

**Board of Directors**

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Property Management

Steve Palmer, Community Association Manager
Jocelyn Torres, Assistant Property Manager
603-889-1378

Owners' Hours at Clubhouse

Monday thru Friday 9am-3pm

APRIL 2023

Happy Easter



PRESIDENT'S COLUMN

The weather has certainly continued its roller coaster ride. Cold, followed by warmth, followed by high winds, and some very heavy rains recently. Spring in New Hampshire certainly is an adventure. But we should shortly see the landscape come alive with flowering shrubs that make our grounds so beautiful in spring.

There are several key projects that are dependent on the weather being more cooperative, Morins Spring clean-up and the Exterior repair & painting project. Due to the large number of large branches brought down by snow and high winds the Spring clean-up will likely exceed the scope of the contract and require additional payments. We saw this already with the very large "limb fall" in the winter which needed special clean up. The tree budget will be used to cover the added expenses. Both vendors are ready to begin as soon as conditions permit.

In the same manner the Roof Committee formally contracted outside experts to study our roofs prior to their replacement, the Siding Committee has contracted a formal study to assess the feasibility and create guidance for the cost of replacing our siding with vinyl or something similar. The firm will be on-site this month, measuring our buildings to get total square footage, and as well as examining building construction. Our objective is to see if we can eliminate the yearly costs of exterior rot repair and siding painting. We will have a better idea if such a project is even feasible several months from now. Several years ago, the back wall of the upper pool cabana needed repair and, as an experiment, was sided with vinyl. So, stop by and take a look to see the appearance of how that siding looks on one of our buildings.

As a reminder, there are many walkers out and about with the warmer temperatures and longer days. Please be careful when driving. Keep speeds down. Stay alert for walkers, dogs on leashes, runners, and bikers - especially at dawn and dusk.

Enjoy the spring weather.

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://ledgewoodhills.org/architectural-standards>

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.



Repair Work for Ledgewood Hills Owners

Spring is finally here, and Foxfire Property Management is available to help with those projects you may need done. We offer a variety of repair services ranging from handyman and painting services for your unit, to power washing and painting decks and garage door repairs. You are under no obligation to use Foxfire, but we will give you a free quote for work and offer very competitive pricing. Call 603-889-1378 to set up your site visit.

DECK CARPETING

Please remember there are specific rules for placing rugs on your deck. Please refer to Section 11.1 of the Rules and Regulations for details.

PARKING

Please ensure that when guests or contractors are at your residence, they should not park on the curbs or on the grass anywhere on the property. There are irrigation systems in the ground throughout the property and they can be easily damaged if parked on or driven over.

LANDSCAPE QUESTIONS

Have questions or concerns about the landscape on the property? Email or call us here in the property management office and we will relay the questions to the Landscape Committee for you. Landscape rehab plans will be available for viewing at 5pm, 1 hour prior to the April Owner's Monthly Meeting, in the clubhouse on Wednesday, April 19th. Representatives from the committee will also be on hand to answer questions.



Glazed Honey Ham

INGREDIENTS

- 7 pound Ham, bone-in
- 1 cup Honey
- 1/2 cup Brown sugar, firmly packed
- 1 teaspoon Ground ginger
- 1 teaspoon Ground cinnamon
- 1 teaspoon Orange zest

INSTRUCTIONS

1. Preheat oven to 300 degrees F.
2. Prepare fully-cooked ham by scoring the surface with diagonal cut, about 1/4 inch deep, going one way, and then repeat in the opposite direction to create a diamond pattern. Place a whole cloves where the line cross.
3. In a bowl combine honey, brown sugar, cinnamon, and orange zest.
4. Place bowl in microwave and cook for 15-30 seconds, depending on the strength of your microwave. When the honey is less thick and more liquid it is ready.
5. Place ham cut side down in a baking dish with just enough water to cover the bottom of the pan.
6. Brush the ham glaze over your prepared ham and then cover ham with foil and place in the oven to bake.
7. In the last 45 minutes of baking open the oven and remove the foil from the ham. Continue to cook the ham basting it with ham glaze every 15 minutes (heating glaze as necessary to make it easier to brush over ham).
8. When ham is warmed through it is ready to serve. Remove whole cloves before slicing.



Enjoy!

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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“Just one small, positive thought in the morning can change your whole day.”- Dalai Lama

Submission deadline for the May newsletter is Wednesday, May 3rd.