



**LEDGEWOOD
HILLS**
CONDOMINIUM
ASSOCIATION

Board of Directors

Peter Antionette, President
Chris Seibert, Vice President
Sheri Fortier, Treasurer
Salli Haberman, Secretary
Tom Hoose, Director

Property Management

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



FEBRUARY 22-PRESIDENT'S COLUMN:

We welcome to the board newly elected directors Tom Hoose and Sheri Fortier. The board is a team of volunteer owners who contribute many hours of service on behalf of the Ledgewood Hills community.

Additionally, the community depends on its committees, of equally dedicated volunteers, who 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 the fine place where we all live. Officers for this year are: President – Peter Antoinette; Vice President – Chris Siebert; Secretary – Salli Haberman; Treasurer – Sheri Fortier.

February tends to be a slower month however the building 30 fire suppression system replacement has been running far slower than originally planned. Delays due to Covid have plagued the contractor's workforce and delayed delivery of materials. The bulk of the work is complete, and it is hoped that residents parking in the garage will return to normal soon.

The residents of building 30 have shown remarkable patience and co-operation over this disruptive time for them all. We are looking at a similar project for building 20 as its system also experiences an annoyingly high level of air leak sourced false alarms. More information will be forthcoming later this year.

We will continue with Zoom owner's meetings until the time that we can resume our in-person "tennis court meetings". Those will continue until such time that we can affordably create clubhouse ADA access as previously stipulated by HUD in response to a complaint by what is now a former resident. We will start our meetings at 6PM and again ask that if you have questions that need to be addressed, please send them to Property Management.

Lastly, as we enter late winter remember black ice can form from melting during warming days and freezing during cold nights. As you walk around the complex, please exercise caution when walking and use non-rock salt ice melt for safety.

Peter Antoinette



Interior Work for Ledgewood Hills

Owners:

Foxfire Management is reminding you that we are now doing interior repairs and/or upgrades for the unit owners at Ledgewood Hills. Ledgewood Hills maintenance technician, Kenny, will be doing most of this work.

Small jobs, odd jobs, or anything you may need assistance with, we can help! This is done at the unit owner's expense.

You can use any contractor that you would like, however, we can give you a price for work, but you are not required to use Foxfire. Melissa will be happy to schedule it. 603-889-1378.

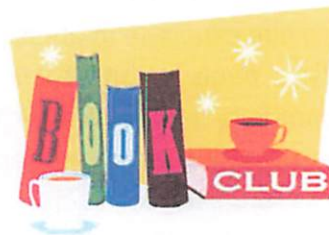


Unfortunately, the Association's website is not currently working. This is due to the hosting site being bought out and we have been trying to contact them repeatedly for assistance but with no success. Please understand we are aware of the issue and are working diligently to fix the issue. Thank you for your patience!



CLUBHOUSE RENTALS

The Board of Directors made the decision to open the clubhouse for rentals for the remainder of the year. The updated application is on the website, and as the building is not handicap accessible, owners will be required to initial the rental form stating they are aware of this prior to the event. To reserve the clubhouse please call the office at #603-889-1378.



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.



Included in this newsletter is a unit information form. In order to keep in touch with the residents, we ask that if you haven't filled one out in the last year or maybe something has changed such as a vehicle, please fill out with the current information and return to Property Management. You can drop it off at the clubhouse or email it to mgraves@foxfirenh.com

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.



Included in this newsletter is a copy of Ledgewood Hills Profit & Loss Statement from 2021. If you have any questions, please contact Property Management .

Finance Committee Meeting
Monday, **February 14th** 6:00 pm
Via Zoom

Monthly Owners & Board of Directors Meeting
Wednesday, **February 16th** 6:00 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.



