

Board of Directors

Peter Antoinette, President
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Property Management

Steve Palmer, Community Association Manager
Melissa Graves, Assistant Property Manager
603-889-1378

Owners' Hours at Clubhouse

MON-FRI: 9:00 pm – 3:00pm

MAY 2022

PRESIDENT'S COLUMN

It's good to see how our property has become so beautiful with the spring weather.

The landscape clean-up is proceeding on schedule, as is the Phase exterior wood work. The irrigation system has been commissioned but will not be turned on until dry weather makes it necessary to do so.

We are being negatively impacted by supply chain issues. Materials to repair the lower tennis court and those needed to install pickleball at the upper court are experiencing ongoing delays. Property management is working to address those issues, including evaluating an alternative vendor.

Along the same line, we are also evaluating alternative vendors for the installation and ongoing servicing of our fire suppression systems in the mid-rises. Our current vendor did not perform adequately in the building 30 replacement project.

We are focusing on clubhouse access. As you might remember the board evaluated many options considering lifts and ramps as the most cost-effective means to address club house ADA access and meet a ruling by HUD in response to an owner's complaint.

All came in much more expensive than we had expected, so we held off in the hope that prices would drop. Given that they have not, we are moving ahead to design and requote the access. As all construction is going very slowly, it is uncertain that such a project could be completed this year. But we will do our best.

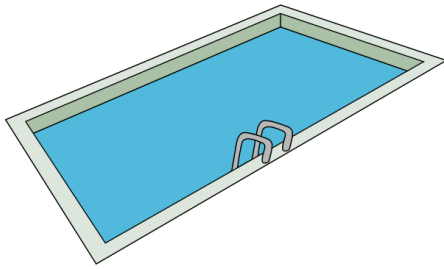
So, we will continue to hold in-person owners meeting at the lower tennis court starting at 6PM weather permitting.

The warmer weather has brought many more walkers. Please be careful when driving. Keep speeds down. Stay alert for walkers, runners, and bikers - especially at dawn and dusk. And dog owners, please clean up after your pets.

Enjoy the fine May weather!

Peter Antoinette





POOLS ARE OPENING

Both pools will be open daily starting on Saturday, May 28th. They will be open daily from 8:00 am to 10:00 pm. This year the Clubhouse pool will be reserved for Adult Swim (ages 16 & up) from 5:30 to 7:30 pm. Children are not permitted within the pool area. The upper pool will be reserved for families each day during these hours. A LedgeWood Hills resident MUST accompany all guests. Please review all the pool rules thoroughly.

Please contact Property Management if you do not have a key to the pool gate. The pool key will open the gates at both pools, the doors to the bathrooms at both pools, and the tennis court gates.

The Pool Committee has requested that resident return the pool furniture to its original location when leaving for the day. Thank you for your cooperation.



PARKING AT UPPER POOL

Parking at the upper pool for long periods of time during the months of June, July and August is not allowed so that residents going to the pool can use the spaces. Please park your vehicles in the overflow parking lot adjacent to the lower pool and tennis courts. Thank you.

BUILDING SIDING REPLACEMENT FEASIBILITY STUDY

Over the last ten years, the cost for phase carpentry and painting has increased at a conservative average of 10% per year. To mitigate some of that cost, the Board changed the paint phases from every six years to every eight years, but with the cost of inflation that change will not alleviate cost increases each year and monthly fee increases will be needed to cover these costs. The Board has agreed to have a committee look at ways to decrease the amount spent annually on paint and carpentry and appointed Bobbye Bartels to chair the committee; Bobbye is looking for owners to serve on this committee. If you are interested, please give property management your contact information by the end of this month and Bobbye will contact you.



PROPERTY MANAGEMENT REPORT

Happy Spring, Ledgewood Hills. Morin's has been on the property for a few weeks now getting the spring clean up done. They are doing a great job and the property is taking shape. Please be aware of their trucks and equipment as you drive or walk the property, so everyone stays safe.

