Welcome Autumn 2016

Resident’s Forum

Cell Coverage Challenges

Attention Ransom Oaks Verizon Wireless Customers (ATT, Sprint & T-Mobile too): Did you know that Ransom Oaks is supposed to have 4G/LTE coverage? Have you noticed that you typically only get 3G service in our neighborhood?

If this is you, we can all benefit if everyone with this problem would please call Verizon and request that they open a “trouble ticket” for poor coverage. Some residents have reported that they’ve had the issue quite a while now, and have called but nothing has happened.

If we band together and show Verizon that this is a wide-spread problem in our area they are more likely to address it, which will benefit all of us!

A customer with another carrier? Please contact their customer service directly if you have coverage issues. The squeaky wheel indeed gets the oil!

Verizon customer service can be reached at 1-800-922-0204.

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.

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3 Facilities Report: Tom & Kathy Halter
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Ransom Oaks Who-to-Call

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

• Charlesgate, Forest Edge or Glen Oak
  Clover Management, 204.2771

• Briarwoods or Woodgate
  Andruschat Real Estate Service, 688.4757

• Ransom Oaks Architectural Matters (regarding Single-family homes ONLY), 406.8557 (archcomm@ransomoaaks.com)

• Ransom Oaks Facilities Manager
  (including Clubhouse Rentals)
  Tom and Kathy Halter, 691.7352

• Comments President of R.O.C.C.,
  Mark Walsh, 406.7008

• Vandalism, Animal Control or Security Concerns
  Amherst Police, 689.1311

• Swormville Fire, 688.7055

Have an idea, something to share

Join Us...

@ the ROCC Monthly Meeting

Mon, Sept 12
Tues, Oct 11
(designs on the back cover)
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.

Mark Walsh, President 406.7008 mwalsh@ransomoaks.com
Gene Zambarda, Vice President* 689.0924 gzambarda@ransomoaks.com
Jim Golding, Treasurer* 689.4919 jgolding@ransomoaks.com
Pete Calinski, Secretary 616.0088 pcalinski@ransomoaks.com
Michael Deck, * 689.0988 mdeck@ransomoaks.com
Mike Hartman, * 406.8557 mhartman@ransomoaks.com
James Burke, * 913.8381 jburke@ransomoaks.com
Forrest Benson 688.4688 fbenson@ransomoaks.com

* Member Architectural Committee

Ransom Oaks Staff

Kathy & Tom Halter, Facilities Managers 691.7352 tkhalter@ransomoaks.com
Terry Collins, News Editor/Designer 980.5470 newsletter@ransomoaks.com

Ransom Oaks Baby-sitting Information Network

Ransom Oaks residents may participate in the ROBIN network. TEENS to be added to the list, email your name, age, street and phone number by the monthly deadline listed in each newsletter to newsletter@ransomoaks.com. Please also indicate if you have completed the courses listed below. Names will remain on file and printed monthly unless you request to be removed. PARENTS be sure to personally interview prospective baby-sitters and check their references. Neither the R.O.C.C. Board of Directors nor the Editor are responsible for the integrity, maturity, or abilities of those listed as qualified baby-sitters.

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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.

Happy Birthday!

Our September Celebrations

Antonio Marong ....... 17 September 2
Melissa Moeller ...... 21 September 2
Rachel Newman ....... 42 September 3
Divya Ramalingam ... 21 September 3
Ryan Seipp .......... 24 September 4
Alex Jones .......... 17 September 6
Emily Mirand ...... 22 September 12
Mark Rapp .......... 7 September 13
Agatha Christie .... 126 September 15
Taylor Newman .... 12 September 16
Maddie Robinson ... 23 September 17
Kaitlin Walsh ...... 22 September 17
Katelyn Howard .... 22 September 21
Zhengyi Yan ...... 15 September 22
Sebastian Marong .. 15 September 26
Matthew Vitello ... 16 September 27
Matthew Mirand .. 19 September 29
Alison Harris .... 16 September 29
Jenna Mirand .... 19 September 29
Alison Mirand .. 19 September 29
Cal Deck .......... 12 September 30
Emma Liss ...... 22 September 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
Facilities Report

As September quickly arrives, we hope everyone had a restful and enjoyable summer. **Pools will close Labor Day for the season.** I hope everyone had a chance to use the facilities this season—July seemed to disappear quickly with August right behind.

Tennis courts will **remain open through October** provided we do not have problems with people roller blading, using skateboards or playing baseball on the courts. Please remember that dogs are not allowed on the tennis courts.