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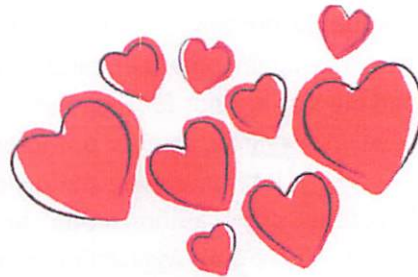


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Each office is independently owned and operated

Ledgewood Hills Condominium Association
2021 Profit/Loss Statement (UNAUDITED)

	2021 Budget	2021 Actual	Profit /(Loss)
INCOME			
Condo Fee Income	2,075,518	2,075,520.00	2.00
Clubhouse Rental	-	575.00	575.00
Interest Income	1,000	886.47	(113.53)
Owner Charges	2,500	9,728.29	6,778.29
Owner charges- charging station	-	700.00	700.00
Late Fee	1,500	1,491.31	(8.69)
Miscellaneous Income	1,000	2,228.88	1,228.88
Prior Years Operating Surplus(Deficit)	67,500	-	(67,500.00)
Total Income	2,149,018	2,090,679.00	(58,339.00)
EXPENSE			
Insurance Claim Expense	-	(368)	368.00
Management Fees	141,110	141,108.00	2.00
Legal	4,500	6,769.00	(2,269.00)
Accounting	5,900	4,116.00	1,784.00
Insurance	101,000	99,079.00	1,921.00
Postage	1,500	1,939.88	(439.88)
Bank Fees	-	150.00	(150.00)
Administrative Expense	6,500	1,358.47	5,141.53
Contingency	13,376	-	13,376.00
Total Administration	273,886	254,152	19,734
Clubhouse	875	1,773.95	(898.95)
Pool, Tennis, Litter	30,500	26,942.46	3,557.54
Activity Fund	100	-	100.00
Total Amenities	31,475	28,716.41	2,758.59
Elevator	28,000	14,014.13	13,985.87
Sprinkler System Repairs	30,000	35,258.19	(5,258.19)
Pest Control	12,500	5,671.51	6,828.49
Janitorial	40,000	36,978.39	3,021.61
Gutter Maintenance	500	165.83	334.17
Exterior Light Repairs	1,000	2,304.46	(1,304.46)
Interior Light Repairs	1,500	4,045.07	(2,545.07)
Pre-Paint Wood Repair	281,000	305,288.45	(24,288.45)
General Wood Repair	14,500	9,903.36	4,596.64

Painting	135,000	127,107.97	7,892.03
Interior Maintenance/Repairs	23,000	28,421.71	(5,421.71)
Exterior Maintenance/Repairs	25,000	24,573.05	426.95
Garage Doors - Midrise	3,900	5,534.93	(1,634.93)
Special Projects	15,000	-	15,000.00
Total Building	610,900	599,267.05	11,632.95
Grounds Maintenance	320,000	294,695.01	25,304.99
Parking Lot Maintenance	8,000	12,247.45	(4,247.45)
Grounds Irrigation	25,000	20,609.37	4,390.63
Snow Removal	151,500	137,814.77	13,685.23
Ice Dam Removal	8,000	-	8,000.00
Total Grounds	512,500	465,366.60	47,133.40
Replacement Reserves	378,757	378,757	0
Total Reserve Funding	378,757	378,757	0
Telephone	3,000	4,417.60	(1,417.60)
Electric	80,000	71,074.17	8,925.83
Gas	3,500	2,290.31	1,209.69
Water	156,000	164,099.12	(8,099.12)
Sewer	80,000	85,569.83	(5,569.83)
Trash Removal	19,000	19,018.45	(18.45)
Total Utilities	341,500	346,469.48	(4,969.48)
TOTAL EXPENSES	2,149,018	2,072,738	76,289
Income - Expenses:Profit/(Loss)	-	17,941.15	

**LEDGEWOOD HILLS UNIT INFORMATION SHEET
2022**

ADDRESS: _____

DATE: _____

NAME OF UNIT OWNER(S): _____

HOME PHONE: _____

WORK PHONE: _____

CELL PHONE: _____

EMAIL: _____

OWNER ADDRESS (IF DIFFERENT) _____

EMERGENCY CONTACT INFORMATION:

TENANT INFORMATION: (IF APPLICABLE)

Name(s) on Lease: _____

Home phone: _____ Work: _____

Email: _____

VEHICLES INFORMATION

Car #1: Year: _____ Make: _____ Model: _____ Plate: _____

Car #2:

Year: _____ Make: _____ Model: _____ Plate: _____