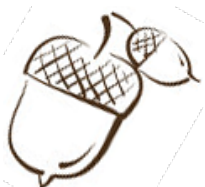
- 2 Col. (4.75" x 1.5" high) Ad: \$37/mo.
- 2 Col. (4.75" x 3" high) Ad: \$65/mo.
- 1/3 Page Ad: 3 Col. x 3" \$85/mo.
- 1/2 Page Ad: 3 Col. x 4.5" \$125/mo.
- 2/3 Page Ad: 3 Col. x 6" \$155/mo.
- Full Page Ad: 3 Col. x 9.5" \$235/mo.

**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. ■





## 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





## 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



## 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**




**This ad spot could be yours!**

Reach over 1100 Ransom Oaks homes each month.

It take seven "touches" to close a sale.

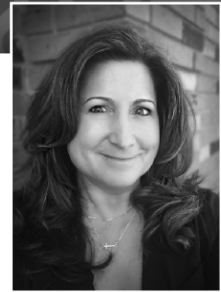
**Ransom Oaks News, a cost-effective "touch."**



# Affordable Advertising

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](mailto:jbrown@realtyusa.com)

[www.juliebrown.realtor](http://www.juliebrown.realtor)



A Howard Hanna Company



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

**PLUMBING** *Need work done?*  
Best prices around. 10% discount.  
Free estimates. Call **877.4538** or  
**Emergency 448.8967**. *PH Horvath Plumbing*

**ehp tickets.com**

*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.easternhillspainting.com](http://www.easternhillspainting.com)



**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



**GERRY'S SERVICE**  
COMPLETE AUTO REPAIR

[www.GerrysService.com](http://www.GerrysService.com)

9200 Transit Road \* East Amherst  
(behind Carubba Collision)

**716-688-0402**

**Auto Repair Done Right Since 1989**

*Just Ask your neighbors!!!*

**Oil, Rotate & More**

- \*Oil Change & New Oil Filter
- \*Full 36 Point Check-up
- \*Full Brake System Inspection
- \*Inspect & Top Off Under Hood Fluids
- \*Reset Maintenance Light

- \*Tire Rotation (if needed)
- \*Adjust Tire Pressure
- \*Test Driven
- \*Fill Washer Fluid
- \*Plus More....

**\$34.88** + tax

Save **\$25.00**

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 12/31/2017

# December

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

**Next ROCC Meeting:**  
**Monday • December 11, 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**  
December 11

**Charlesgate Meeting:**  
second Wednesday of each month.

---

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

- **Charlesgate, Glen Oak** Clover Management, 688-4503
  - **Forest Edge** R & D Property Management of WNY, 688-2083
  - **Briarwoods or Woodgate** Andruschat Real Estate Service, 688-4757
  - **Vandalism, Animal Control or Security Concerns** Amherst Police, 689-1311
  - **Swormville Fire**, 688-7055
- 

**Dec 15**  
Deadline for  
*Ransom Oaks News*  
**Jan 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**