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Bobbie Bartels, Treasurer  
Salli Haberman, Secretary  
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**Property Management**  
Sharon Sanborn, Community Association Manager  
[ssanborn@foxfirenh.com](mailto:ssanborn@foxfirenh.com)  
603-889-1378 – Office  
Heidi Goudas, Administrative Assistant  
[hgoudas@foxfirenh.com](mailto:hgoudas@foxfirenh.com)

# April 2021

## President's Notes:

With the coming of spring activities around the community are ramping up. Spring landscape clean-up and pre-paint wood work will get underway as weather permits. Property management will send out notices to clear decks when work is scheduled. It is planned that our pools will be opened on time next month.

We continue to seek to address clubhouse handicap access as stipulated by HUD. We put out for bid a design for an inside lift from the garage area exiting into the meeting room. The costs came back higher than expected. So the board formed a sub-committee to further evaluate the costs for traditional ramp access, a hybrid ramp lift system, and compare them to the bids we have for the inside lift. Contractor are providing estimates and the most cost-effective choice will be made. The cost will come from Reserves.

Given the switch over to daylight savings time, we intend to hold an in-person homeowners meeting on the lower tennis court April 21

beginning at 6PM weather permitting. As long as the clubhouse remains closed to general usage due to Covid and until we fully comply with HUD orders, we intend to hold monthly homeowners meetings outside for the foreseeable future.

And given the longer light and warming temperatures there are many, many more walkers and bike riders enjoying moving about our complex. Dog owners, you must keep control of your pets at all times, which means they should not range far from your side on long leashes. And please clean up after your pet – plastic bags and disposal containers are installed around the complex. Drivers, obey the speed limit and exercise caution especially at dusk where many are out and about. Courtesy and safety helps us all enjoy Ledgewood Hills to the fullest.

Enjoy the flowers and springtime weather.

*Peter Antoinette*





## BUDGET NOTE:

### Treasurer's Report

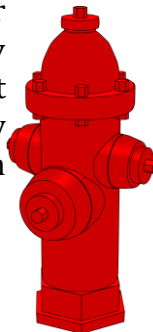
- On February 28, 2021 the association had an operating cash balance of \$192,744 after paying bills totaling \$244,680.
- As of the same date, the total amount owed by owners was \$8311 which represented an increase from the previous month and is due to increased legal fees assessed to some owners and owners forgetting to pay the additional \$25 from the increase in the monthly fee for which they receive a \$25 monthly fine. This does not include the special assessments still owed.
- On a motion passed by the Board, owners with balances for 90 days or more will pay 1% interest on the outstanding balance each month.



### Hydrant flushing:

Pennichuck Water Works will be completing a comprehensive flushing of the water mains as part of their ongoing maintenance program starting in April. Their website [www.pennichuck.com](http://www.pennichuck.com) will be updated with the complete schedule, under the "My water system" section of the website.

This program involves opening and flushing valves to create increased water flows, which dislodge and clean naturally occurring sediment in the pipelines. It may cause colored water and or low pressure, or there may be periods when you are out of water.



## Notification of unit leasing:

Copies of all leases must be submitted to property management. Leasing is restricted to residential use. Owners are responsible for providing copies of the rules/regulations to their tenants, and are responsible for any damages done by their tenants.



## WHEN PAYING YOUR CONDO FEE, please note the following:

- Checks must be written to the payee: Ledgewood Hills COA, **NOT** Foxfire Property Management, Inc.
- The bank scanner will not accept checks that are written with pencil, ink pen, color pen, only will accept blue or black ink and no checks written in crayon.
- We cannot accept checks that have rips, blood, oil or mucus on them.
- Also, note in accounting when you are writing an amount in red ink it means the funds are negative.



## Property Management Report

*Sharon Sanborn, Property Manager*

- 1) The midrise emergency light inspections and repairs were completed in March.
- 2) SPS has been on the property doing some minor roof leak repairs.
- 3) The upper pool cabana has finally been repaired.
- 4) Bldg. 20 LH intercom installation has been completed in all units.
- 5) MR garage and pavement sweeping will commence mid-late April.
- 6) MR fire alarm inspections are scheduled for April 19<sup>th</sup>, 20<sup>th</sup>, and 21<sup>st</sup>.
- 7) MR elevator inspection scheduled for April 22<sup>nd</sup>.
- 8) All owners are reminded to inspect their windows and schedule replacements as needed.
- 9) Morin's has been doing some storm cleanup with branches and debris
- 10) Pond cleanup has been completed by Morin's.
- 11) We are in the process of repairing the entry sign light at the bottom of the hill.
- 12) All owners should provide a passkey to management for emergency purposes, per the Rules and Regulations.
- 13) We are gearing up for the spring projects, such as snowplow damage repairs, phase III painting and rot repair, handicap ramp/lift installation, sprinkler repairs.

