

Board of Directors
Peter Antionette, President
Ted Ciesielski, Vice President
Bobbie Bartels, Treasurer
Salli Haberman, Secretary
Chris Seibert, Director

Property Management
Steve Palmer, Community Association Manager
spalmer@foxfirenh.com
Melissa Graves, Assistant Property Manager
mgraves@foxfirenh.com
603-889-1378 Office

JANUARY
2022



January '22 Newsletter President's column

Welcome to 2022. First up in this new year is the upcoming Annual Meeting of the owners. As mentioned in December, due to issues with access to our clubhouse and most recently the continued impact of Covid 19, we chose to use the same virtual method to conduct the meeting as we did so last year. You should have received a mailing that contained a numbered ballot that presented a slate of candidates for the open Directors positions, along with approvals of the minutes for last year's meeting and other needed administrative items of business. Please fill in and return your ballots to Property Management as soon as possible. It is critical that we receive a sufficient number to ensure that we achieve a quorum, required by the By-Laws, to hold an official meeting. We will conduct a "zoom" streaming meeting, and given the limitations of bandwidth and time, as we have done with our other zoom meetings, questions that need to be addressed by the Board or Property Management must be submitted ahead of time. They will be consolidated for answering during the on-line meeting. A reminder to all is that the monthly fee increase was approved last month by a vote of the Association owners. Property Management acts as the agent of the board, and you have received notice from them that you must increase your payments as of this month.

Please update your payments, especially automatic payments, to prevent incurring late fees. This also helps keep administration costs down as we regularly have to spend a great deal of bit of time pursuing under payments over the next several months.

Lastly, so far this year's winter weather consists of roller coaster days of warmer days, with brief bouts of rain, followed by days of freezing cold. These conditions are creating black ice conditions around the complex. Morins is doing a good job salting our roads, parking area accesses points. But black ice often forms on walkways and around parked vehicles and is a real hazard. We recommend that owners have appropriate ice-melt (not rock salt) at your unit to enable you to address those icing issues as they occur. Also keep in mind, that when the temperatures warm, there are many walkers at all times of day, many of whom will step down into the roads as they pass each other, so please be cautious as you, or your guests, drive around our complex. And please keep speeds down.

The entire Board wishes you, and those you hold dear, the very best for a prosperous and healthy 2022!

Property Management Report

We would like to wish everyone a very Happy and safe New Year! The 2022 Annual Meeting will be held on **January 19th** at 7:00 pm Via ZOOM.

The Annual Owner's Meeting is the most important meeting of the year, all owners are encouraged to attend via zoom. Please turn in your proxy/ballot to property management for voting. This is critical in order for us to have a quorum for the meeting. 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. The Committees will be discussing activities that have happened over the past year, approval of annual meeting minutes for the prior year, an end of year financial report, as well as electing Board members for the 2 seats that are expiring.

QUESTIONS FOR MEETING:

ANY QUESTIONS YOU WOULD LIKE ANSWERED BY THE BOARD DURING THE ANNUAL MEETING, PLEASE EMAIL THEM TO PROPERTY MANAGEMENT NO LATER THAN 5PM ON JANUARY 14TH.



HOLIDAY DECORATIONS

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



Annual Meeting/Board Election

We hope to see you all at the upcoming Annual meeting on **January 19th** to be held at 7:00PM via Zoom. One of the most important items of business at the meeting will be the election of two members to the Board of Directors. Each position is for a two year term. We have 3 owners who have submitted their Nomination Applications, which are enclosed. In order to elect the Board members, we must have a quorum so be sure to send in your proxy/ballot. If we do not have a quorum for the Annual Meeting, we will have to repeat this process.



Ledgewood Hills Book Club

Are you interested in joining a book club? There is a Ledgewood Hills Book Club that meets the 2nd Monday of each month at 1:30 p.m. We select a book each month and take turns meeting at our homes. If you are interested in joining, please email jburket2@comcast.net and I will send you the book selections and address for our next meeting. ALL are welcome. Thank you.

Joanne Burket, 16 Ledgewood Hills Dr.
#302



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.

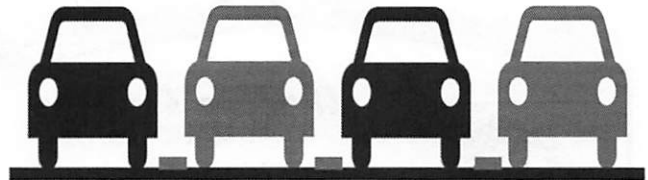
Visitor Parking Lots

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.



Parking Reminders

Please leave enough space between the vehicle and the place where the sidewalk meets the parking lot so that people can access the walkway without climbing through the snow. Your cooperation will be appreciated by your neighbors. Also, please leave the guest parking spots for Ledgewood guests, these spots are not for residents to park in overnight.



