



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

December 2018

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

Around Ransom Oaks Thank You Connor

A special *Thank You to Connor Stroth* for his tremendous gift to our community.

Connor's Eagle Scout Project was the beautiful work completed at our Bramhill Playground. ■



In This

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Around Ransom Oaks Santa Visit

Mark your calendar for Santa's Visit, **Saturday December 8th, 6:30-8:30 PM @ Ransom Oaks Clubhouse.**



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

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. ■

Around Ransom Oaks Christmas Movie Night

Christmas Movie Night on **Sunday, December 16th at Greenwood**; Frosty the Snowman at 6pm and Rudolph the Red Noised Reindeer at 7:30pm.



Maximum capacity is 34. Reserve your spot by emailing facilitiesmanager@ransomoaks.com.

Enjoy an evening of Christmas movies & popcorn. ■

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, Glen Oak**
Clover Management, 204-2771
- **Briarwoods, Forest Edge**
R & D Property Management of WNY, cindy@rdmanagementofwny.com, 688-2083
- **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 @ the Ransom Oaks Community Meeting

Monday, December 10
6:30pm @
Greenwood Facility
No January 2019 Meeting

Our December Birthdays



Justice Wehrmeyer	16
December 5	
Matthew Wiepert	18
December 5	
Charley Kenyon	26
December 6	
Joseph I. Nowakowski	29
December 6	
Daniel O'Connor III	26
December 8	
Daniel O'Connor Jr.	
December 8	
Alex Agro	7
December 11	
Sydney Beitel	81
December 12	
Benjamin Hansen	12
December 12	
Michael Tubbs	24
December 14	
Stephanie Sheppard	18
December 22	
Susan Zurak	35
December 22	
Michelle Janczak	52
December 28	
Kaitley Woser	25
December 28	
Tristan Casuccio	12
December 29	
Casey Rapp	6
December 29	
Rachel Attea	26
December 30	
Christina Hill	22
December 30	
Rudyard Kipling	153
December 30	
Kelsey Roorand	21
December 30	
Patience Wehrmeyer	15
December 30	

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



The board in conjunction with the management company, has focused this year on critical facilities repairs, and continuing to address long term repairs/improvement that were identified by the previous board. The previous board addressed a number of their goals, including the expensive and important resurfacing of the Greenwood pool. As our infrastructure ages, we need to invest more in our infrastructure.

Examples of some of the larger projects/repairs completed this year: Concrete repair to the Eveningwood covered patio, Refresh of the bathroom house at Eveningwood. Child pool repair at Ransom Oaks. Plumbing and electrical repairs at all three pump buildings. The full list is very long, but these are some highlights.

After reviewing the costs to operate ROCC, we discovered that the over-all operating costs, plus critical repairs almost consumes the total income of the organization. What is happening is that inflation is driving up costs at all fronts. One large increase, is the raise in minimum wage over the last few year. We also had additional costs in utilities and critical repairs. We have completed many repairs and improvements, but more are needed over the next few years. There are also changes in regulations that are requiring further improvements to our facilities that cannot be pushed off to future years.

The board has decided that the assessments need to be raised by \$25. For reference, the rates increased the following amounts in the past: 2014 to 2015 6%. 2015 to 2016 6%. 2016 to 2018 no change. 2018 to 2019 7% (that represents 2.3% per year over three years). We are doing our best to keep costs under control, but without raising rates we will not be able to properly maintain our facilities. With the assessment letter mailing, we will include the 2019 budget and a full list of repairs and improvements we intend to complete next year.

André Lam
ALam@RansomOaks.com
President ROCC ■

Around Ransom Oaks Community Pilates Classes

We are pleased to bring a Pilates class to Ransom Oaks for residents to participate in and enjoy!



Our featured instructor, Jenna, will hold an introductory class on January 19 and again on January 26 free of charge. Come check it out to see if Pilates is for you!

Weekly classes will begin on Saturday February 2, 2019 and be held weekly on Saturdays at 11:00am at the Greenwood facility.

Cost is \$20/month (4classes) and must be paid each month by the 20th. The first payment would be due by 1/20/19 in order to begin on 2/2/19. Checks made payable to ROCC and sent in to 101 Ransom Oaks Drive. Please email your interest in signing up to facilitiesmanager@ransomoaks.com.

