

**Board of Directors**  
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603-889-1378 – Office



## President's Remarks



*Well, it looks like March is continuing the rollercoaster weather ride. Last year we absorbed quite a bit of damage to our power lines from early March windstorms. Due to the tree work done by Eversource, there has been far less power interruptions this winter. We have had quite a bit of snow squalls and melt/freeze cycles Morins has done a fine job salting and keeping our main roads open.*

*Hopefully we will shortly move to full Spring weather. Landscape clean-up and Building Pre-paint woodwork will get underway as the weather warms. Daylight savings time will be in a few weeks so we will enjoy the extended light during the evening hours. However, black ice will likely remain a hazard for a while, especially on the sidewalks until the snow fully goes. Please be careful when walking.*

*We will conduct the next owner's meeting on Zoom and ask that general session questions be forwarded to Property Management. As we did last year, we hope to begin in-person owners' meetings in April on the lower tennis court, weather permitting of course. Stay tuned for more on this in next month's newsletter.*

*Peter Antoinette*

## Before Making Changes to Your Residence

Owners may not be aware that changes to their unit that affect the exterior appearance and functionality must be approved by the ARC and/or Board of Directors before work can begin. Some modifications are pre-approved and are listed on the Architectural Review Committee (ARC) page of our website: <https://www.ledgewoodhills.net/arc---architectural-review-committee.html>.

All other changes that impact the exterior of a unit must be approved. To request approval, owners should send an email or letter to the Property Manager describing the proposed work. This is forwarded to the ARC for review, and – depending on the change – to the Board of Directors for approval or denial. Details can be found in our By-Laws in sections 3.1.3 – 3.1.6, available on our website. ARC's purpose is to preserve the architectural integrity, style and character of Ledgewood Hills as originally designed and developed. A goal of the ARC is a timely review of all owner requests. For more information, please contact the Property Manager.



## Midrise Garage Storage Reminder

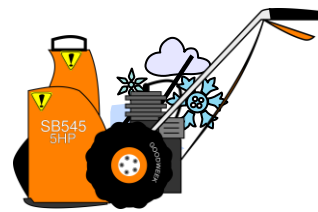
Please remember that the parking spaces in the midrise garages are not to be used as storage areas. We have noticed a lot of unapproved items in the midrise garages.

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/walkers.

Your cooperation is appreciated.



**NEXT OPEN OWNERS  
\*\*\*MEETING VIA ZOOM\*\*\*  
Wednesday March 16<sup>th</sup>, 6pm  
All questions for Board  
please have to management  
by 3/14/2022 at 12pm.**



## Snow Removal

With the winter season (hopefully) winding down, we still need to ask for the cooperation of all residents in order to ensure efficient street and sidewalk snow clearing should we receive more snow.



## Curbside Trash

### Barrels

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



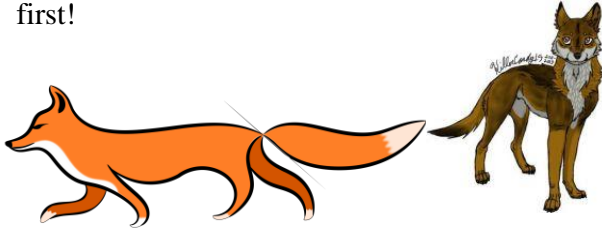
## Newsletter Deadline

The deadline for newsletter submission for April's issue is April 5<sup>th</sup>. Send content to [mgraves@foxfirenh.com](mailto:mgraves@foxfirenh.com)

## Wildlife – Foxes, Coyotes, Wolves

Owners have mentioned to management and maintenance that wolves/coyotes and foxes have been seen out on the property during the day.

If you are out walking, please be aware of your surroundings, don't approach any wildlife, and follow up with a call to animal control. Safety first!



### Pet Debris

With the melting snow, we're finding that some residents have not been picking up after their pets. We will be stepping up our observance of pet owners walking their pets. Please make sure to use the bags provided and place your closed bag in the disposal. The ability to have a pet is a privilege, so it is expected owners will clean up after their pet.



### Dryer Vent Cleaning

We have been going through the spreadsheets we have on the dryer vent cleaning, and it appears that there are several owners who have not complied. Notices will be going out shortly for those who need to get this done in 2022.

Please make sure if your dryer vent cleaning is overdue that you make an appointment as soon as possible. Dryer fires are not uncommon, and lint buildup in your dryer vent is a safety hazard. Dryer vents must be free of any lint accumulation or other debris in order to work effectively. A clogged vent will prevent the elimination of moisture inside the vent hose, leading to the build-up of water. If you notice that your dryer doesn't appear to be getting your clothes as dried as usual, it may be due to clogged hoses and lint buildup.

#### **Finance Committee Meeting**

Monday, March 14<sup>th</sup>, 6:00 pm  
Via Zoom

#### **Monthly Owners' Meeting**

Wednesday, March 16<sup>th</sup>, 6:00 pm  
Via Zoom

#### **Foxfire Management Contact information**

Clubhouse Office ..... 603-889-1378

*Steve Palmer, Community Association Manager:*

[spalmer@foxfirenh.com](mailto:spalmer@foxfirenh.com)

*Melissa Graves, Assistant Property Manager*

[mgraves@foxfirenh.com](mailto:mgraves@foxfirenh.com)

#### **24-Hour Emergency Maintenance Service**

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



## **PROPERTY MANAGEMENT** **REPORT**

As we head toward what I always hope will be an early and warm spring, I want to thank everyone for their cooperation during an icy winter with moving vehicles for snow removal and reporting weather related issues quickly.

The garage portion of the Building 30 fire suppression project is finally over and the residents are back in the garage. Thanks to the building monitors and residents for their patience and assistance in keeping the project moving. We will update those residents when the next phase of the project in the attic is ready to begin.

Please keep in mind that posted speed limit around the property is 20 mph and as the weather improves more of your neighbors will be out and about walking. Please be attentive as you drive in and out of the property.

Last month we included a Unit Information Sheet in the newsletter. Thanks to all the residents that have returned it to the office. If you haven't returned it yet, please do so. Some of the information we have on file is not accurate and this will help get updated.

In February we identified and issue with online payment companies. Some of these companies inadvertently returned HOA fee payments to the residents, some approved payment for the old fee amount and some paid twice with two different amounts. We have made efforts to contact those with outstanding balances, but if you pay online please access your account and verify all information is entered correctly and you're fee is being paid correctly. If you need assistance, please contact us here in the management office.

Mid March, our new contractor, Van Molle Home Improvements, will begin the wood rot repair on Aster Court and Rosemary Court in order to get a jump on the 2022 paint phase work . More information will be sent out soon.

Happy St. Patrick's Day!!

Steve Palmer, Association Manager

Melissa Graves, Assistant Property Manager

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