Finance Committee Meeting

Monday, January 17th 6:00 pm
Via Zoom

Monthly Owners' & Annual Meeting

Wednesday, January 19th 7:00 pm
Via Zoom

Foxfire Management Contact Information

Clubhouse Office 603-889-1378

Email – Steve Palmer , Community Association Manager:

spalmer@foxfirenh.com

Melissa Graves, Asst. Property Manager
mgraves@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.

ERNEST A. JETTE

A T T O R N E Y

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  Each office is independently owned and operated

Ledgewood Hills Condominium Association
Nomination Application

I, Sheri Fortier, hereby submit my name for consideration for nomination to the Board of Directors of the Ledgewood Hills Condominium Association, for the term 2022-2024.

Employment Status: (Circle One) YES, working NO, Retired

State present Occupation; If retired, state Occupation prior to retirement:

Stock Plan Manager and Corporate Paralegal

Experience: I taught for a few years after getting my M. Ed, but I have spent most of my career as a paralegal and a stock plan manager, managing grants of stock and options to company employees. I have worked in a national law firm and in legal departments for public companies. I pride myself on building great partnerships with peers, executives and third-party service providers. As a corporate paralegal, I support the Board of directors and corporate governance functions, so I have a great deal of experience working with Boards, committees and governance documents. Additionally, I review/draft/negotiate contracts on a regular basis and I have project managed RFP process for certain of my job functions. I also joined the Finance Committee here earlier this year.

Education: B.A., Political Science, Syracuse University

M. Ed., Elementary Education, University of Massachusetts, Amherst

Outside Interests (incl volunteer organizations): You'll often see me walking our neighborhood – it's a great workout! I love to travel, play golf, read, hike and spend time visiting family and friends. I have volunteered off and on for many years with an educational surrogate parent program in Massachusetts to serve as an educational advocate for children on, or potentially in need of, IEPs who are in DCF/state custody.

I would be an asset to the Board of Directors because: I have lived here for 5 years (time flies!) and like many of you, I think our community is gorgeous and well worth an investment of time. I meet a lot of people when I'm walking the neighborhood and out at the pool - that's where I learn a lot about neighborhood concerns and new ideas. I'm open to hearing from everyone and working collaboratively, while also spending time to understand the framework of the Board, the committees and community relationships. My career experience lends itself well to research, collaboration and drive to make things happen. I believe my legal background with corporate governance, contracts and other legal documents, along with my experience working cross-functionally with other

departments within my company could be helpful skills to compliment the Board and to bring a different perspective.

Signed:

Shui Datta

Address:

71 Ledgewood Hills Drive

Date:

12/2/21

Ledgewood Hills Condominium Association
Nomination Application

I, Thomas Hoose, hereby submit my name for consideration for nomination to the Board of Directors of the Ledgewood Hills Condominium Association, for the term 2022-2024.

Employment Status: Recently retired in 2021

Prior Occupation: I was with BAE Nashua (formerly Sanders) for 28 years as a lead Software and Systems Engineer, creating system architectures and managing teams. The most notable projects were the FA22 and F35 fighter programs, creating self-protection systems to defeat enemy surface and air launched missiles so our pilots will get home safely. For the past ten years, I was with LHarris creating radio jammers to protect our military forces from enemy attack.

Experience: I have a broad range of knowledge and skills as an engineer and long-time home owner: electronics, radio and satellite communications, WIFI and cell phone systems, electrical (house wiring, appliances, etc.), plumbing, construction, HVAC.

Education: Rensselaer Polytechnic Institute, Troy NY, BS in Electrical Engineering Cum Laude specializing in radio telecommunications and digital signal processing. Stanford University, Stanford CA, MS program in design of satellites and space vehicles.

Outside Interests: I have always been involved in my community. For 15 years, I was a mechanical design lead and mentor on the high school FIRST Robotics teams, at Nashua South and Souhegan (Amherst/Milford), helping over 400 students learn software, electrical, mechanical engineering, and how to use tools, hands, and their heads.

My wife and I led the LWH Community Garden for the past year.

I would like to be on the Board of Directors because: I strongly believe that elected representatives should represent their constituents, in this case the LWH owners. The Board should do its best to work with property management, and plan for the future, while being fiscally responsible.

We have been blessed with excellent Board members in past years who have kept LWH an attractive and viable community. However, we face challenging times with Covid-increased costs of labor and materials and City-increased water and taxes.

As a Board member, I would apply my skills to help keep our LWH community thriving, attractive, and improving property value, with due regard to managing costs.

Signed: _____
Address: 41 Ledgewood Hills Dr

Date: 16 Nov 2021

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Ledgewood Hills Condominium Association

Nomination Application

I, SUSAN A LEWIS, hereby submit my name for consideration for nomination to the Board of Directors of the Ledgewood Hills Condominium Association, for the term 2022-2024.

