



# 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

September 2018

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

## Around Ransom Oaks

### School is Open

It's back to school time.

Please be on the look out for our new kinderkids who are learning the rules of the bus. They may be a little slower than you'd like or be a little confused, especially the first weeks.

Those first few weeks we're getting used to new traffic flows as the buses retake the roads. Consider leaving a few minutes early, especially if you have a hard start time.

After school you may find the kids rushing off the bus and not paying as much attention to traffic as they are their friends or after school activities.

Drive with care and attention. ■

*Best Wishes for a Happy  
&  
Safe Labor Day  
Monday Sept 3*

## In This

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## Ready for Fall?

Fall is Around the Corner and a great time to...

Learn Something New ( craft, language, subject, sport )

Change up your Exercise Routine

Clean out a Room

Improve a Relationship

Plan a Trip



Or all of the above. The change of seasons can be a time to start something new, dive deeper into something you love or stop what's not working for you. ■

## Around Ransom Oaks

### October Disaster Preparedness Program

Mark Your Calendar!

Greenwood Clubhouse  
Tuesday, October 16, 2018  
6pm – 7:30pm

Offered by the Department of Homeland Security. ■

Classes Start @  
Williamsville Schools



Tuesday, September 4

## 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

## Next Ransom Oaks Community Meeting...

Monday, September 10  
6:30pm @  
Greenwood Facility

# Our September Celebrations



|                               |     |
|-------------------------------|-----|
| <b>Antonio Marong</b> .....   | 19  |
| September 2                   |     |
| <b>Melissa Moeller</b> .....  | 23  |
| September 2                   |     |
| <b>Rachel Newman</b> .....    | 44  |
| September 3                   |     |
| <b>Divya Ramalingam</b> ..... | 23  |
| September 3                   |     |
| <b>Ryan Seipp</b> .....       | 26  |
| September 4                   |     |
| <b>Alex Jones</b> .....       | 19  |
| September 6                   |     |
| <b>Emily Mirand</b> .....     | 24  |
| September 12                  |     |
| <b>Mark Rapp</b> .....        | 9   |
| September 13                  |     |
| <b>Agatha Christie</b> .....  | 128 |
| September 15                  |     |
| <b>Taylor Newman</b> .....    | 14  |
| September 16                  |     |
| <b>Maddie Robinson</b> .....  | 25  |
| September 17                  |     |
| <b>Kaitlin Walsh</b> .....    | 24  |
| September 17                  |     |
| <b>Olivia Joseph</b> .....    | 3   |
| September 19                  |     |
| <b>Katelyn Howard</b> .....   | 24  |
| September 21                  |     |
| <b>Zhengyi Yan</b> .....      | 17  |
| September 22                  |     |
| <b>Sebastian Marong</b> ..... | 17  |
| September 26                  |     |
| <b>Matthew Vitello</b> .....  | 18  |
| September 27                  |     |
| <b>Matthew Mirand</b> .....   | 21  |
| September 29                  |     |
| <b>Alison Harris</b> .....    | 18  |
| September 29                  |     |
| <b>Jenna Mirand</b> .....     | 21  |
| September 29                  |     |
| <b>Alison Mirand</b> .....    | 21  |
| September 29                  |     |
| <b>Cal Deck</b> .....         | 14  |
| September 30                  |     |
| <b>Emma Liss</b> .....        | 24  |
| September 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</b> , <i>President</i>                             | <a href="mailto:alam@ransomoaks.com">alam@ransomoaks.com</a>               |
| <b>Boris Roginsky</b> , <i>Vice President</i>                   | <a href="mailto:broginsky@ransomoaks.com">broginsky@ransomoaks.com</a>     |
| <b>Alan Montesanti</b> , <i>Treasurer</i>                       | <a href="mailto:amontesanti@ransomoaks.com">amontesanti@ransomoaks.com</a> |
| <b>Tammy Bender Davis</b> , <i>Secretary</i>                    | <a href="mailto:tdavis@ransomoaks.com">tdavis@ransomoaks.com</a>           |
| <b>Andrzej Ogiba</b> , <i>Director of Facilities</i>            | <a href="mailto:aogiba@ransomoaks.com">aogiba@ransomoaks.com</a>           |
| <b>Christopher Bogdan</b> , <i>Director of Communications</i>   | <a href="mailto:cbogdan@ransomoaks.com">cbogdan@ransomoaks.com</a>         |
| <b>Jen Stewart</b> , <i>Director of Safety &amp; Recreation</i> | <a href="mailto:jstewart@ransomoaks.com">jstewart@ransomoaks.com</a>       |
| <b>Bill Klein</b> , <i>Director of Landscaping</i>              | <a href="mailto:bklein@ransomoaks.com">bklein@ransomoaks.com</a>           |
| <b>Patty Hill</b> , <i>At-Large</i>                             | <a href="mailto:phill@ransomoaks.com">phill@ransomoaks.com</a>             |

