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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

# MAY 2023

**Happy Memorial Day! Thank you to all our service men and women past and present. You are not forgotten!**



## PRESIDENT'S COLUMN

The recent rains are certainly helping green-up our property. We can see that the flowers of the ornamental trees and shrubs were negatively impacted by those warm days followed by the arctic blasts. But the plants appear healthy so they got through the strange winter okay.

The landscape clean-up is proceeding with rain delays; the Phase exterior wood work is similarly impacted. The irrigation system has been commissioned but will not be turned on until dry weather makes it necessary to do so. Plow damage around has been noted and will be addressed.

The wind storms did down some trees off to the side of the entranceway. Removing them is expensive. Our tree budget took quite a hit given the need to clean all of the limbs and branches from around the property. Given they are not impacting safety, we are going to see how our tree spending goes before we consider removing them.

We are keeping an eye on the pond and will see if we can try to remove some of the invasive water chestnuts before they create the very strong mat that covered the waters last year. Our conversations with state experts indicated that early removal is best, but that they were pretty clear that it's a long battle that may not be completely successful. We will have to see.

The warming weather brings out more walkers. Please be careful when driving. Many end this month with Memorial Day gatherings. Remind your guests that they have to drive slowly and carefully, staying alert for walkers, runners, and bikers - especially at dawn and dusk. Many try to be polite and park with wheels on the grass so as not to block the roadways. It is much appreciated by **don't do it!** This damages our sprinkler systems that run along the sides of the roads. Contractors also should keep completely onto the roadways. The best of intents can unknowingly cause real and expensive damage.

Dog walkers, please keep your dogs on leash lengths that allow you to fully control your dog. Please clean up after your pets. And walk them in areas away from units so not to create stained and dead grass in front of units. Be a great neighbor.

Most of all, enjoy the May weather!

*Peter Antoinette*

## FROM THE ARCHITECTURAL REVIEW COMMITTEE

### ***DID YOU KNOW?***

If you're thinking about replacing a porch, patio, garage or deck light, Ledgewood Hills Condominium Association has the approved lights for sale right here on the property! The light fixtures have a brass finish and come in two sizes:

- The 12" light is \$105
- The 14" light is \$123



Your new light will need a white backing attached to the siding. Please see our website for more information on lighting -- <https://ledgewoodhills.org/light-fixtures>, and don't forget to send a Property Modification Request form to the Property Management office for approval, before installing your light.



### **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.

### **Wildlife on Property**

Please be aware that wild animals do enter our property from time to time and you should always be observant of your surroundings. DO NOT approach any wild animal and report it to the office. NH Fish and Game department states, it is policy to not remove an animal unless it's acting aggressively or destroying property. It's better for the animal and us that the animal move on by itself.

### **Swimming Pool Hours**

Both pools will be open daily starting on Saturday, May 27. Opened daily 8:00 a.m. to 10:00 p.m. This year the Clubhouse pool will be reserved for Adult Swim (ages 16 & up) from 5:30 to 7:30 pm. The upper pool will be reserved for families each day during these hours. A Ledgewood Hills resident MUST accompany all guests. Please refer to the Rules and Regulation, Section 19.2.



## **PROPERTY MANAGEMENT COLUMN:**

The rot repair and paint phase will be starting soon, weather permitting. As a reminder, this year's phase work includes 28-62 Laurel Court, 12 LedgeWood Hills Dr and the clubhouse. Notices will be sent out to addresses where work is scheduled to take place and as it progresses, we will keep you updated. In order to keep the project moving and on time, please ensure all items are removed from decks when you are notified of work being done so they can finish quickly. For the addresses on Laurel Ct, it is expected that each building will take approximately two weeks for the rot repair to be completed, then the painters will follow behind them as closely as possible. As the rot repair team moves off Laurel Ct, they will proceed to building 12. Repairs there will take longer due to the size and logistics of completing work at much larger heights and area.

Barbecue season will be in full swing soon. As a reminder, charcoal grills are prohibited from use on the property and gas grills are approved for use only for detached units. Midrise and townhouses are approved for electric grills only. Please refer to section 8.7 of the Rules and Regulations for details.

In order to observe the Memorial Day holiday, the management office will be closed on Monday, May 29 and reopen on Tuesday May 30. From all of us at Foxfire, we wish you a safe and happy holiday and a Happy Mother's Day to all the moms.

