



Ransom Oaks News

A Neighborhood Publication

Sponsored by Ransom Oaks Community Corporation & Our Advertisers

www.RansomOaks.com

2018 Thirty-Eight Years of Ransom Oaks News

May 2018

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

Ransom Oaks Annual Garage Sale

The Annual Ransom Oaks Garage Sale is **Friday & Saturday, June 15 & 16th 9 - 4 pm.**

To get started, **contact Maureen Mirand to let her know you will be participating** and provide your name and address. Call or text (716)866-9959 or email Maureen at mirandmaureen@gmail.com. Remember to also provide a list of items you will be selling if you want those included in the June Newsletter. Please email the list, drop off or mail to 63 Primrose Lane, East Amherst, NY 14051 by May 15. Texts or calls with items sometimes get missed so PLEASE email a list or mail to Maureen Mirand, 63 Primrose Lane, East Amherst, NY 14051 to be included. If the list gets in too late for publication or you don't know what you are selling, no worries, as many people drive around and look for the sales and others join in at the last minute.

FREE Garage Sale Kits are available for **PICK UP starting 4/21** from the tote on Maureen Mirand's porch at 63 Primrose Lane off of Glen Oak Drive. If you have trouble getting out or cannot come by, give Maureen a call and she will deliver the kit to you. Each kit includes a sign, stickers and garage sale tips. These items are also available at the Dollar store if you want additional signs or stickers.

The history of our sale attracts many seasoned Garage Sellers from across Western New York to our community wide sale. Join us this year! ■

Join Us at the Glen Oak Golf Course

Monday May 14th, 6:30pm

Our May ROCC meeting will be held at the Glen Oak Golf Course.

Have questions for the new golf course owner? Here's your opportunity to meet the new owner, get your questions answered and hear what's new at Glen Oak. ■



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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



Best Wishes for a Happy & Safe Memorial Day Weekend!

Our May Birthdays



Paul Mitri	15
May 1	
Kate Liscavage	21
May 2	
Kim Everett	39
May 6	
Adriana Stumpf	21
May 8	
Lauren Sheppard	20
May 9	
Sonya Erman	30
May 10	
Molly Nass	32
May 10	
Jason Lee	21
May 10	
Leah Jones	20
May 11	
Megan O'Malley	19
May 14	
Hayely Toner	15
May 16	
Bridget Frohnapple	29
May 18	
Landen Tyska	14
May 18	
Ashley Malinowski	29
May 19	
Ryan Malinowski	29
May 19	
Claire Marino	5
May 19	
Stacey Estabrooks	48
May 20	
Dolley Madison	250
May 20	
Carolyn Greiner	21
May 21	
Alisia Dixon-McMillan	26
May 24	
Jessica Estabrooks	37
May 25	
Meghan Hemmer	13
May 25	
Amanda Kwandras	20
May 25	
Dean DiLuzio	18
May 26	
Matthew Short	43
May 26	
Rachel Eagan	30
May 28	
Caitlin Frohnapple	27
May 29	
Evan Gestwick	21
May 31	
Owen Walker Witt	20
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.

André Lam, *President*

alam@ransomoaks.com

Boris Roginsky, *Vice President*

broginsky@ransomoaks.com

Alan Montesanti, *Treasurer*

amontesanti@ransomoaks.com

Open, *Secretary*

Andrzej Ogiba, *Director of Facilities*

aogiba@ransomoaks.com

Christopher Bogdan, *Director of Communications*

cbogdan@ransomoaks.com

Jeff Joseph, *Director of Safety & Recreation*

jjoseph@ransomoaks.com

Bill Klein, *Director of Landscaping*

bklein@ransomoaks.com

Jen Stewart, *At-Large*

jstewart@ransomoaks.com

Tammy Bender Davis, *At-Large*

tdavis@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

Facilities Manager - please see contact info on page 1 for your community
Newsletter

newsletter@ransomoaks.com



Management Update

We are looking forward to an awesome summer here in Ransom Oaks. Summer events have been scheduled throughout the community and a calendar of events will be in the June issue of the newsletter. Summer in Ransom Oaks begins with the **pools opening on May 26th**. Our theme is based on a popular activity in Western New York called Sweet Buffalo Rocks.....**Ransom Oaks Rocks!** Our first arts and crafts activity will be rock painting in preparation for the summer game. The idea is to paint a rock and hide it in the neighborhood. You can post a picture of the rock and a hint as to how to find it on our FaceBook Page, **The Official Ransom Oaks Communication Board**. Those who find it can also post that they found it, then they can keep it or re-hide it. After rock painting, an ice cream social will be available at all 3 pool areas.

