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Chris Siebert, Director

Property Management
Sharon Sanborn, Community Association Manager
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June 2021

President's Notes:

It is hard to recall that this time last year we were approaching the end of the Roof project – especially after this past Memorial Day's rains and mid-40s temperatures. Our timing was fortunate given we avoided the massive increases in the cost of lumber and construction materials that have occurred recently. Property management and the Board are working with our vendors to control expenses in our pre-paint woodwork and needed building repairs without compromising the work.

Many have noted the removal of trees by Eversource over the past several weeks especially at the top of the entrance and in the Rosemary/Iris area. Over the years our community has experienced many power outages due to limbs coming down on wires and shorting out the power. This culminated in early March windstorm with many broken poles due to trees coming down on wires. These outages have forced many to throw out food a number of times, loss of access in the mid-rises, and the impact of the resulting darkness and cold. To address the situation, Eversource sent in a team to evaluate the wires and look at potential impact from our trees, in particular, the pine trees that have been responsible for most of our troubles. Their

professional arborist led the team and selected trees to be removed that in her professional opinion represented the greatest hazard. She made every effort to remove only those that threatened the electrical wires – those are the wires that are at the very top of the poles. She also sent in her best team to minimize damage from the removal process. We learned that Eversource cannot deal with the lower wires as they are the responsibility of the phone and cable TV providers. So, you might see a couple of trees that are in those wires. We will explore how we might address those in the future. The Eversource arborist did say that some future ice storm or extremely severe windstorm might still impact our property, but they did their very best to help prevent that from happening. This extensive work was no charge to the Association. We are grateful for this work by Eversource.

As we move into summer, enjoy the loosening of pandemic restrictions. The pools are open without covid restrictions. Property management will resume appointments at the club house. However, due to the ADA access ruling from HUD a year ago, the club house will remain closed to public use. We will, weather permitting, hold the June in-person owners meeting at 6PM on the lower tennis court. Enjoy and stay safe.

Peter Antoinette

Property Management Report

Sharon Sanborn, Property Manager

Dog Owners: Owners must keep their dogs leashed at all times in order to prevent injury to others. Dogs have been seen running loose around the pond area, so please keep your dog on a leash.

Please make sure to always pick up after your dog, others will greatly appreciate this.



Outdoor Grills:

The midrise and townhouse units may ONLY use electric grills. No hibachi, gas grill, charcoal grill or similar device for cooking shall be used or maintained.

Detached units may use gas or electric grills, however, propane gas cylinders shall not be stored in any building.

Charcoal grills are not permitted anywhere on the property. If maintenance sees a charcoal grill, it may be removed and held for you in the maintenance garage., due to property liability.

Pool and Cabanas: New pool umbrellas have been purchased for the upper pool cabana this year.

Please do not prop the restroom doors Open, as this invites wildlife and insects. Please do not use the pools after 10:00 pm.



Lockouts: Please be advised that neither the Association nor property management provide lockout services to residents, due to liability issues. Even if a key has been provided. Unit keys are only used for fire, health, or emergency maintenance incidents.

Midrise building information

Hallway Temperature Settings:

A policy has been put in place by the Board of Directors regarding the midrise building hallway and stairwell heat. Beginning this fall and throughout the winter months, the **1st floor heat in all MR buildings will be set at 65, then 2nd floor will be set at 60 , and 3rd floor set at 60 as well.** The first year we will be monitoring the temperature for adjustment purposes.

Emergency Instructions

- Leave building via stairs to the parking lot. If exiting from rear of building, go around to parking lot and find others. Check in with your neighbor and the building monitor.
- If handicapped, go to stairs and wait. Firemen come up the stairs and will assist. Your building monitor should be aware if you are handicapped and would need assistance.
- Keep a flashlight handy. Emergency lighting, as you know from the recent power outage, lasts for only 90 minutes after the power outage.
- Close all doors behind you and leave unit unlocked.
- Do not remove vehicles from the garage, as it will block emergency vehicles.

Mulch

Many owners have been asking about mulch this year. Morin's will be putting down mulch this year. However, it is an "off-year" for mulch, so it will be done in between regular maintenance.

Plantings:



We all appreciate of the beautiful array of flowers and boxes on decks, but we need to ask all of our gardeners to be mindful of their neighbors when pruning and watering your plants. Any unit positioned below your deck will get plant debris and water, so your care and consideration will be greatly appreciated.

Deck Painting:

The Rules and Regulations require that all unit owners paint their decks on the 2nd and fourth anniversary of their paint cycle, as needed. The phase and paint cycle is in the process of being updated, and owners will receive this information as soon as it has been approved by the Board.

The official colors for deck:

California Storm 4 – ENDURADECK

This is available at Nashua Paint & Wallpaper

Rules and Regulations

Management, along with the Board of Directors, are working on updating the Rules and Regulations for Ledgewood Hills. Once completed, owners will receive a copy, and it will also be updated on the website.

OFFICE HOURS

Office hours are by appointment only at this time. If you wish to make an appointment, please contact the management office. We will take appointments from 3-4:00 on Mondays & Thursdays.

Ledgewood Hills Association Committees

This is a list of the Association committees with the purpose and number of members for each committee. If interested in serving on one of these committees, contact Property Management who will put you in touch with the committee chair who can give you more information about the committee including when the committee meets. If, as of the date listed below, the committee contains the maximum number of members, you can be placed on a wait list as committee membership does change.

Architectural Review: Preserve the integrity, style and character of complex as originally designed and developed. Membership: 7 min/9 max. As of January 2021, 7 members.

Capital Reserve: Develop, update, and recommend a funding schedule for each reserve account. Membership: 6 min/9 max. As of January 2021, 6 members.

Finance: Propose an annual budget to the Board and review monthly income and expenses. Membership: 10 min/13 max. As of May 2021, 13 members.

Garden: Manage the overall maintenance of the garden.

Landscape: Preserve character and integrity of complex's landscaping. Membership: 5 min/8 max. As of January 2021, 8 members.

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.

Midrise: Consolidate and report janitorial and other midrise building issues to property management. Membership: 1 per midrise. As of January 2021, 6 members.

Nominating: Solicit candidates for the Board and assure at least one candidate for each open seat. Membership: 3 min. As of January 2021, 1 member.

Swimming Pool: Monitor operations, safety and security. Membership: 2 min/8 max. As of January 2021, 5 members. Committee chair is needed.

Exterior Modifications/Architectural Approval

In order to maintain an aesthetic uniformity on the property, unit owners are prohibited from making any changes or modifications to the exterior of their units without first getting ARC approval. Request forms are available on the website, and completed forms will be forwarded to the Committee for review & approval. Please contact Property Management if you are contemplating any changes to the exterior façade.

Community Email blast:

It has recently come to my attention that some owners have been responding/ replying to community email blasts that have gone out in the past. This is a no-reply email blast, and unfortunately, if you reply to it, management will not receive your inquiry. Email should be sent to:

ssanborn@foxfirenh.com

Once we hire an administrative staff member, that email information will be given to all owners/residents as well.



Finance Committee Meeting

June 14th @ 6:00 pm

Board Meeting

June 16th, tennis courts, weather permitting at 6:00 pm

Foxfire Management Contact information

Clubhouse Office 603-889-1378

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

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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