

Board of Directors
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FEBRUARY 2021

Happy
Valentine's
Day

President's Remarks

It is an honor to again serve as the President of the Association Board of Directors. The board is first and foremost a team of volunteers who contribute many hours of service on behalf of the Ledgewood Hills community. Additionally, committees, of equally dedicated volunteers, work to provide expertise in areas of finance, landscape, pools, architectural review, and community garden. We ask that you consider participating in one or more of these important groups to help keep Ledgewood Hills a fine place to live.

It is hard to believe that last year we were on the verge of starting the Roof Project. To accommodate the presence of the large number of roofing contractors and to give them room to work, we postponed last year's scheduled phase rehab project. This year we are picking back up with building and landscape rehabilitation, which will begin later this year. For those affected, please be certain to keep your decks and porches clear to enable pressure washing and painting. It is also an excellent time to replace old or rotting windows prior to beginning the exterior work. Now is the time to get in touch with contractors before their schedules fill up. Property management will keep you informed as to the schedule.

Given the success, with a few exceptions who were not able to sign on, of the Zoom annual meeting, we are evaluating if we can conduct a similar Zoom owners meeting in March. Stay tuned for more information later this month.

Lastly, as we enter late winter remember black ice can form melting during warming days and freezing during cold nights. Please exercise caution when walking and use non-rock salt ice melt for safety.

Peter Antoinette



Property Management Report

Sharon Sanborn, Property Manager

The Annual Meeting, via Zoom, went well, with only a few glitches. The meeting was set up by Foxfire IT, and due to what he calls “Zoom bombs”, it is automatically set up to lock the meeting after 10 minutes. Management was unaware of this pre-set, so moving forward if we do any further zoom meetings, owners should make sure to check in at the time of the meeting.

Management has received many calls regarding ice on walkways due to dripping from gutters and the roof. Owners should expect some ice on the roofs, walls, walks and stairs as this is winter in New England. It is recommended to keep ice product (non rock salt) handy to use when ice builds up on walkways and steps. The gutters and downspouts were replaced during the roof replacement, however, they were installed in the same location that the old gutters were removed from.

Management is obtaining proposals to repair the intercom system in building 20. Unfortunately, there had to be a lot of testing before we could determine if we could use the same wiring or if we would need to replace the wiring, or go wireless. This should be repaired/replaced within the next few weeks.

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.

Winter Storm Warnings

- Watch for slippery and icy conditions on roads and walkways
- Keep ice melt for your steps and walks
- Don't park on streets or around rotaries
- Watch for plows, especially at the clubhouse intersection
- Immediately move your vehicle to a cleared space when you see/hear plows in the area
- If away, leave keys to your vehicle with a neighbor for moving
- Turn on front porch lights to assist shoveling

Winter Safety Tips

At Home

- Check appliances, furnaces, portable heaters and fireplaces before usage for the first time.
- Keep all heat sources and vents clear of clutter. NEVER leave portable heaters unattended.
- Keep fire extinguishers on hand and make sure everyone knows how to use them.
- Check batteries in portable radios, flashlights, smoke alarms and carbon monoxide detectors. Make sure smoke alarms and carbon monoxide detectors are installed and working on every floor in your home.
- Consider putting entry or garage lights on a timer or light sensor so they come on as soon as it gets dark each day. Inexpensive adapters are easy to install and can be purchased from your local home center. Keep your home well lit by installing the maximum wattage bulbs allowed for your indoor fixtures, and keep extra light bulbs on hand.

Budget Notes

As required by law, this newsletter includes the 2020 Profit/Loss statement for the Operating Fund. When reading the statement, keep in mind that \$67,500 of the surplus was used to help fund the 2021 budget and minimize the monthly fee. The amount of the surplus could change after the books are audited, but will be at least \$67,500.

New Maintenance Staff

Foxfire has hired a new maintenance team member for Ledgewood Hills. His name is Ken Evers, and he has been in the construction/maintenance field for many years. He will be on the property on Monday, Wednesday and Fridays. Please join us in welcoming him at Ledgewood Hills.

HOW TO CLOSE OFF AN UNUSED WOODBURNING FIREPLACE

The opening of the fireplace must be closed either with bricks, sheetrock, metal plating, or some other type material.

The damper within the firebox opening needs to be closed.

The chimney cap should be removed and a barrier placed over the opening.

MIDRISE BUILDINGS:

Remote Car Starters

If you have a remote car starter and wish to use this device in the cold weather when your car is still in the midrise garage, please be considerate of others in the building and do not let the car run for more than a few minutes.

Deliveries

Reminder: All owners or lessees moving in or out of a unit, including the moving of any large appliances or furniture, must do so only through the garage. No such moves should be done through the front door. When arranging deliveries, please be sure to advise the vendor/contractor of the need to use the garage entry.

MIDRISE ETIQUETTE

PLEASE REMEMBER THAT THERE IS NO SMOKING IN ANY OF THE COMMON AREAS, INCLUDING, STAIRWELLS, HALLWAYS, GARAGES, TRASH AND DUMPSTER ROOMS!



**This Is A
No Smoking
Area**



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.



Vehicles entering into the complex have the right of way, whether turning right or left. When exiting the property, you must **STOP** and yield to all traffic at the stop sign in front of the clubhouse.



Rules for Trash Disposal in Midrise Buildings

All household trash **must** be bagged in plastic prior to being put down the trash chute at the end of the hallway on each floor.

Boxes must be broken down and taken to the garage and put into the dumpster, do **NOT** put boxes down the trash chute.

Items too large for the dumpster are the responsibility of the resident and must be taken to the city landfill.

Large items are **NOT** to be left in the dumpster room.

Finance Committee Meeting

There will not be a meeting January 2021

Annual Meeting

January 20, 2021 via
ZOOM

Foxfire Management Contact information

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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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