**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](mailto:newsletter@ransomoaks.com)

Back To School



## President's Update



The pool season has ended, and children are back to school. Please be patient when a school bus has to pick up students. Please don't rush past school busses on our community streets. There may be other children in the street ahead crossing the road to get ready to their designated bus stop. Speeding by a bus greatly increases the chance of a tragic accident. Most bus drivers will let cars pass after a few stops. A little patience can enhance the safety for community streets.

We hope everyone enjoyed the pools, activities and other recreational facilities. The weekly ice cream socials, craft activities, movies under the stars, and mid-summer picnic were all well attended.

We made a commitment to the community to keep improving our facilities and to ensure high availability. Inevitably equipment will have problems on occasion, but the manager worked hard to get repairs completed quickly so that facilities would be back to full operation quickly.

Improvements were made at all the facilities. The most visible improvements were replacement of the heavily aged lounge chairs at all three pools, and painting of the bathrooms and concrete patio repairs at Eveningwood. The less visible repairs were to electrical, plumbing and improvements in safety equipment.

Into the fall we will continue to spruce up the Ransom Oaks and Eveningwood playgrounds. The board is working on long term plans to fix drainage issues at the Greenwood playground. The drainage issue must be addressed before we can move forward with improving the Greenwood playground improvements. The recreation committee is continuing to review and plan events throughout the Fall and Winter. Over the next two months, the board will be working with the management team to review major and minor maintenance that is desired. From that list we will again prioritize the project and develop and budget for 2019.

In the past 8 months there have been a variety of problems that have caused a great deal of delay and confusion regarding the payment of the yearly ROCC fee. Many checks went undelivered, but also did not return to the original sender. Complaints were made to the East Amherst and Buffalo main post offices. Since those complaints were made and the postal carrier was replaced, mail delivery appears to have improved significantly. There have also been numerous people who send their payment accidentally to the wrong HOA. In some cases the managers from the other HOAs were kind enough to forward the checks to ROCC, others HOA managers cashed the checks. The homeowner assumed they paid their yearly fee as the checks were cashed, but we never received payment. We also had either home owners who are not residents, or other people pay on behalf of home owners, but failed to note on their check what housing unit the payment was for. All these problems take a lot of time to investigate and resolve. The board in conjunction with the management team, is also looking at ways to improve the efficiency of collecting the yearly fee and the associated distribution of pool tags. More information will be forth coming in future newsletters.

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

André Lam

ALam@RansomOaks.com  
President ROCC

## Party or Meeting Coming Up ?

Let Ransom Oaks help with the location.

Details on the website at [RansomOaks.com/Facilities](http://RansomOaks.com/Facilities) ■

## Availability of Ransom Oaks Babysitter Listing

Recently a resident emailed me asking for the Ransom Oaks babysitter listing. For the safety of our sitters listed, the list is printed in the hardcopy delivered to Ransom Oaks residences and advertisers but removed from the edition available on the website.

Because I don't know who is asking, I can't provide that information via email or over the phone.

Please hang on to your delivered RO News, or ask a neighbor or board member. ■



For your convenience, the Ransom Oaks News is always **available online** at <http://RansomOaks.com/newsletter>.

You'll also find an archive of past editions. ■



## Around Ransom Oaks

# Ransom Oaks Management Update

Part 1: What it means to live in a Home Owners Association



Whether you have lived here for 40 years or just moved in, we want you to feel at home in Ransom Oaks. When we purchased our home here, 21 years ago this month, it took a short period of time to make the house our home and give it a style that was comfortable for us. But being a WNY transplant, it has taken years to establish a sense of Ransom Oaks being our home – home! Over the years, Ransom Oaks has connected us and transformed our circle of friends. From our first “get-to-know you” dinner invite at a neighbor’s home, to meeting people at the pool, to raising a kid who participated in the community swim team program.