## WATER USAGE INCREASE:

Pennichuck has increased their water fees 10.17%.

Although owners don't pay for water directly, it is an expense out of the Association budget.

Therefore, it is important for all owners and renters to do all possible to save on water.

The Association will reduce the irrigation this year by 1/3 to compensate for the increase.

Owners are responsible to keep all plumbing in good working order in their homes. Owners should "go on a regular leak hunt"

- Check for dripping faucets or shower heads
- Check for a toilet leak. It is common for these leaks to go unnoticed, and could result in a significant jump in water usage.
- Only run the washing machine and/or dishwasher when you have a full load
- Install water saving shower heads or flow restrictors.
- Install a dual flush or low flow toilet

To check for a toilet leak, put a few drops of food coloring in the toilet tank. Check the bowl of the toilet in about 10 minutes, if the food coloring has dripped into it, there is a leak.

### 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](mailto:kim@infingerinsurance.com). The 2021 Master Insurance Policy is posted on the website.



Water is vital to the survival of everything on the planet and is in limited supply. The Earth might seem like it has abundant water, but in fact only 1 percent is available for human use. While the world population and the demand on freshwater resources are increasing, supply remains constant.

***What is WaterSense?***

WaterSense is a partnership program sponsored by the U.S. Environmental Protection Agency (EPA). Its mission is to protect the future of our nation’s water supply by promoting and enhancing the market for water-efficient products and services.

***How you can get involved?***

Saving water is easy — many products are already available for use and it doesn’t require changing the way most of us live or do business. By choosing products with the WaterSense logo, you know you’ll be saving water for future generations. Look for this logo to identify products that meet EPA WaterSense Criteria for efficiency and performance.

**Employment Opportunity**

Welcome to spring and life getting back to a new normal! What better time to take a look into our soul and make some positive changes. If you are interested in employment opportunities, why not “make a difference” to someone and join the fantastic team of Caregivers at Visiting Angels in Nashua. They have part-time, full-time, days, evenings, nights and week-end opportunities. Training is available and since they serve Southern NH, your commute will be short. There are so many reasons why you should consider working at Visiting Angels! If you want additional information please contact Linda Williams at [lindaceltics@comcast.net](mailto:lindaceltics@comcast.net). She is a current resident of Ledgewood Hills and utilized them for her mother’s care and was so impressed, she decided to join them. You can also contact Katie Dion, Human Resources Director at Visiting Angels at 603-821-0277.

**Finance Committee Meeting**

April 19, 2021 clubhouse

**Not open to owners at this time**

**Board Meeting**

**April 21, 2021 – tennis courts,  
weather permitting at 6:00 pm**

**Foxfire Management Contact  
information**

Clubhouse Office . . . . . 603-889-1378  
Clubhouse Fax . . . . . 603-821-3820

**Email** - Sharon Sanborn, Community  
Association Manager: [ssanborn@foxfirenh.com](mailto:ssanborn@foxfirenh.com)

Heidi Goudas, Admin. Assistant  
[hgoudas@foxfirenh.com](mailto: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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**Sharon Dillon**

Mobile - 603-930-8445  
 Office - 603-889-7600  
 Email - sdillon@masiello.com

**NASHUA OFFICE**  
 410 Amherst Street, Suite 100  
 Nashua, NH 03063

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**Marnie Phillips**  
 REALTOR  
 603-566-8849  
 marnie.phillips@beangroup.com  
 marnie.phillips@comcast.net

[www.beangroup.com](http://www.beangroup.com)  
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**Linda J. Saturley**  
 Broker-Associate  
 ABR, GRI, CRS, LMC

169 Daniel Webster Highway  
 Nashua, NH 03060  
 Office: (603) 589-8800  
 Cell: (603) 440-8192  
 Lsaturley@nhhomes.com



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**Robert O'Connell**  
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603.318.6761 cell  
 603.594.9716 home  
 robertf.oconnell@comcast.net

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