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Bobbie Bartels, Treasurer
Salli Haberman, Secretary
Chris Siebert, Director

Property Management
Sharon Sanborn, Community Association Manager

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603-889-1378 – Office

MAY 2021

President's Notes:

It's good to see how our property is coming to life with the spring weather. It's equally good to see that the grip of the pandemic is loosening. As such the pools will be open as normal, subject to the normal rules of guest attendance and usage.

With respect to the use of the club house, we are still observing community health practice protocols and it will remain closed for now. The Board will re-evaluate in the May meeting. Due to a ruling by HUD club house access had to be addressed prior to general usage. We spent significant time evaluating 3 different access methods. Our original preferred method was a lift which would have been installed by making an access in the garage up into the meeting room. When actually quoted the price far exceeded our expectations. Quotes for two other means of building access were obtained. The board chose to install an outside ramp at the front of the building to the right of the current entrance facing the entry stairs as the most cost-effective means to address club house ADA access and meet the HUD ruling.

This comes major changes to the front of the club house as the ramp will have to make many turns to meet code, as well as dedicating parking to ADA vehicles. Most of the plantings on the right side of the club house will be eliminated to make way for the ramp. Entry will be through a doorway that will be installed where the window now exists. We do not yet have a start date as contractors are fully booked with the rebound demand being experienced in construction. But we are hopeful that we will have this completed this year.

We are planning to hold an in-person owners meeting at the lower tennis court starting at 6PM hopefully, unlike last month, the weather will co-operate.

And please remember to be careful when driving. Keep speeds down. Stay alert for walkers, runners, and bikers - especially at dawn and dusk. *Peter Antoinette*

Enjoy the fine May weather!



BUDGET NOTE:



Treasurer's Report

- On March 31, 2021 the association had an operating cash balance of \$211,614 after paying bills totaling \$158,006.
- As of the same date, the total amount owed by owners was \$7834 which represented a decrease from the previous month.
- A couple owners have large outstanding balances for fees and fines. All owners should acquaint themselves with pages 4 and 5 of the Rules and Regulations about Late Payment Charges. Paying these charges avoids a lien against the property.
- **WATER EXPENSES.** As has been explained in earlier newsletters, Pennichuck has increased the cost of providing water and sewer by around 20%. Year-to-date for water costs shows double the amount budgeted and the irrigation hasn't been turned on yet. **Please, please** make sure your faucets aren't dripping, toilets aren't running unless flushed and you don't leave the water running when washing your car or watering plants. This will help keep our water usage and cost down. This year we will run irrigation less often than last year to help cut back on that water usage. The Board will monitor water usage and discuss ways to keep the water costs close to budget.



PUBLIC SERVICE ANNOUNCEMENT:

2-1-1 is an easy to remember telephone number that connects callers, at no cost, to information about critical health and human services available in their community and is an initiative led by Granite United Way, in partnership with Eversource, and the State of New Hampshire.

It's important that owners be careful with any **unsolicited efforts** to get information from any source.

Ledgewood Hills Drive Emergency Access Road

Ledgewood Hills Condominium has an emergency access road up on Ledgewood Hills Drive. This drive is off of a homeowner's driveway, and therefore is only to be used for emergencies.

There is a gate at the end of the road going onto Old Coach Lane, and it locked. Recently there has been a lot of foot and vehicle traffic using that access road, and I would like to remind everyone it is posted "No trespassing". Please avoid the road for walking as there is plenty of walking on the property. If you happen to see someone that you don't believe is a homeowner on the property, please feel free to remind them they are trespassing.



Property Management Report

Sharon Sanborn, Property Manager

May is finally here, and hopefully the rain and wind will die down a bit so that we can all get outside and enjoy it!

We are going to have a very busy summer, with the **Phase work** commencing in June, and midrise **sprinkler replacements** starting later in the year.

Please remember that any and all exterior work must be approved by the **Architectural Committee** prior to the commencement of the work. You will need to complete a form located on the website and send to the management office. It will be forwarded to ARC for approval.

Both pools will open this year on Memorial Day. The furniture will be brought out and the restrooms will be open. Please do your best to social distance, if possible. That is the only requirement that the Board of Health has given us.



Curbside trash has changed to Tuesday mornings. Please make sure your containers are out by 5:30 a.m. so they get picked up.

If you are having issues with the pickup, please let management know.