It is the Declaration of Ransom Oaks Community Corporation that creates the means, to maintain standards of community, that we all can live up to and expect from each other. It has become clear this year that many families have not received adequate information during their move to Ransom Oaks, or have lost sight of the advantages of living in a managed home owners association. Over the next few months, we will expand on this.

Ransom Oaks is a developed community that was established to provide recreational space for all residents to use at their pleasure. Guiding principles of this Home Owners Association are set forth in the ROCC Covenants and Restrictions document, which is provided to every new homeowner by their closing attorney. Ransom Oaks is guided by a volunteer Board of Directors to make critical decisions for the maintenance and long-term management of assets. Ransom Oaks is made of approximately 1150 residential units which includes hundreds of single family homes and 8 subcommunities made up of apartments, town houses and condominiums, which surround the Glen Oak Golf Course. Common grounds within the community offer 3 resident swimming pools, 3 resident kiddie pools, 5 tennis courts, 5 playgrounds and other managed lands.

Our community pools are the most obvious shared asset that many of us enjoy. The use of the facilities by residents can be a means to share a craft, skill or a social event. The Board of Directors and the management group have provided programming this past summer and we hope that you were able to enjoy one or more of those programs. From food trucks and ice cream socials to family movie night and arts and crafts, community members came out to enjoy what was offered. Please do not feel limited to what is offered. This is your community as well and we support any person or group that would like to host a community program utilizing one of the clubhouses or common properties. If you have a skill or programming idea for community, please reach out to the ROCC, Recreation Director, Jennifer Stewart at [jstewart@ransomoaks.com](mailto:jstewart@ransomoaks.com).

Next Month, we will host a **Disaster Preparedness Program offered by the Department of Homeland Security. This will take place at the Greenwood Clubhouse on October 16, 2018 from 6pm – 7:30pm.** In addition to that, food trucks will be scheduled as availability allows. We are seeking ways to communicate community schedule in real time. Current methods include the newsletter, website, Facebook and pool side chalkboard. If anyone has any ideas, please let us know.. ■

## Around Town

# Town of Amherst Student Slogan Contest

The Town of Amherst is seeking slogans from all Amherst public, private, and home school high school students that best describe what makes Amherst a great place to live.

All entries must be received by Friday, September 14th, 2018 by 4:00 p.m.

[http://www.amherst.ny.us/pdf/trackus/attachments/dept\\_08-180611a.pdf](http://www.amherst.ny.us/pdf/trackus/attachments/dept_08-180611a.pdf).

Visit [http://www.amherst.ny.us/pdf/trackus/attachments/dept\\_08-180611a.pdf](http://www.amherst.ny.us/pdf/trackus/attachments/dept_08-180611a.pdf) for details. ■

## Bubble Fest

*Sat, Sept 15, 2018 10AM to 6PM*

*Buffalo Museum of Science, 1020 Humboldt Pkwy*

**Participate in family-friendly bubble activities and demonstrations, bubble crafts, and even a techno bubble dance party! ■**

## Around Town

# Yard Waste Pickup - Apr 1st - Nov 30th

Each year from April 1st through November 30th your yard waste will be collected separately on your designated collection day. All yard waste must be placed within five feet of the curb, but not in the street. It must be separate from garbage and trash. Material must be placed in containers with two manufactured handles such as garbage cans or bushel baskets with covers removed. Yard waste totes are also acceptable. Containers must not exceed 60 pounds in weight or 40 gallon capacity. Yard waste will NOT be collected in plastic bags. Branches and shrub trimmings up to 6 inches in diameter should be cut into easily handled lengths, no greater than 4 feet even if placed in cans or securely bundled. ■



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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*



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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@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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# September

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

**Next ROCC Meeting:**  
**Monday • September 10, 2018**  
**6:30pm @ Greenwood Dr Rec-**  
**reation Center.**

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

## 2018 Meetings

|         |         |
|---------|---------|
| Sept 10 | Nov 13* |
| Oct 9*  | Dec 10  |

## Charlesgate Meeting:

second Wednesday of each month.

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**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
- 

**September 15**  
Deadline for  
*Ransom Oaks News*  
**October** issue



**Ransom Oaks**  
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