Enjoy your holiday season!

Jennifer Stewart
Director of Safety and Recreation ■



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 ■

Holiday Happening
Sunday, December 16
 2:00pm-4:00pm, Amherst Senior Center
 370 John James Audubon Parkway

- Crafts
- Caroling
- Horse Drawn Carriage Rides
- Cookie Decorating
- Music
- Santa & Mrs. Claus
- Free Hot Chocolate & Popcorn
- Food available for purchase

In partnership with Amherst Center for Senior Services & Amherst Youth & Recreation.

Management Update

Part 4: What it means to live in a Home Owners Association (HOA)

Home Owners Associations offer amenities and programs to make communities stronger. This past summer, many of you met up with neighbors and friends at the pool, the ice cream socials, pool side cookouts, food truck events and movie nights. Some of you organized meetings, book clubs, boy scout and girl scout events at the club houses. Some of you attended monthly Board meetings to help with perspectives to improve, repair or address problems in the community. The point is, that we all have the opportunity to participate in the benefits of HOA living and, to help maintain a standard of living that we want for our friends and families.

A key component to successful HOA living is facilities and programs that are well managed and cared for. Every single resident has a responsibility to help with this, by making their annual payment to Ransom Oaks Community Corporation, in a timely manner. Your assessment is part of Ransom Oaks budget to pay for lifeguards and pool maintenance, capital improvements, tennis court and clubhouse repairs, and programming such as: ice cream socials, arts and crafts, movie nights, etcetera. All property owners can expect their assessment invoice to arrive by the first week of the new year and we encourage everyone to carefully read the information included with your invoice. There will be different payment options and procedures to capture current information. Management will be set up in clubhouses during scheduled times throughout January and February to receive payment and update resident data, with an opportunity to pick up your 2019 resident tags (pool tags).

There is still an opportunity to pay on-line via the Ransom Oaks Webpage, but the link will be through PayLease and not PayPal. Specific instructions for these options will be included with your invoice. You also will still have the option to pay by mail/check.

PLEASE NOTE: IF YOU RECEIVE AN INVOICE AND YOU ARE NOT THE PROPERTY OWNER, PLEASE CONTACT MANAGEMENT AT 508-7622 (MESSAGE) OR FACILITIESMANAGER@RANSOMOAKS.COM (EMAIL). PLEASE BE SURE TO INCLUDE YOUR NAME, PROPERTY ADDRESS AND PHONE NUMBER.

This year we have made numerous changes to improve efficiencies and look at long term cost savings. The first thing to note is that we have changed to a software program that addresses HOA's specifically, which will allow better management of payments, budget, violations and real estate changes. In addition, this software addresses a problem that we have had all year --- communication. The only means that we have had to get information to community is the chalk boards at the pools, Facebook and the newsletter. Consequently, we cannot reach the majority with quick notice for issues that involve cancellations, changes to scheduled events, flooding, pool closures, etcetera. We are not looking for ways to bombard residents with trivial data, but there are times when specific information is helpful. The goal is to provide information that helps families plan, engage, attend, prepare and save time.

Looking ahead to a wonderful new year, look for a calendar of 2019 fun!

HAPPY HOLIDAYS EVERYONE!

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



to our families,
friends, advertisers &
residents

HAPPY HANUKKAH
Merry Christmas
Happy Kwanzaa
Happy New Year

From All of Us
at Ransom Oaks
Community Corp

Stay Connected with Ransom Oaks

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

"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. ■

Find us on 

Ransom Oaks

Golf Course Hello

Hello everyone! My name is Tim Fries – a home grown PGA Golf Professional that has the great fortune to now own Glen Oak Golf Club with my family since this past February. Together, with my wife Karen (25 year 6th grade Williamsville teacher), and our children Hannah (20) and Patrick (18), we are so very excited to be a part of your community and hopefully contribute to it meaningfully in many ways for years to come. I actually grew up playing here at “Ransom Oaks” and have worked in the golf industry right here in WNY my entire career.



I have met and have gotten to know so many of you over these past few months – starting this spring at your Board meeting hosted here in our clubhouse; while you graciously patronize our course and driving range; and many times conversing with you as I work the grounds near your homes. I wanted to briefly update you on where we've been, where we currently are, and where we are going.