Buildings are **clean and ready to be rented for group meetings and “get-togethers”**. Please call Tom or Kathy Halter to make reservations. There is a deposit and building use form that must be signed before you will be permitted to use the buildings. The deposit will be returned to you upon inspection of cleanliness. Please follow all rules for building use posted at each facility. It is very important that everyone who have weekly rentals clean up and take their garbage with them. The buildings are used almost every day.

Fall also brings political campaigning. Please remember that it is **against your covenants and restrictions to have signs on your lawn or common grounds in the Ransom Oaks community**. This will be strictly enforced.

Lastly, fall is also the time when we experience vandalism, and break-ins at the facilities. **Please call the police if you see anything suspicious going on in the community.**

We would like to **thank all the guards** for a great season and wish you all a successful year at school! You are a major part of what makes Ransom Oaks a great place to live!

Tom and Kathy Halter
Ransom Oaks Facilities Managers
tkhalter@ransomoaks.com
716.691.7352

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Ransom Oaks
Board Meeting Highlights
August 8, 2016

- One resident attended the meeting.
- The property at 85 Moorgate Court is owned by the US Marshal's service and is in serious disrepair. The Marshal’s service will not do any repairs. When the home is purchased the new owner will be responsible for bringing the home into compliance with our Architectural requirements.
- Capital budget is about $16,000 over the budget because of additional work we added after the budget was approved.
- Lifeguard salaries are above budget because we hired an extra part time lifeguard and, because of the dry weather, we have many less pool closings because of rain.
- Certified letters were sent by the attorney to 24 property owners for unpaid 2016 assessments.
- About 150 residents attended the Community Party. Between 50 and 60 bikes participated. Thanks to the Swormville Fire Department for providing their fire truck.
- The Board of Directors will tour the Ransom Oaks facilities on August 16 to establish what improvements and repairs should be in the 2017 budget.
- After August 17 there will not be enough lifeguards available to support pool parties.

Planning a Party or Event?

Host your event or party at one of our Ransom Oaks facilities.
Details at RansomOaks.com/Facilities
Around Town

Community Volunteer Fair

Whether you're an adult or senior looking to enhance your life by helping others, or a high school / college student needing to complete community service hours—this event is for YOU!!

- Over 100 organizations invited to participate

 UserDetails
Wednesday, October 5, 2016
4:30 PM - 6:30 PM
Amherst Center for Senior Services
370 John James Audubon Parkway
(behind Audubon Library)
Amherst, NY 14228
716-636-3055 ext 3126

Our Patio's
Open
10/7/16

Whether you're an adult or senior looking to enhance your life by helping others, or a high school / college student needing to complete community service hours—this event is for YOU!!

Luigi’s Pizza & Catering

9950 Transit Road • North of Smith Rd
(716) 639-8162

Minutes from Ransom Oaks
Dine in or Take out

Ransom Oaks Resident Exclusives
Monday-Thursdays
Buy One Dinner, Get One 1/2 Price
Up to a $10 Value

Tuesday “Kid's Night”
Children under 10 Eat Free
One item from the Kid’s Menu

www.luigispizzaandcatering.com • Show this ad to redeem • RO Exclusives Dine-in Only • Valid thru 10/7/16

Ransom Oaks Homeowners!

Hi! Are you thinking of selling your home and downsizing? I would like to introduce myself, I am Maureen Mirand and I have lived in Ransom Oaks for 20+ years, raised my triplets here and know the challenges of now having to downsize as they grow up & move out!

Give me a call today to discuss your options! (716) 866-9959

- Top 10 % of Realtors in WNY As Published In Business First
- Have helped hundreds of families sell their property & find the perfect “new place”!

Keller Williams Realty Buffalo Northtowns
4955 North Bailey Ave, Suite 100, Amherst, NY 14226
Office (716) 832-3300
Each office is independently owned and operated

First Day of Classes for Williamsville Central School District

Tuesday, September 6

Join Us for Live Music
Sept 3rd & 10th

Looking To Downsize?
Around Town

August

**Evening in the Village**
Sat Sept 10, 5pm-10pm
Williamsville, NY
Join the fun at an evening in the Village. Stroll the Village Sat night for an open House, live music, many outdoor events.
Fire Hall Fire Prevention Night too!
Details: http://willvill.com/

**Farmers’ Market at the Mill**
Saturdays, thru October 29th,
8 am -1pm
Island Park, Williamsville, NY
Rain or Shine
Note we’ll be in Island Park again this year. Local produce, crafts, flowers, baked goods and more for sale on the Island.
Details: http://williamsvillefarmersmarket.com/

**Harvest Festival**
Sat, Sun Sept 25 & 26
Niagara Wine Trail
Celebrate harvest season with wine and food pairing samples at each participating winery.
Details: http://niagarawinetrail.org/harvest-festival/

**Food Truck Tuesdays**
Tues thru Oct 4, 5pm-8pm
Larkin Square, Buffalo, NY
Stop by for a little dinner and music in Larkin Square before the chill sets in.
Details: http://larkinsquare.com/

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Lois Robinson-Fullam
Licensed Associate Real Estate Broker

30 Year Resident of Ransom Oaks
NYS Certified Real Estate Instructor

Serving Ransom Oaks
Buyers & Sellers
for over 20 Years.

