



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

October 2018

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

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. ■

Why leave Ransom Oaks when you can grab a few neighbors and have fun right here?

Yoga, Exercise Class, Craft Night, Pizza & Movie Night, Paint Night, Game Night or more.

Let's put our buildings to good use to pass the fall/winter/spring months and bring our neighbors together. Get started organizing your neighborhood event by emailing facilitiesmanager@ransomoaks.com ■

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Around Town

Leaf Pickup

If you have leaves to be picked up from **April 1 to October 31** you should put them in yard waste containers for weekly pick up by Modern Disposal on your regular refuse day.

The Highway Department will pick up loose leaves out at the curb during the **month of November**.

If you use a landscape contractor please ask them to take them to the compost facility. This will help us to keep our streets and receivers clear of leaves.

Questions? www.amherst.ny.us ■



**We're on
Tuesday this
month...**

**Join Us @ the
Ransom Oaks
Community Meeting**

Tuesday, October 9
6:30pm @
Greenwood Facility

Ransom Oaks

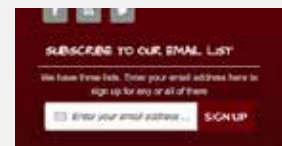
Who-to-Call

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 our Email List

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



Our October Celebrations



Cara Diati	29
October 1	
Heather Lewandowski	28
October 2	
Heather DelGaudio	30
October 3	
Kimberly Berus	28
October 4	
Keegan Gillman	17
October 4	
Shannon Gestwick	19
October 5	
Allison Janczak	20
October 6	
Jack Manzella	20
October 6	
Emma Wiepert	20
October 6	
Kelsey Swanekamp	29
October 7	
Andrew Koginos	27
October 9	
Scott Sims	25
October 12	
Mark Rapp	9
October 13	
Gabrielle Marong	15
October 15	
Nathan Kwandras	24
October 16	
Abigail Gnozzo	20
October 17	
Katie Elkan	28
October 23	
Sydni Winters	17
October 26	
Theodore Roosevelt	160
October 27	
Alexis Zee	24
October 27	
Caitlin Butler	28
October 28	
Colin Carpenter	3
October 31	
Delaney Gillman	19
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
Tammy Bender Davis , <i>Secretary</i>	tdavis@ransomoaks.com
Andrzej Ogiba , <i>Director of Facilities</i>	aogiba@ransomoaks.com
Christopher Bogdan , <i>Director of Communications</i>	cbogdan@ransomoaks.com
Jen Stewart , <i>Director of Safety & Recreation</i>	jstewart@ransomoaks.com
Bill Klein , <i>Director of Landscaping</i>	bklein@ransomoaks.com
Patty Hill , <i>At-Large</i>	phill@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



Ransom Oaks

President's Update



Fall is now upon us. The pools are closed, and all the equipment has been cleaned and put away safely and securely for the winter. The board is working with the managers to determine a list of items that need to be repaired before winter and what needs to be repaired or upgraded in the spring before we open the pools again. Some of the repairs are cosmetic, others are upgrades required by the health department or equipment issues that were noted this year during the swim season. These requirements and any items on our wish list will drive the budget process.

Anyone walking near the Greenwood Tennis courts will note that there is now a giant pile of dirt behind it. The rear of the tennis courts has collapsed, and the rear fence is sagging as well. There was a sewer pipe that collapsed that is utilized by Forest Edge and Glenn Oak properties, but that line runs under ROCC property. The collapsed sewer was allowing soil to be washed way underground, causing issues with the drain tile under the tennis courts. This soil erosion underground also caused the back of the tennis court to collapse. The recent heavy rain caused this problem to accelerate dramatically over a 24 hour period of time. Repairs have been completed. The soil will need all fall and into spring to settle back down. Once we are into spring we can get the ground level out. We can then get the tennis courts and fence will be repaired as well. If we don't wait for the soil to naturally compact we risk future soil compaction and then both the tennis court and the fence might move again.

ROCC has two recreational facilities that need to be heated all winter long. We have some community members using them for personal parties or other events. We would like to see these buildings get utilized more by our community. If anyone is interested in starting social events such as game nights (could me specific card games or other games), craft events such as painting, book clubs, etc. If anyone wants to teach classes such as yoga or other activities that can fit within our building that would be welcome as well. We are looking for events that can bring together neighbors and make the winter months pass by in a more enjoyable way that is good for both the soul and body.

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 ■



Share your Event, Activity or Fund Raiser

Let Ransom Oaks News get the word out about your non-profit activities.

newsletter@ransomoaks.com ■

Ransom Oaks

Birthday Update

We're updating the Ransom Oaks Birthdays listed in each edition.

If you're included in our listing and over the age of 21 send an email to:

newsletter@ransomoaks.com

to remain or be added to the list.

Anyone 21 or under and currently on the list will remain. Thank You!

Any names not updated will be removed with the January edition. ■

Signs are prohibited in Ransom Oaks except "House for Sale" signs. In this election season, please respect this restriction.

For your convenience, the Ransom Oaks News is **available 24/7 online** at RansomOaks.com/newsletter.