Where we've been:

World renowned golf course architect Robert Trent Jones, Sr. designed Ransom Oaks along with Crag Burn Golf Club in East Aurora over 50 years ago. His original plans of this and hundreds of other facilities around the world are archived in a special library at his alma mater, Cornell University. After reviewing his plans and meeting with the United States Golf Associations Agronomy Section we are trying to “bring back” what he conceived along with other building and grounds improvements. The greens are a priority and need much help as well as outdated maintenance equipment; many invasive tree species have overgrown and the hundreds of Ash population cannot be saved; and the interior and exterior of our buildings need facelifts if not replacement;

Where we are: We have met with golf course, landscape, and building architects.

As many of you are witness to we have begun an arbor management program to reduce populations of poor-quality trees including crab apples, blue spruce, silver and Norway maples and others with undesirable characteristics such as disease, insect infestation (emerald ash borer, EAB), reduced sunlight penetration, and invasive root systems. We have already begun to judiciously replant/replace them with species such as black gums, red and sugar maples, American elms, and White oaks. These new species will also serve to guard against wayward golf balls to your properties. We have also begun a re-contouring of fairways, allowing native grasses to flourish in non-playable areas, creating fairway height run-off areas around greens, aggressive green Aeration processes for faster, firmer, smoother green surfaces in the very near future, and a more numerous boundary stake program and signage to help our golfers respect your properties!

Where we are going:

In the main Clubhouse, plans are underway for a robust facelift in our upstairs banquet facility, our downstairs bar, restaurant, and patio facilities and upgraded lighting and landscaping throughout the property. Permitting is near completion and construction will begin within weeks as we become the future home of the Western New York PGA, its Hall of Fame and REACH Foundation. Glen Oak will be the hub of not only a robust daily diet of enthusiastic golfers but a transformed learning center for new, underprivileged, and military golfers. This past season we hosted the First Tee of WNY, the PGA Junior League Championships, the regional finals of the Drive, Chip, and Putt Competition and the HOPE Program (Helping Our Patriots Everywhere). This upcoming season we hope to not only see you but your children and grandchildren as we further advance all of these and other great offerings.

The original vision in the late 1960's was to make this a communal facility enjoyed by the entire neighborhood. We would like to get you back – host a graduation, celebrate a wedding, grab a cigar and beverage at a fire pit, work on your own skills on our range or indoor simulators, or simply introduce our great game to a child or loved one.

I hope to see you swinging soon!

Have a very merry holiday season!

Cheers,

Tim Fries, PGA owner ■



Hanukkah/ Chanukah/ Hanukah

Hanukkah is a Jewish holiday commemorating the rededication of the Second Temple in Jerusalem at the time of the Maccabean Revolt against the Seleucid Empire (during the second century BC).

Hanukkah is observed for eight nights and days, starting on the 25th day of Kislev according to the



Hebrew calendar, which may occur at any time from late November to late December in the Gregorian calendar. It is also known as the Festival of Lights and the Feast of Dedication.

The festival is observed by lighting the candles of a candelabrum with nine branches, called a Hanukkah menorah (or hanukkiah). One branch is typically placed above or below the others and its candle is used to light the other eight candles. This unique candle is called the shamash. Each night, one additional candle is lit by the shamash until all eight candles are lit together on the final night of the holiday.



Other Hanukkah festivities include playing games (dreidel), gift-giving and eating oil-based foods such as latkes and sufganiyot, and dairy foods.

Source: Wikipedia ■



GOT LEAVES?



We Can Help!

YouthWork\$

YouthWork\$ is a year round service that works as a liaison between residents who need assistance with extra jobs in or around their home and Amherst Youth ages 12-20 who are interested in working with these residents.

Call Robin at 631-7217

Town of
**Amherst Youth
& Recreation**
Department
1615 Amherst Manor Drive
Williamsville, NY 14221



Robin Erwin, YouthWork\$ Coordinator Phone: 631-7217, Fax: 626-9087 Email: rerwin@amherst.ny.us

Breakfast with Santa

Sunday, Dec 2 9:30AM - 12PM

*Buffalo Niagara Heritage Village
3755 Tonawanda Creek Road*

Families are invited to join Santa, Mrs. Claus and their cheerful elves for a pancake breakfast in our Ballroom. Throughout the morning feast, children are also invited to sit on Santa's lap and tell him just what they'd like for Christmas this year! Parents are encouraged to bring a camera to capture the moment.