Direct: 445-2563
Lois.Robinson@huntrealestate.com

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- Pick Up and Drop Off Area Rug Cleaning Service
- Upholstery Cleaning
- Tile & Grout Cleaning

Call 716-772-7847 or Text Us At 716-471-8404 • themcarpetdoctorwny@gmail.com

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AMHERST HANDYMAN
House service & repairs. No job too small. 25 years experience, FREE estimate. Available nights & weekends. Reliable fixing at your convenience.
Call ANDRE 688-8016 or 597-7655.
Ransom Oaks Resident

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The Carpet Doctor

Call 716-772-7847 or Text Us At 716-471-8404 • thecarpetdoctorwny@gmail.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: Terry Collins, Editor, 980.5470 (be sure to leave a message), newsletter@ransomoaks.com
2. Write check to: Ransom Oaks Community Corporation or pay via PayPal to payments@ransomoaks.com. Indicate which month(s) to apply your payment.
3. Mail payment to: Terry Collins, P.O. Box 1356, Grand Island NY 14072
4. 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.

Senior Companion Care
Experienced RN available for companion care in-home or facility. Services may include transportation for shopping or appointments, post rehab help, medication help, pet advocate, meal prep & dementia care. I’m insured and can provide references upon request.

Contact Georgia @ 852-5050
BOB STEPHENS HUCK
Plumbing & Heating, Inc.
Complete Plumbing Service for Western New York
Repairs & Remodeling 632.1149
Sewer & Drain Cleaning • Water Tanks • Sewer & Water Lines • Hot Water Heaters • Sump Pumps
High Pressure Sewer Jetting • Gas Lines Installed & Repaired • Trenching • Wet Basements/Yards
Commercial • Residential • 7 Days a Week • Licensed & Insured • Member BBB since 1967

Mention this ad & SAVE $15.00 on any service

Reiki
Relaxation • Stress Relief • Balancing Physical & Emotional Energy
Karen, Master Reiki Practitioner/Teacher
References Available
Sessions in your home or mine
Call 245-9079

PIANO INSTRUCTION
Ransom Oaks Resident!
Certified experienced teacher, references available. Lessons taught in your home or mine:
East Amherst, Clarence, Williamsfield, Getzville, Lockport or the Tonawandas. Call 630.5988 or 588.3722.

Is your home properly insured? I’ll let you know!
I’m your expert for Homeowners, Townhouse or Condominium coverage.
Call me for a free quote!

Licensed Property & Casualty Broker
Notary Public
Ransom Oaks Resident

Call Debbie Hess for a free quote today!

Cell (716) 908-6078
Debbie@TerranovaInsurance.com
Visit our website at TerranovaInsurance.com

Oil, Rotate & Check-Up

* Oil Change & New Oil Filter
* Sfts 5W30 or 5W20 synthetic blend Oil
* Rotate Tires (if needed)
* Full 36 Point Check-up
* Check Tire Pressure
* Full Brake System Evaluation
* Inspect & Top Off Under Hood Fluids
* Road Test And More!
* Plus More....

Save $20.00

$39.88 + tax

Majority of vehicles, not applicable with other discounts or specials, regularly $59.88 + tax, call for appointment, see store for details, exp 9/30/2016

RANSOM OAKS NEWS
Next ROCC Meeting:
Monday • September 12, 2016
6:30pm @ Greenwood Facility.

MEETINGS begin at 6:30pm at the Greenwood Drive Recreation Center the 2nd Monday of each month except for Oct 2016 when it’s on Tuesday.

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.

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2016 Meetings
September 12
October 11 (_Tues_)
November 14
December 12

Charlesgate Meeting:
second Wednesday of each month.

Forest Edge Meeting:
fourth Tuesday of each month.

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

- **Charlesgate, Forest Edge or Glen Oak**
  Clover Management, 688.4503
- **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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Ransom Oaks
Community Corporation
101 Ransom Oaks Drive
East Amherst, NY 14051

ECRWSS POSTAL CUSTOMER