



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

November 2018

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

Stay Connected & In The Know

Join our Facebook group and email list to stay up-to-date.

Find us on 

"Join" the Facebook group. Note that there are a couple Ransom Oaks FB Pages/Groups. "The Official Ransom Oaks Communication Board- A Great Place to Live!" is the group currently being used.



To join the email list, visit RansomOaks.com, scroll to the bottom, enter your email and hit our "Sign Up" button. Look for a confirmation email, confirm and you're done. ■

In This

Issue

- 2 Ransom Oaks Board of Directors
- 3 Presidents Update
- 5 Management Update
- 8 How to Advertise with Ransom Oaks

Around Ransom Oaks

Santa Visit

Mark your calendar for Santa's Visit, **Saturday December 8th, 6 PM** @ Ransom Oaks Clubhouse.



Bring the kids to sit with Santa and enjoy some hot cocoa with friends!

Stay tuned for details of our community Santa visit. ■

Ransom Oaks Logo Contest

Calling all Community Creatives!

Ransom Oaks is looking for a new logo, our new look & feel.

Share your ideas - design, image or logo.

Email all entries to cbogdan@RansomOaks.com by Dec 5, 2018. ■

We're on Tuesday again in November...

Join Us @ the Ransom Oaks Community Meeting

Tuesday, November 13
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



Remember to Vote,
Tuesday November 6

Our November Birthdays



Stephen Berus	30
November 2	
Sarah Morison	26
November 2	
Mike Elkan	
November 3	
Melissa Bonvissuto	34
November 6	
Erin Haltan	22
November 7	
Margaret Mitchell	118
November 8	
Max Cassaro	37
November 8	
Sarah Nowakowski	24
November 10	
Kyle Lort	25
November 12	
Joshua Moore	28
November 12	
Kathryn O'Malley	24
November 14	
Kathleen Goodrich	29
November 15	
Laura Goodrich	38
November 15	
Megan Knowles	35
November 18	
Ana Arevalo	34
November 19	
Lindsey Hawkins	26
November 22	
Gabrielle Alexis Ciambella	16
November 24	
Victoria Egleston	18
November 24	
Jacob Joseph	6
November 24	
Richard Long	28
November 24	
William Gregory	15
November 27	
Jackson Odachowski	9
November 27	
Owen Carpenter	1
November 28	
Joey Maruca	28
November 28	
Janet Woser	31
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
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



President's Update



This month's notes are mostly a few important reminders.

First, **walking on golf course path is strictly prohibited** to anyone other than golfers. Please be a good neighbor to our gold course and don't trespass on their path. Being on the path with active golfers is extremely dangerous. If anyone needs a reminder of the power of a modern golf ball: at the recent Ryder Cup, a spectator was hit by a ball in the eye. That woman will be blind for life in the eye that was hit. It took just a brief second for the ball to go flying at her face, she did not have time to react and avoid getting hit.

Second, according to Amherst town rules, **dogs are required to be on leash when being walked**. A child was waking it's new puppy recently. The puppy was attacked by another dog and the injuries were so severe that the puppy passed away. Please be a good neighbor and ensure that you have control of your dog when you are taking it out for a walk. This was a terrible event that I hope will never repeat again.

Third, all home owners that are not part of one of the other HOAs: You need **ROCC architectural approval for external changes** to a house. This includes painting the house a different color, replacing siding, replacing the roofing material, or any additions to the house. Please call 716.508.ROCC or email the architectural committee at: archcomm@ransomoaks.com

Every year we get questions regarding **keeping the pools open past labor day**. The board has looked into this issue and has come to the conclusion that this is not feasible. We have looked at the costs and labor to keep just one pool open. We have staffing limitations. Once the school year starts, all our lifeguards are back in school and their availability shrinks dramatically. If we were to open the pools only in the weekends, we would have to guarantee staff pay. The lifeguards don't want to commit to use and not get payed if the weekend ends up being too cold for swimming. Most are tied up either with school related issues or find alternative work after labor day. The pool needs to be cleaned daily, even if no one is swimming. Daily pool cleaning takes 2 to 3 hours every day. Evenings become much colder so we would have to use a lot of gas to heat the pools. Most years we have one or two warm weekends. The other two or three weekends end up being too cold for swimming. We would encounter thousands of dollars in cost for maybe 4 days of pool access. Given all these limitations and costs, it is not a good use of funds to extend the pool season beyond labor day.