Under new management and new direction from the Board of Directors, there will be updates to lifeguard training, use of facilities and pool rules. A variety of issues have been presented over the past 8 months and appropriate changes have been made to improve communication and activity at each pool. To start there will be new pool rules that were modified to address issues and complaints from residents and lifeguards. In accordance with standards for supervision at public pools, all Ransom Oaks pools will require children 12 and under to be accompanied and supervised by a parent or responsible adult or sitter, while in the pool area. Guards will be stationed such that they will be checking pool tags and the ages of children entering the pool areas. All pool users must abide by pool rules and lifeguard directives. Failure to do so, can result in ejection from all pools for that day. A complete listing of pool rules is included in this newsletter.

We want everyone to know that these rules and lifeguard responsibilities have been modified to address growing concerns about our pools. Drowning is still the #1 cause of unintentional death for children between the ages of 1 and 4. It is the lifeguards most important part of their job, to maintain constant surveillance on the water when patrons are swimming, because it only takes a few seconds for a drowning to occur. Guards will be trained to have constant surveillance and will be unable to engage in any activity or conversation that takes their eyes off the water. If there is an urgent matter or emergency, lifeguards may clear the pool to tend to the situation.

Another discussion point is regarding food at the pool. All food and drinks are prohibited on the pool deck. The only exclusion is non-breakable water bottles. At Greenwood and Ransom Oaks, there are picnic tables available just outside the pool area for your use or bring a blanket and have a grass picnic. Please leave coolers and food bags outside the enclosed pool deck. At Eveningwood, it is permissible to bring coolers and food bags into the



pavilion area. Coolers and food bags must remain in the pavilion area. There is no eating allowed on the pool deck. Please be conscientious regarding food waste and garbage, such that we can keep the area clean and prevent pests from entering.

All facilities are getting wifi as part of the communication upgrade through Spectrum. This is to offer phone service and wifi for club house use only. Wifi will not be accessible to lifeguards or patrons of the pool as this is considered a safety issue.

Additionally, the clubhouses have been inspected by the Fire Department and now have defined maximum capacity at 34 persons.

Programming at the pools includes, swim lessons, swim teams, and lap swim. **Sign up for activities that will be listed at each facility near check-in.** Frequently visit your closest pool and visit the other pools to meet old friends and find new ones.

Have a wonderful summer!

André Lam
President ROCC



ROCC Pool Safety Code and Conditions of Use

- All staff are responsible for ensuring that all people using the facilities abide by the rules and regulations of the pool. Any behavior that could be or is detrimental to the safety and well being of patrons of the pool will be stopped immediately. Guards will issue one warning. If a second consult for inappropriate behavior must be addressed with same individual, they will be uninvited from the pool for the day.
- Entrance and use of pool is restricted to residents and their guests. Pool tags must be shown and any guests must be accompanied by a resident with their pool tags and guest pass.
- Prohibited acts include, but are not limited to: running, throwing keys or projectiles, gymnastics, excessive screaming or shouting, and offensive language.
- Prohibited items at the pool include, but are not limited to: large floatation devices, snorkels and fins, glass containers, food and chewing gum.
- Residents and/or guests of residents under the influence of alcohol or drugs are restricted from the pool and will not be granted access.
- All children under 12 years of age will be accompanied and supervised by a parent or responsible adult or sitter.
- Babies and non-potty trained toddlers must wear suitable swim diapers
- All non-swimmers are restricted to the shallow end of the pool until they can pass a swim test issued and approved by lifeguard on duty.
- Swimmers are prohibited from hanging on or swimming over the pool boom.
- Smoking or vaping is not permitted anywhere in the pool area or immediate surround.
- Ransom Oaks management and employees reserve the right to refuse entry or prohibit use of facilities for violating any rules of conduct. ■

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Around Ransom Oaks

From Our Annual Meeting

On Wednesday April 18th ROCC held its annual meeting at the Jurek Post. I would like to thank all the community members who attended. This year we had more than 100 people participate in person.

We would like to congratulate incumbents Christopher Bogdan and Bill Klein on reelection and we would like to welcome newcomer Tammy Bender Davis to the board.