Employment Status: (Circle One) YES, working NO, Retired

State present Occupation; If retired, state Occupation prior to retirement:

Experience: _____

Education: _____

see attached

Outside Interests (incl volunteer organizations): _____

I would be an asset to the Board of Directors because: _____

Signed: Susan A Lewis Date: Nov 29, 2021
Address: 9 IRIS CT
Telephone number: 603 321-7955

Ledgewood Hills Condominium Association

Nomination Application

I, Susan A Lewis, hereby submit my name for consideration for nomination to the Board of Directors of the Ledgewood Hills Condominium Association for the term 2020-2024.

Retired: Nashua Public School District K-12; Art Educator 39 years

Experience:

- Co-coordinator of Art All Over, Nashua with area merchants [10 years]
- Coordinator of Nashua art Educators YAM exhibits [10 years]
- Presentations to the Nashua Board of Education and Board of Alderman

In my capacity as an educator, I have provided curriculum development and revision; provided and maintained a classroom budget, scheduled, organized and maintained grading, supplies and portfolios for 500+ students

Education: Rivier University BS in the Visual Arts

Outside interests:

Brookline NH Garden Club, Brookline NH Library Volunteer, Tiger Cubs Den Mother, Brookline Youth Soccer Volunteer, Nashua School District Volunteer, photography, yoga, and gardening

I would be an asset to the Board of Directors because my 39-year career as an educator has enabled me to be an open-minded active listener, who is able to comprehend and appreciate diversity in both people and ideas. I firmly believe people need to know they are heard and that their opinions and ideas matter. Being a former educator, I am a natural problem solver using both common sense and creative solutions within a frugal budget. I can lead, organize and manage projects of varying scales. Furthermore, my experience in owning and maintaining my homes has provided me with a wealth of knowledge and experience with service contractors, and I prefer to be proactive rather than reactive while preparing for the future.

After raising my family in Brookline, NH, I returned to Nashua in 2014. I was drawn to the Ledgewood Hills community after seeing its well-designed architecture, remarkably beautiful green space, and a once reasonable condo fee.

Section 104 - General Provisions

Section 104.1 - Definitions

As used in this chapter, unless the context otherwise requires, the following definitions shall apply: "Board" means the Board of Directors of the Corporation; "Bylaws" means the Bylaws of the Corporation; "Chairman" means the Chairman of the Board; "Director" means a member of the Board; "Officers" means the Officers of the Corporation; "Shareholder" means a person who is entitled to vote in the election of Directors; "Voting Rights" means the right to vote in the election of Directors.

Section 104.2 - Powers and Duties of the Board

The Board shall have the following powers and duties:

- (a) To manage and conduct the business of the Corporation and to see that its business is conducted in accordance with the law and the Bylaws;
- (b) To elect and remove the Officers of the Corporation and to determine their powers and duties;
- (c) To determine the compensation of the Officers and Directors;
- (d) To borrow money and to mortgage or pledge the property of the Corporation;
- (e) To acquire, hold, sell, lease, convey, or otherwise dispose of real and personal property;
- (f) To make, alter, amend, or repeal the Bylaws;
- (g) To make, alter, amend, or repeal the Articles of Incorporation;
- (h) To do all such other and various acts and things as may be necessary or proper for the Corporation to carry out its business.

The Board may also exercise all the powers and perform all the duties that are not specifically conferred upon the Officers of the Corporation by the law or the Bylaws. The Board may also exercise all the powers and perform all the duties that are not specifically conferred upon the Officers of the Corporation by the law or the Bylaws.

Section 104.3 - Meetings of the Board

Section 104.3.1 - Regular Meetings

Regular meetings of the Board shall be held at such times and places as shall be determined from time to time by the Board. The Board may also hold special meetings at such times and places as shall be determined by the Board.

Section 104.3.2 - Notice of Meetings

Notice of every meeting of the Board shall be given to each Director at least ten (10) days before the meeting. The notice shall state the time and place of the meeting and the business to be transacted at the meeting. The notice shall also state the date of the next meeting. The notice shall be given in writing to the Director at his or her last known address. The notice shall be given to the Director at his or her last known address. The notice shall be given to the Director at his or her last known address.

Section 104.3.3 - Quorum

A majority of the Board shall constitute a quorum for the transaction of business. The Board may also determine by resolution that a smaller number of Directors shall constitute a quorum for the transaction of business.

My daily walks with my springer, Paisley, several times a day provide me with the unique opportunity to meet and collaborate with neighbors, and observe our community in an informed manner.

I look forward to representing *your* voice on the Board, and maintaining all the important attributes that hold this neighborhood in high standards within the Nashua community.

Susan A. Lewis

Susan A Lewis

11-29-2021

9 Iris Court

603-321-7955

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