André Lam
ALam@RansomOaks.com
President ROCC ■

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. ■



Thank You to all our Service Members - Active or Retired, for Your Service to our Country

Planning a Party or Meeting?

Let Ransom Oaks help with the location.

Details at RansomOaks.com/Facilities ■

Event, Activity or Fund Raiser?

We can help get the word out about your non-profit activities.

newsletter@ransomoaks.com ■

Happy Thanksgiving...

Thanksgiving... that one holiday that applies to everyone.

Schools are out, banks are closed and many businesses take the day off.

What started humbly with turkey, squash and corn has evolved to it's roots, to thanks.

No matter your burdens, it's a day to consider and give thanks for your blessings, gifts and opportunities.

The celebration and giving thanks looks differently to each of us.

Whether it's a quiet day, a Trotting Day, a family day, a church day, a volunteering day or something different, it's a day to choose how and what to give thanks for.

Happy Thanksgiving! ■

Election Day in the U.S.

In the United States, Election Day is the day set by law for the general elections of federal public officials.



It is "the Tuesday next after the first Monday in the month of November" or "the first Tuesday after November 1".[1] The earliest possible date is November 2, the latest possible date is November 8.

For federal offices (President, Vice President, and United States Congress), Election Day occurs only in even-numbered years. Presidential elections are held every four years, in years divisible by four, in which electors for President and Vice President are chosen according to the method determined by each state. Elections to the United States House of Representatives and the United States Senate are held every two years; all Representatives are elected to serve two-year terms and are up for election every two years, while Senators serve six-year terms, staggered so that one third of Senators are elected in any given general election. General elections

Veteran's Day, Memorial Day, Armistice Day, Armed Forces Day Oh My!

Veteran's Day is an official United States public holiday, observed annually on November 11, that honors military veterans; that is, persons who served in the United States Armed Forces.

It coincides with other holidays, including *Armistice Day* and Remembrance Day, celebrated in other countries that mark the anniversary of the end of World War I; major hostilities of World War I were formally ended at the 11th hour of the 11th day of the 11th month of 1918, when the Armistice with Germany went into effect. The United States previously observed Armistice Day. The U.S. holiday was renamed Veterans Day in 1954.

Veterans Day is not to be confused with *Memorial Day*, a U.S. public holiday in May; Veterans Day celebrates the service of all U.S. military veterans, while Memorial Day honors those who died while in military service. It is also not to be confused with *Armed Forces Day*, a minor U.S. remembrance that also occurs in May, which specifically honors those currently serving in the U.S. military.

Source: wikipedia.com ■

in which presidential candidates are not on the ballot are referred to as midterm elections. Terms for those elected begin in January the following year; the President and Vice President are inaugurated ("sworn in") on Inauguration Day, which is usually on January 20.

Many state and local government offices are also elected on Election Day as a matter of convenience and cost saving, although it's not required.

Source: wikipedia.com ■

5\$ Family Fun Day

2nd Sundays each Month

Albright-Knox Art Museum
1285 Elmwood Avenue



On the second Sunday of each month, museum admission for the entire family is just \$5, and includes an array of programming. (Regular parking rates apply.)

Details: albrightknox.org ■

DinoFest

Adult DinoFest Fri, Nov 19,
6 - 9PM

Family DinoFest Sat, Nov 10
10AM - 6PM

Buffalo Museum of Science
1020 Humboldt Pkwy

Save the date for the annual day full of dino fun! Plus, Adult DinoFEST on November 9!

Details: sciencebuff.org ■



Ransom Oaks Management Update

Part 3: What it means to live in a Home Owners Association

Grateful and thankful for the support to manage and work for Ransom Oaks. During this month of Thanksgiving, we want you to know what your neighbors have volunteered to complete this year. In addition to that, various improvements were required to: fix what was broken; meet Fire and Town codes; and Department of Health requirements.

This year we have had the support of dozens of volunteers who have collectively spent more than 300 hours:

- Approximately 20 volunteers worked for 3-4 hours in April, to create a field stone walkway to the Glen Oaks Playground, that according to one resident, was too wet for her grandchildren to access.
- Volunteers also planted 3 trees, as an earth day project to the surrounding playground area;
- For the Eveningwood bathrooms, which sustained some water damage from ruptured water lines last winter, several volunteers cleaned, repaired and painted the bathroom.
- Many of the members of the Board of Directors responded to the call of the ruptured water lines, spending countless hours getting water shut off, buildings dried up and winterized;
- residents assisted with arts and crafts, ice cream socials, movie nights and picnics;
- A Gardening Committee planned, purchased and planted dozens of roses, shrubs and grasses to give some of our islands a little color.

