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JANUARY 2021



President's Remarks

First up this new year is our Annual Meeting of the owners. As mentioned in December, due to an abundance of caution with respect to Covid 19 safety, we are utilizing virtual methods to conduct the meeting. You should have received a numbered ballot that presented a slate of candidates for open Board director's positions, and approvals of minutes for last year's meeting and other needed administrative items of business. Please fill in and return your ballot. It is critical that we receive a sufficient number to ensure that we achieve a quorum, required by our By-Laws, to hold an official meeting. We will conduct a Zoom streaming of the meeting, but given the limitations of bandwidth and time, questions for addressing by the Board or Property Management must be submitted ahead of time. They will be consolidated for answering at the meeting.

A reminder to all is that the monthly fee increase was approved by Association ownership. As you know, Property Management acts as the agent of the board, and you should have received notice from them that you must increase your payments as of this month. Please update your

payments to prevent incurring late fees and help keep our administration costs in-check as we regularly have to spend quite a bit of time chasing updated payments over the early months in the new year.

Lastly, it appears that our winter weather consists of warmish days with brief bouts of snow or rain are lending itself to create icy conditions around our complex. We do our best to clear our roads, parking areas, and walkways. We all know this is an imperfect process and slushy conditions with daytime melting followed by nighttime refreezing causes black ice that can be a real hazard. We do recommend that owners have appropriate ice-melt (not rock salt) at your unit to enable you to address those issues as they occur. Also, this year, there are many walkers at all times of day, many of whom walk in the roads to avoid ice patches, so please keep speeds down and be cautious as you drive around our complex.

The entire Board sincerely wishes you all the best for a prosperous and healthy 2021.

Peter Antoinette

Property Management Report

Sharon Sanborn, Property Manager

I would like to wish everyone a very Happy and safe New Year!

Due to COVID, this year we are doing the Annual Meeting via zoom. The ballots/proxies were mailed out (and sent via eblast) containing all the information needed for owners to vote via the paper ballot.

Questions should be forwarded to me so that I can get the answers and read them during the zoom meeting.

As you know, the Annual Owner's Meeting is the most important meeting of the year, all owners are encouraged to send in their proxy/ballot in order for us to have a quorum. If we do not have a quorum, we will need to reschedule the Annual Meeting to another date, which will be an expense as we must send out additional notices to everyone.

Please remember there is no on-street parking now through **April 1st**.

Please remember that all holiday decorations must be removed no later than **January 15th**.

Christmas tree disposal is on the **January 18th**. Please leave your tree by the street curb.

REMINDER: The condo fee, effective January 2021 is **\$460.00**. We will **not** be sending out coupon books this year, so please don't wait for one.

TRASH

Owners must break down their cardboard boxes, as the dumpsters are getting too full and boxes have been blowing around the property. Owners of boxes that are found with an address label blowing around the property or not broken down will be receiving a fine. Extra trash pickup is an additional expense to the Association, i.e., the owners.

Just a reminder that the fireplaces in the townhouses and detached homes are not intended for continuous, long term use, or to heat a home. These are modular, pre-fab metal fireplaces, and they have different capabilities than the typical masonry fireplace.



CHIMNEY INSPECTIONS

Our insurance agent has been reviewing the last 2 years of inspection reports, and has reminded us that ALL OWNERS who had their Level 2 inspections done in 2019, will now be due to have them done again this year (2021).

As you know, this is mandatory, and each owner should be aware of when they are scheduled for chimney inspection. This is mandated by our insurance carrier, and we need to make sure we are in compliance.

I'd like to thank all of you who have done your inspections in a timely manner, as of this date, all woodburning chimneys should have had at least 1 inspection done. For those didn't comply, there will be a fine of \$100.00.

Important Insurance Update

Owners who need "proof of insurance" for their mortgage company can contact Kim at

603-447-5123, or email

kim@infingerinsurance.com. The 2021 Master Insurance Policy will be posted on the website.

Move your Vehicle after a Snowstorm

Owners are reminded that they are required to park their vehicle in a common area parking lot, i.e., in front of the townhouse building/garage or mid-rise, and it must be moved during the snow removal process. This will allow the snow contractor to clear all spaces in front of a building in a timely manner.



Visitor Parking Lots

We have two visitor parking lots—one near the clubhouse beside the tennis court, and a second adjacent to the upper pool. Remember that the visitor parking lots are not for long-term storage. If you leave your vehicle, camper or motorcycle in a visitor parking lot for a long period of time without getting prior authorization from the management office, the Association may have the vehicle towed, at your expense.

What's happening at Ledgewood Hills ?

We are looking forward to having the clubhouse handicap lift built. We have been working with architects and Garaventa, which is a handicap elevator/lift company, to find the most convenient area to install. The plan is to have an inside lift which will go directly into the clubhouse area from down below by the garage. A new door will be installed specifically for the lift.

The upper pool cabana is waiting on a window, which was back-ordered due to COVID.

We intend to proceed with the Phase III rehab work in 2021, which includes:

- 20 and 30 Ledgewood Hills
- 3-21 Foxglove Court
- 2-15 Iris Court
- Upper Pool Cabana

The Landscape Committee reviewed the trees and shrubs that owners had submitted for removal, and will proceed this year and removing some of the ones that are diseased or a safety issue.

Finance Committee Meeting

There will not be a meeting January 2021

Annual Meeting

January 20, 2021 via
ZOOM

Foxfire Management Contact information

Clubhouse Office 603-889-1378
Clubhouse Fax 603-821-3820

Email - Sharon Sanborn, Community Association Manager: ssanborn@foxfirenh.com

Heidi Goudas, Admin. Assistant
hgoudas@foxfirenh.com


24-Hour Emergency Maintenance Service

For all emergencies, please call the clubhouse office. After hours, phone call to this number are automatically forwarded to Foxfire Property Management


Disclaimer Notice: Neither the Board of Directors nor the Association attest to the accuracy, validity, quality, or performance of any service or product offered in this newsletter, nor can they recommend them. The purchaser should evaluate each product or service before buying, and be alert to possible inappropriate offering.

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