***Steve Palmer***

**Property Manager**

### **Finance Committee Meeting**

Next meeting is Monday, May 15, 2023 at  
6:00pm in the Clubhouse

### **Monthly Owner's Meeting**

Wednesday, May 17, 2023, at 6:00pm  
in the Clubhouse

### **Foxfire Management Contact information**

Steve Palmer, Community Association  
Manager [spalmer@foxfirenh.com](mailto:spalmer@foxfirenh.com)

Jocelyn Torres, Assistant Property  
Manager [jtorres@foxfirenh.com](mailto:jtorres@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



# Best Hamburger Ever

## INGREDIENTS

- 1 ½ pounds **Lean Ground Beef**
- ½ **Onion (finely chopped)**
- ½ cup **Cheddar Cheese (or shredded Colby Jack)**
- 1 **Egg**
- 1 (1 ounce) envelope **Dry Onion Soup Mix**
- 1 clove **Garlic (minced)**
- 1 tablespoon **Garlic Powder**
- 1 teaspoon **Soy Sauce**
- 1 teaspoon **Worcestershire Sauce**
- 1 teaspoon **Dried Parsley**
- 1 teaspoon **Dried Basil**
- 1 teaspoon **Dried Oregano**
- ½ teaspoon **Dried Rosemary (crushed)**
- add **Salt And Pepper**



## DIRECTIONS

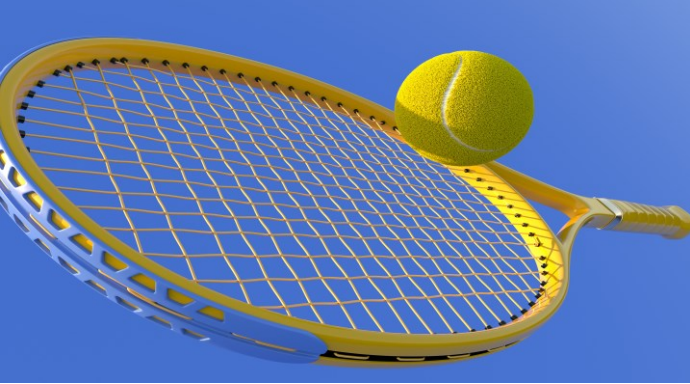
1. Preheat an outdoor grill for high heat and lightly oil the grate or Air Fryer.
2. Meanwhile, combine ground beef, onion, cheese, egg, onion soup mix, minced garlic, garlic powder, soy sauce, Worcestershire sauce, parsley, basil, oregano, rosemary, salt, and pepper in a large bowl. Use your hands to form the mixture into 4 patties.
3. Cook patties on the preheated grill until no longer pink in the center and the juices run clear, about 4 to 5 minutes per side. An instant-read thermometer inserted into the center should read at least 165 degrees F (74 degrees C).

**Prep Time:**10 mins  
**Cook Time:**10 mins  
**Total Time:**20 mins  
**Servings:**4  
**Yield:**4 hamburgers

# Enjoy!

## Nutrition Facts (Per Serving)

Calories: 445  
Fat: 28g  
Carbs: 9g  
Protein:39g



As a reminder, the following are the rules for the tennis courts. Please reach out to us here in the management office with any questions.

### **Tennis Court Rules**

- A. Residents are responsible for their guests at all times, and neither may disturb other players.
- B. Guests may not use the courts unless accompanied by a resident sixteen (16) years of age or older. Residents must have a tennis court gate key in their possession at all times when using this facility.
- C. Tennis court gate must be locked at all times.
- D. Children under thirteen (13) years of age must be accompanied by a resident sixteen (16) years of age or older
  
- E. Glass or breakable products are prohibited in these areas.
- F. Animals are not allowed inside the fenced areas.
- G. No bicycles, tricycles, skateboards, carriages, chairs, skates or other non-tennis equipment are allowed on the tennis courts.
- H. All trash must be disposed of properly.
- I. Proper tennis footwear is required at all times.
- J. A one (1) hour time limit is in effect when other residents are waiting to play.

Parking at the upper pool during pool season should be limited to residents going to the pool and not used for over flow or guest parking. If you need to use overflow parking during this time, please use the parking lot adjacent to the lower tennis courts.

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.



**Vehicles entering the property 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.**

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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**“Keep your face always toward the sunshine—and shadows will fall behind you.” —Walt Whitman**  
Submission deadline for the June newsletter is Wednesday, May 31st.