THANK YOU TO EVERYONE WHO WORKED AND SUPPORTED RANSOM OAKS THIS YEAR!

At all facilities, plumbing repairs were done to fix leaks caused from last year's frozen pipes. Critical electrical repairs and new fire extinguishers were added at all the facilities following a fire inspection. In order to meet fire code the clubhouses also were updated for capacity regulations, which both have a maximum capacity of 34 persons. Nonfunctional lighting was fixed at all facilities. The in-pools lights were replaced, and 20 new white lounge chairs were added to each pool deck. Chalk boards were added at all the facilities to provide daily updates to the community and pool participants. Spectrum internet and phone service have been installed at all the facilities for security purposes.

At the Eveningwood facility, the cracked and uneven concrete under the pavilion and in the garage was removed and a vast amount of drainage and new concrete was properly installed. Also added was a new concrete ramp from the pool deck into the pavilion. The loose tennis net center post has been driven back into the ground and hydraulic -cemented into



place. Interior painting was done throughout the bathhouse creating a brand-new and updated appearance. A new pool pump was installed for the Eveningwood baby pool as the bearings in the old pump had given out. The pool equipment plumbing was also nicely reconfigured.

At the Ransom Oaks facility, the playground received 95 bags of playground wood chip mulch. The leak that kept the baby pool closed all of summer 2017 was dug-up and repaired. A new baby pool pump was also installed, as the old pump was no longer operational.

At the Greenwood facility, major improvements to the main pool pumping system include a new high-efficiency pool water heater, and a new filter basket canister and shutoff ball valve were installed to replace the 1970's equipment that no longer functioned acceptably. Additionally, the pool plumbing was reconfigured to flow more directly and efficiently, and drywall was replaced in the pump room along with this work.

Gratitude makes sense of our past, brings peace for today, and creates a vision of tomorrow.
~ Melody Beattie

HAPPY THANKSGIVING!

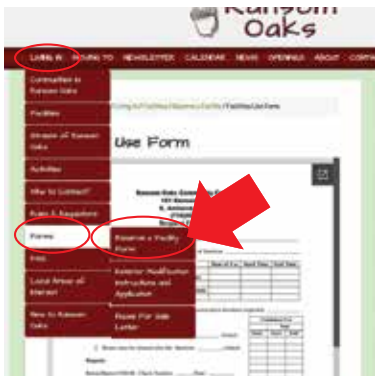
Michelle
facilitiesmanager@ransomoaks.com
716-508-ROCC ■

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. ■

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. ■

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 716-508-ROCC 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. ■

if you

SEE
something

SAY
something™

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Happy Thanksgiving!



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*



5500 Main St., Ste 108 | Williamsville, NY 14221 | 832-3300
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**Black Friday... Shopping Wrapped?
No Hamilton?**

Inside... Trek out to East Aurora for Explore & More Museum's

**Family Fun Friday
Friday, November 23, 11AM - 2PM**

Family fun and make a wintery craft to help decorate your home for the upcoming season!

Outside... Trek outside to take a walk or run before the snow flies (or gets too deep).

Forest Lawn Cemetery is filled with history,

Chestnut Ridge has great trails,

Checkout the changing Buffalo Outer Harbor ■

Advertise your item for sale or service in the Ransom Oaks News and reach over 1000 homes.



Elect

☆ Fran ☆
Spoth

For Amherst Town Clerk

Please honor me with your vote on Tuesday, November 6

Paid for by the Friends of Fran Spoth

Community service and leadership

- Current Amherst Town Board Member & Deputy Supervisor
- Two Years Liaison to the Town Clerk's Office
- Lifelong Amherst Resident
- Master's degree in Social Work, SUNY Buffalo
- Williamsville School Board Member (2005-2011)
- Facilitated Alzheimer's / Dementia, Parkinson's Disease & Caregiver Support Groups
- Married 29 years & Mother of an Eagle Scout



fransporth@hotmail.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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Ransom Oaks Resident, Tim Maher • adoreyourhome@hotmail.com

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see store for details. Exp 3/31/19

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Full Check-Up

Save

\$15.00

Applicable with most other discounts,
see store for details. Exp 3/31/19

November

Please visit our web site at RansomOaks.com

Next ROCC Meeting:
Tuesday • November 13, 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
Nov 13* Dec 10

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
-

November 15
Deadline for
Ransom Oaks News
December issue



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Community Corporation
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East Amherst, NY 14051

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