The Board of Directors, working with the Association's attorney, has approved a policy for **Electric Vehicle Charging Stations** at Ledgewood Hills as follows:

Electric Vehicle Charging Station (EVCS): a device that is used to provide electricity to a plug-in electric vehicle or plug-in hybrid vehicle. The station is designed to ensure that a safe connection has been made between the electric meter and the vehicle and is able to communicate with the vehicle's control station so that electricity flows at an appropriate voltage and current level. It may be wall-mounted or pedestal style and may provide multiple cords to connect with electric vehicles. The station must be certified by Underwriters Laboratories or an equivalent certification and must comply with the current version of article 625 of the national electrical code.

Association declaration, bylaws and regulations; and NH Chapter 356-B Condominium Act hold precedence over anything that follows.



Important Insurance Information

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 is posted on the website.

Owners of electric vehicles who do not follow this policy become liable for all issues that arise from the charging of their electric vehicle on Ledgewood Hills property.

A Unit Owner must be in good-standing with the Condominium in order to receive permission for installation of the EVCS. Good-standing requires the unit owner to be fully current on common expense payments and to have no outstanding rules violations which have not been corrected or abated.

Statement of Policy

A unit owner must submit an application and receive written approval from the Board of Directors prior to installing a EVCS on common area inclusive of limited common area. Limited common area includes an assigned garage parking space.

Installation is subject to the following provisions:

- If installed in a midrise unit, the EVCS must be installed in the owner’s unit assigned garage parking space, which is the limited common area appurtenant to a unit (Ledgewood Bylaws 1.4.6). If the midrise owner wants to change their parking space and another owner within the same midrise agrees, there must be a signed

Contract between the two owners including a statement that neither owner has the right to request the return of their original parking space.

- Use is for personal, noncommercial vehicle.
- The unit owner will submit a request for architecture review of the fixture and the place of installation.

Request to the Board: The unit owner must provide the following:

- Completed application (located on website) along with a \$200 nonrefundable fee.
- Evidence from utility company that the EVCS will be on a separately metered account payable by the unit owner.
- Name and contact information of licensed and sufficiently insured electrical contractor familiar with installation and code requirements of EVCS who will do the installation.
- Verification that electric service to the building can handle the additional

Finance Committee Meeting

May 17, 2021 at clubhouse

Not open to owners at this time

Board Meeting

May 19, 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

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

Electrical draw without affecting any other owners.

- Verification the EVCS shall meet and be subject to all applicable permits, codes, requirements, etc.

Owner's Agreement to Follow EVCS Policy:

After approval, but prior to installation commencing, the owner and Board must sign an easement agreement which covers, among other things, the following:

- The owner will be responsible for all costs associated with the EVCS:
 - Installation, maintenance, repair, replacement
 - Electricity
 - Permits
 - Legal fees and costs incurred by the Association
 - Damage caused to common areas
 - Removal for maintenance of common areas
 - Hazard and liability insurance of not less than \$1,000,000.
 - Association named as an additional insured on the policy
 - Reimburse Association for actual cost of increased insurance premium amount attributable to EVCS
 - Certificate of insurance provide to Association within 14 days of consent for installation
 - Removal of the EVCS if no longer needed and restoration of the property to the same or better condition in which it existed prior to the EVCS installation
- In addition, the Owner agrees to:
 - Comply with all applicable building code requirements and recognized safety standards regarding EVCS
 - Indemnify and defend the Association from any liability or damages it incurs in connection with the EVCS
 - Disclose to a prospective buyer of the unit of the existence of the charging station and the related responsibilities of the unit owner under this section.
- EVCS's installed under this section is deemed to be the personal property of the owner of the unit with which the charging station is associated and report the installation to personal property insurance carrier as an improvement; **and**
- The unit owner must remove the charging station and restore the premises to the condition before installation of the charging station before the unit owner may transfer ownership of the unit, unless the prospective buyer of the unit accepts ownership and all rights and responsibilities that apply to the charging station under this section.

Owners will be required to sign acknowledgement of this policy. Application and permitting information will be on the property website, and should be reviewed.

WATER USAGE INCREASE:

Pennichuck has increased their water fees 20%.

As of the end of March, we are overbudget \$17,023.00 for water.

We encourage owners to keep this in mind throughout the summer. The increase was higher than anticipated.

Once the irrigation is turned on, if you believe there is a leak, please contact management immediately so that we can shut the water off and get it repaired.

Running toilets and dripping faucets should be addressed as soon as possible. It may not seem like a lot of water, but it can be more than it looks like. It all adds up fast.

Some examples of potential water leaks/issues:



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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