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MARCH 2021

PRESIDENT'S NOTES:

Well, it looks like March has come in like a lion. We had quite an impact from Monday's wind storm. Blown over trees took down the main power lines feeding our complex along the main entryway just before 11PM. Three poles were damaged including one needing to be replaced. Same for the Iris, Aster, Rosemary shared entrance where at 3AM a tree trunk took down the lines and caused two poles to break and require replacement. Additionally, a tree near the park blew across Ledgewood Hills Drive. It was cut back to permit passage. The downed wires necessitated that the upper emergency exit roadway to be used to exit and enter the complex by half of our community. The fire department responded when the first downed wires were reported at 11PM. Eversource had power on to most of the community by Tuesday night and back on at Iris/Aster/Rosemary Wednesday mid-afternoon.

Unfortunately, each type of cable needs to be handled by each individual provider. That means Eversource handles electrical and got the power back on and put-up new poles, but only Comcast can handle the cable

tv/internet, and only Consolidated Communications can handle their phone cables. This is because each system has unique requirements for installation that if done by untrained personnel could result in permanent equipment damage or danger to line workers from an incorrect power hookup. As of this writing there are phone cables on the ground at Iris and Aster as well as low hanging over Ledgewood Hills Drive. It is expected that it will be addressed shortly.

The Board with Property Management will be conducting a full review of the storm and see where we might address areas to reduce the impact from future such storms. We would like to acknowledge the Foxfire team who spent entire nights on-site monitoring the situation in the mid-rises and elsewhere in our community. Thanks for going the extra mile.

Peter Antoinette



BUDGET NOTE:



Treasurer's Report

- On January 31, 2021 the association had an operating cash balance of \$249,240 after paying bills totaling \$150,357.
- As of the same date, the total amount owed by owners was \$7097 which represented an increase from the previous month and is due to increased legal fees assessed to some owners and owners forgetting to pay the additional \$25 from the increase in the monthly fee. This does not include the special assessments still owed with the good news that one of the final 2 owners has paid almost the entire amount owed to the Association.

POND

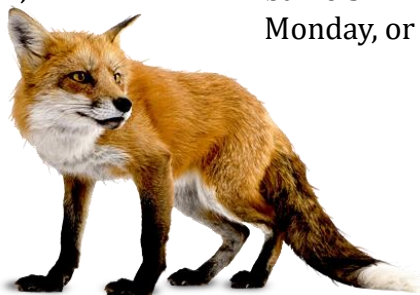
No swimming, fishing, skating or boating on our pond!

Please make sure your guests are aware of this policy.



WILDLIFE

Please do not feed any of the wildlife. Fox and coyote will continue to hang around if you leave out food, as well as ducks or geese.



Sale and Leasing of Units

Per your Rules and Regulations, upon listing a unit for sale, the unit owner must notify property management of such action. Upon the sale of a unit, the seller must provide property management with the name of the new owner, their phone number and move-in date. The seller is responsible for furnishing the new owner, prior to closing, a copy of the Condominium Rules and Regulations, and the Condominium documents, as well as pool keys.

Midrise Garage Storage Reminder

Please remember that the parking spaces in the midrise garages are not to be used as storage areas. We have noticed a lot of unapproved items remaining in the garage areas.

Except for registered motor vehicles, the only items that may be left in the parking spaces are bicycles and wheeled carts for carrying packages, wheelchairs and walkers.



Curbside Trash Barrels

Owners are reminded to bring in their trash barrels on Monday evening. If you missed the pickup, you can either bring your barrels in and wait until the following Monday, or take your trash to the dump.

Property Management Report

Sharon Sanborn, Property Manager

The Board has approved a contract to replace the intercom system in building 20 LH, and that will happen in the next few days. Audio Visual Design Group is located on W. Hollis Street, and they will require access to each unit in the building to complete the install. Owners will be notified as soon as we have install dates.

I will be scheduling the annual fire alarm inspections in the midrise buildings, this year we will be inspecting the devices in each unit. This will take approximately 6 minutes, but is essential to ensure that you have a working device. As soon as I have dates from Hampshire Fire, I will be scheduling with each owner in each building. Please make every attempt to have someone available to provide access when you are notified.

Owners are reminded that the condo fee was increased in January to \$460.00. If you've been paying \$435.00, you will have an outstanding balance that needs to be paid in order to keep your account in good standing. Please make every effort to bring your account up to date. If your bank has been sending checks on your behalf, confirm that the checks are being written out to Ledgewood Hills Condominium and not Foxfire Property Management. We still have checks coming in written out to Foxfire Property Management.

Spring Cleaning Hacks

The sun is out, the weather is warming up, and spring is right around the corner (we hope)....

- Clean your windows on a cloudy day! The heat from the sun will leave streaks on the glass.
- Dust with dryer sheets. They are a cheap substitute for more expensive electrostatic cloths, if you buy them scented, they'll leave your home smelling like spring.
- Put a bowl of baking soda where you have an unpleasant odor and let it sit there for a few days, switching it out for fresh stuff if the odor is really bad.
- Use a magic eraser to get rid of stubborn scuff marks.
- Remove pet hair from carpets and furniture with a squeegee
- Clean cutting boards with salt and lemon
- Clean lamp shades with a lint roller
- Wash plastic shower curtains in the washing machine
- Clean shower heads with vinegar
- Don't forget the garbage disposal! Drop in a cut up lemon, some salt, and a few ice cubes to clear away any unwanted odors or built-up residue.

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.

Home Inspections

Home inspectors are forbidden to go up on the roof. The roofs are new as of 2020, and this information can be given to a home inspector, so there is no reason they should be up on the roof.

If you are having work done on your chimney, or skylight, please notify property management prior to the work with the contractor's information and certificate of insurance.

Emergency Exit/Access Roadway

During this last windstorm where power lines came down, some owners were unable to drive across Ledgewood Hills Drive, due to the electrical lines in the road.

There is an "emergency" access road between 101 and 103 Ledgewood Hills Drive. This is for **EMERGENCY** only, as you are driving onto an owner's drive, and it is barricaded at the end. Please do **NOT** use this road unless it is an emergency and therefore, respecting the owner's privacy.



PETS

Owners are reminded that cats should not be roaming the property. All cats at Ledgewood Hills should be "house cats".

Everyone walking their dog should have a pick-up bag, we have several pet stations on the property that provide the bags, as well as a disposal area.

Owners are given permission to have pets at Ledgewood Hills, and that permission is granted subject to the rules being followed, and is revocable.

With spring on the way, Phase III will commence on the property, and other outdoor services, and it is unacceptable to have our contractors stepping in dog waste.



Finance Committee Meeting

March 15, 2021

Board Meeting

NO OPEN SESSION

March 17, 2021 at 7:00 pm

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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