Our managers, in coordination with the board and committee members, are coming up with a wide variety of events that are planned throughout the summer. Please consider attending one of the social events.

Please consider making a donation to Conner, our Eagle Scout candidate, who is raising funds so he can fix up the Bramhill Court playground.

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



Celebrating a Special Event? Host in one of our Ransom Oaks Spaces



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

Pool/Facilities Tag Update

Please contact our facilities manager (716-508-ROCC, facilitiesmanager@ransomoaks.com) if you've paid your assessment but haven't received your facilities tags by May 15th. ■

Around Town

Electronics Recycling



Thank you to Senator Razenhofer for hosting a electronics recycling event on Saturday, May 19th 9:30am-1pm at Eastern Hills Mall. www.sunnking.com/events/senator-razenhofer-williamsville-ny ■

NEIGHBORHOOD FORUM

Help Plan for your Neighborhood

THURSDAY, MAY 31st, 2018 at 6:30 PM Swormville Fire Hall Social Room

Economic Development, Housing, Community Character, Quality of Life, Parks and Recreation, Traffic and Transportation, Public Services

Come to Discuss the Issues and Opportunities that will Guide the Future of your Neighborhood



For more information on meeting dates and locations visit the Town of Amherst Website at www.amherst.ny.us



Kidde Recalls 500,000 Dual-Sensor Smoke Detectors

Kidde has recalled almost 500,000 dual-sensor smoke detectors in the U.S. and Canada because a manufacturing malfunction can compromise the devices' ability to detect smoke. Specifically, a yellow cap that was left on during manufacturing can cover one of the two smoke sensors, posing a risk of people not being alerted to a fire in their home.

More information at consumerreports.org/recalls/kidde-recalls-dual-sensor-smoke-detectors ■



Ransom Oaks

First Impressions

Please join our gardening committee and help make our common spaces beautiful again! Time spent will consist of a brief meeting to organize and then a couple of hours on a weekend morning to plant. Also needed is anyone willing to water the plants daily until they get growing. Grab a friend or neighbor in your neighborhood to join you! A little time and care invested to reap the beautiful rewards! Don't have a green thumb? You can still help!

Please email jstewart@ransomoaks.com for meeting information. ■

Mark Your Calendar



May Day
May 1

Mother's Day
May 13



Armed Forces Day
May 19

Pools Open
May 28



Memorial Day
May 28



*To our Service Members
Present & Past,
Thank you for your
service.*

**Ransom Oaks Board &
Staff**



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



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

7 Tips for Garage Sale Success

Annual Ransom Oaks Garage Sale

Fri & Sat, June 15 & 16, 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:

1. 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.

2. 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.

3. Get Bagging Supplies.

4. Have a calculator handy. Make it easy for yourself to total items - price things evenly: .25, .50, and \$1, NOT .40, .75, \$1.20.

5. 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.

6. Have an electrical outlet handy (or a long extension cord).

7. 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."

FREE Garage Sale Kits are available for PICK UP starting 4/21 from the tote on Maureen Mirand's porch at 63 Primrose Lane off of Glen Oak Drive. Each kit includes a sign, stickers and garage sale tips. These items are also available at the Dollar store if you want additional signs or stickers.

Don't forget to **send a list of any items you are selling** to me so that we can include them in the June issue of the Ransom Oaks News. Please provide your address and the type of items you are selling.

Pray for sun, have fun and best wishes for a great sale!

Maureen Mirand
Ransom Oaks News ■



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*



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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:** Ransom Oaks Community Corp (716) 508-ROCC (be sure to leave a message), newsletter@ransomocks.com
- 2. Pay via PayPal or major credit/debit card** via PayPal.com to payments@ransomocks.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
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Ransom Oaks Resident, Tim Maher • adoreyourhome@hotmail.com

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May

Please visit our web site at RansomOaks.com

**Next ROCC Meeting:
Monday • May 14, 2017
6:30pm @ Glen Oak Golf
Course.**

MEETINGS begin at 6:30pm at the Greenwood Drive Recreation Center the 2nd Monday of each month except for Oct & Nov 2018 which are 2nd Tuesdays.

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. ■

2018 Meetings

May 14	Sept 10
Jun 11	Oct 9*
July 8	Nov 13*
Aug 13	Dec 17

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
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May 15
Deadline for
Ransom Oaks News
June issue



Ransom Oaks

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