A reminder that all landscaping changes must go through the Board and approved in advance of such changes per regulation 11.4 B.

The pools are now being prepped for the season and are scheduled to be opened on Saturday, May 28th.

As grilling season approaches, just a reminder that Mid Rises and Townhouses may use electric grills only. Detached units may use gas or electric grills, but gas cylinders cannot be stored in any building. Charcoal grills are strictly prohibited from use anywhere on the property.

Pet owners, please be aware that when walking your pet you pick up after them and dispose of the waste bags properly.



PARKING REMINDERS

Several households have been using the "guest" parking spaces on a regular basis, and unfortunately guests are forced to park further away. If you have additional vehicles in your household, you must park in the overflow parking and not in the "guest" spaces.

Also, owners are reminded not to park on the curbs or the grass, as there are irrigation heads hidden in the grass and can be damaged, as well as the grass and the curbing. Please let your guests and any contractors doing work at your home know not to park with their tires up on the curb or grass.



Reminder

Vehicles entering the complex have the right of way, whether turning right or left. When exiting the property, you must stop and yield to all traffic at the stop sign in front of the clubhouse.



GRILLS

In order to comply with the Fire Code, the Board has adopted the following rules for the use of grills.

Midrise and Townhouse: The use of all grills, except electric grills, is prohibited on decks. No hi-bachi, gas grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose, shall be used.

Single Family: The use of propane grills is permitted on the decks. The use of charcoal grills is prohibited on all decks. Propane gas cylinders may not be stored in any buildings. Please check your Rules & Regulations, section 8.7 for more details.



We are trying something new! We will add a new recipe to each month's newsletter. If you interested in sharing one of your favorite recipes, please send to mgraves@foxfirenh.com before the 3rd of the month.



BERRY-PATCH BROWNIE PIZZA RECIPE

The delicious combination of fruit, almonds and chocolate is what makes this brownie so unique. The fruit lightens the chocolate a bit and makes it feel as though you are eating something sinfully healthy!

INGREDIENTS: * 1 package fudge brownie mix (13x9-inch pan size) * 1/3 cup chopped unblanched almonds * 1 teaspoon almond extract
TOPPING: * 1 package (8 oz.) cream cheese (softened) * 1 tablespoon sugar * 1 teaspoon vanilla extract * 1/2 teaspoon grated lemon zest * 2 cups whipped topping * Assorted fresh berries * Optional: Fresh mint leaves and coarse sugar

DIRECTIONS: * Preheat oven to 375°. Prepare brownie batter according to package directions for fudgelike brownie, adding almonds and almond extract. Spread into a greased 14-in. pizza pan.
* Bake until a toothpick inserted in center comes out clean, 15-18 minutes. Cool completely on a wire rack. * Beat first 4 topping ingredients until it is smooth; fold in whipped topping. Spread over the crust to within 1/2 in. of edges; refrigerate, loosely covered, 2 hours. * To serve, cut into 12 pieces; top it with berries of choice. If desired, top with mint and sprinkle with coarse sugar. **YIELD:** 12 servings.



Monthly Newsletter

If you would like to submit anything for the next newsletter, the deadline is June 3rd. Please send to mgraves@foxfirenh.com

PROPERTY MANAGEMENT OFFICE **CLOSED FOR MEMORIAL DAY**

Due to the Memorial Day holiday, the property management office will be closed on Monday, May 30th and will reopen on Tuesday, May 31st.

Finance Committee Meeting

Monday, May 16th, 6:00 pm
At the clubhouse

Monthly Owners' Meeting

Wednesday, May 18th, 6:00 pm
At the lower tennis court.

Foxfire Management Contact information

Clubhouse Office 603 -889-1378
Steve Palmer, Community Association
Manager: spalmer@foxfirenh.com
Melissa Graves, Asst. Property Manager
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

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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