This event offers two seatings: the first at 9:30AM and the second at 11:00AM. Each seating lasts about an hour and fifteen minutes.

Stay after breakfast to enjoy more holiday merriment. Historic Village, Farmstead & Museum will be open from 10:00 am to 5:00 pm!

Details: Tickets \$9, Reservations required at bnhv.org ■

Science After Hours:

**HOME FOR THE
HOLIDAYS TRIVIA WITH
DENNIS GEORGE**

Friday, Dec 28 6PM - 9PM

Buffalo Museum of Science

ADULT EVENT. Gather your family and friends for a lively night of fun and games. Quizmaster Dennis George presides over mini games in the main hall throughout the evening. The bar is open for beer and wine, and the museum is yours to explore.

Details: Tickets \$16 at sciencebuff.org ■




Around Home

Winter Break Fun

Looking for something different to fill a winter break day?

Here are 10 ideas not too far from home.


1. **Butterfly Conservatory**, Niagara Falls, Ont.
2. **Explore & More Museum**, East Aurora, NY.
3. **Strong Museum of Play**, Rochester, NY.
4. **Corning Glass**, Corning, NY.
5. Lunch @ **Skylon Tower** with a stop at the arcade, Niagara Falls, Ont.
6. **Ice biking, bumper cars or curling** @ Canalside, Buffalo, NY.
7. Drop by the library to rent a movie, pop up some popcorn, clear out the furniture to watch a movie in your cool fort & have some fun.
8. Lunch @ a restaurant that's new to you,
9. **Festival of Lights**, Niagara Falls, Ont.
10. Start a family or friends **Book Club** - read the same book, plan a "Book Club" dinner meeting. ■




November 11, 2017

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 to anticipate your delivery needs.





Rosalee Murrell
Buffalo Postmaster



Town of Amherst Youth & Recreation Department



Fall-Winter
2018-2019
www.amherstyouthandrec.org
Find Us On
 

Around Home

Wrapping Up 2018

I don't know about you, but it seems like every year when we reach December there are at least a couple things remaining on my year to do list.

There are just more to do than hours in the day or week or month or year. What can you do about that?

After Thanksgiving, I take some time to think about what the most meaningful things I could do to end the year.

Some years it's spending time with someone I've missed while some years it's seemingly bigger.

It doesn't matter what it is, you can do a lot in a month.

How will you wrap up 2018?

Is there anything still on your list that you want to take care of before Dec 31?

Maybe making a phone call, sharing a lunch, helping a neighbor, sharing a plate of cookies, learning a language or a new hobby. You can do a lot in a month. ■



Maureen Mirand

Licensed Real Estate Salesperson
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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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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: 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

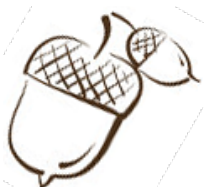
- 2 Col. (4.75" x 1.5" high) Ad: \$37/mo.
- 2 Col. (4.75" x 3" high) Ad: \$65/mo.
- 1/3 Page Ad: 3 Col. x 3" \$85/mo.
- 1/2 Page Ad: 3 Col. x 4.5" \$125/mo.
- 2/3 Page Ad: 3 Col. x 6" \$155/mo.
- Full Page Ad: 3 Col. x 9.5" \$235/mo.

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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Contact Georgia @ 852-5050

JoAnne Nover

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joanne.nover@huntrealestate.com
www.joannenover.com



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\$15.00

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

December

Please visit our web site at RansomOaks.com

**Next ROCC Meeting:
Monday • December 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 2019 which are 2nd Tuesdays. No meeting January or July.

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

Dec 10,	Aug 12,
Feb 11,	Sept 9,
Mar 11,	Oct 15*,
Apr 17 (Annual Mtg),	Nov 12*,
May 13,	Dec 9
June 10,	

Charlesgate Meeting:

second Wednesday of each month.

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

- **Charlesgate, Glen Oak**
Clover Management, 688-4503
- **Briarwoods, Forest Edge**
R & D Property Management of WNY, 688-2083
- **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
January issue



Ransom Oaks
Community Corporation
101 Ransom Oaks Drive
East Amherst, NY 14051

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