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



Around Ransom Oaks

Ransom Oaks Management Update



Part 2: What it means to live in a Home Owners Association(HOA)

Ransom Oaks Community Corporation is a New York not-for-profit corporation, created in 1972, for the purpose of ensuring the efficient preservation of the values and amenities in Ransom Oaks. As residents here, you are members of the Community Corporation. Annual assessments are necessary to maintain your assets and it is the owner's responsibility to make prompt payment. No owner is absolved of liability for the assessments by non-use of facilities or abandonment of home. Late payments will be charged late fees and non-payment can result in legal action against the owner.

In addition to your financial obligation to the community, Ransom Oaks owners have responsibilities to maintain their property in good order and repair. Living in an HOA provides us all protections and expectations so that we may treat all residents equitably. The Declarations list of restrictions can be found in Article IX of the Covenants, Conditions and Restrictions.

A copy of the Declaration is available at <http://ransomoaks.com/living-in/rules-regulations/declaration-of-protective-covenants-conditions-restrictions/>.

An architectural committee is a requirement of the Protective Covenants, Conditions and Restrictions of Ransom Oaks. It is incumbent on property owners to present plans to the committee regarding any proposed modifications to the exterior of their home. The Architectural Committee will review your submitted Exterior Modification Application (EMA form) and supporting documents to assess if the specifications meet with basic conformity of guidelines and compliance of the by-laws. This process ensures an independent review that can help to prevent inter-neighbor disputes over the characteristics of the neighborhood.

A copy of the EMA form is available at <http://ransomoaks.com/living-in/forms/exterior-modification-application/>.

If you find yourself ready to make a home improvement, please submit your EMA and supporting documents to Ransom Oaks Community Corporation, attn: Architectural Committee, 101 Ransom Oaks Drive, East Amherst, New York 14051 or e-mail it to: archcomm@ransomoaks.com.

As a side note, many of you may have noticed work being conducted between Forest Edge and Glen Oak condos. There has been a sewer main break, that was repaired, and a storm drain that was cleaned out. This did cause structural damage to the adjacent tennis court, which is now closed. The details of these repairs and costs will be forthcoming, as the Board looks at insurance, budget and qualified tennis court restoration companies. Tennis courts at Ransom Oaks and Eveningwood will remain open until November 1st.

Happy FALL everyone!

Michelle
facilitiesmanager@ransomoaks.com
716-508-ROCC ■



FrankenScience

Fri, Oct 19, 6 - 9PM

Buffalo Museum of Science
1020 Humboldt Pkwy

An **adult evening (21+)** to celebrate the 200th anniversary of Mary Shelley's *Frankenstein* by discovering the power of electricity, reanimated bodies and secrets to overcoming death. Plus, with live dissections, organ and blood stations, and a look at the most spine-tingling items from the Museum's Collection, you'll be sure to get in the Halloween spirit.

Cost: \$16 (BMS members save 10%)

Details: sciencebuff.org ■





Maureen Mirand

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MaureenMirandhomes.com



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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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Around WNY

5 Great Fall Hikes



There's still time to squeeze in a short hike before the weather breaks. Here are 5 great fall hikes in the area from easy and paved to the multitude of stairs to Devil's Hole.

1. Amherst State Park, Amherst
2. Devil's Hole @ Niagara Gorge, Niagara Falls
3. Goat Island, Niagara Falls
4. Chestnut Ridge/Eternal Flame, Orchard Park
5. Knox Farm State Park, East Aurora

Details: stepoutbuffalo.com, maps.google.com



Around WNY

5 Area Bike Rides



If a hike isn't your thing, try a bike ride. The Rails to Trails path in Tonawanda is the newest in our area. We also have a Bike Ferry down at Canalside to reach the Outer Harbor. Here are 5 area bike paths for a fun fall ride.

1. Outer Harbor, Buffalo
2. Niagara Falls Trail along the Robert Moses Parkway, Niagara Falls
3. Clarence Pathway, Clarence
4. Riverwalk Trail, Tonawanda to Buffalo
5. Rails to Trails, Town of Tonawanda

Don't forget to check your tires and take water and maybe a snack too. It's fun to pick a halfway point for breakfast, lunch or dinner.

Details: stepoutbuffalo.com, maps.google.com

Around WNY

Farmers Markets (aka Where to Get Your Pumpkins)

We're pretty lucky here in Western New York to have an abundance of nature's bounty. In the fall, that means apples, potatoes, squash and of course, pumpkins. Sure, you can pick them up at the grocery store. But why not make the trek and see what's happening at the farmers market? Here are a few close to home.

1. **Williamsville Farmers Market**, Amherst Town Hall Parking Lot, 5583 Main St, Williamsville, Saturdays @ 8am – 1pm, Open thru Oct 27, williamsvillefarmersmarket.com
2. **Clarence Hollow Farmers Market**, 10717 Main St. Clarence, (between Salt and Ransom Roads), Saturdays @ 8am – 1pm, clarencefarmersmarket.com

Details: stepoutbuffalo.com

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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October

Please visit our web site at RansomOaks.com

Next ROCC Meeting:
Tuesday • October 9, 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
Oct 9* Dec 10
Nov 13*

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
-

October 15
Deadline for
Ransom Oaks News
November issue



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