



Board of Directors

Peter Antoinette, President
Bobbye Bartels, Vice President
Sheri Fortier, Treasurer
Tom Hoose, Secretary
Susan Lewis, Director

Property Management

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

Owners' Hours at Clubhouse

Monday thru Friday 9am-3pm



PRESIDENT'S COLUMN

As we move into summer, it is time to enjoy the warm weather and the pools. Many are reporting that the complex looks beautiful and are enjoying walking and visiting with neighbors.

We are anticipating getting a report from the Siding Committee from the engineering study outlining the scope of replacing our wood siding with a composite type siding. Be reassured, we are only seeking data to understand whether such a project should even be considered. The objective is to see if we can help reduce the upward pressure on the monthly fee from the significant yearly expenditures we spend on wood rot repair and painting, which could potentially be eliminated by replacing the siding. That said, such a project would only go ahead following a vote by the owners. Will keep you informed as we get the information.

The hot weather means the pools are getting use. Please remember, that you and your guests need to follow pool rules. When you leave, please put furniture back into place and especially close the shade umbrellas to prevent damage from winds that accompany summer storms.

Also, we and our guests need to keep speeds down as we have many walkers out and about. And please do not park on the grass. Often, we or our guests will think they are doing a favor by parking somewhat off the roadways. It should not be done as this can damage our sprinklers that run alongside the roads. So, it's necessary to park fully on the roads. The same applies to contractors who may be working on your unit.

Enjoy the start of summer and stay safe.

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.

Clubhouse Rentals

Need a room big enough for your birthday party, baby shower, anniversary party or other event? Consider renting the clubhouse. The rental fee is just \$125 with a refundable security deposit. Please refer to the rental agreement on the Ledgewood Hills website for details.

Package Deliveries

There have been instances of packages being delivered to the wrong addresses or not being picked up in a timely manner from mid rise mail rooms. If you are having anything delivered, please ensure you have a plan for it to be removed from the mail rooms if you are going to be away when it is scheduled to be delivered. If you accidentally receive a package that is not yours, please be a good neighbor and work to get it to its rightful owner. If you need assistance, please contact us here in the management office.



PROPERTY MANAGEMENT COLUMN:

Warm weather is upon us, and I hope you are able to get out and enjoy the sunshine!

Morin's has the landscaping looking great and they are working to address any remaining issues with the irrigation system. There are some areas where the system needed repairs and parts have been slow to arrive due to supply chain issues. Once they are received and the repairs are completed in the affected areas, these dry spots should improve. In the meantime, we have some wet days coming up that should help out with the watering.

Please remember that when moving any large items in and out of the mid rises, that only the garage access is used, nothing should ever be brought in via the front door or any items taken out by dropping them over the deck railings. This is to avoid damage to the properties above and below the decks as well as to avoid any unnecessary injuries.

Rot repair has begun on Laurel Ct and the first building is nearing completion. As the contractor completes the cycle, please be aware of their vehicles in roadways as space is at a premium in their work zone. Also, please do not dispose of anything in the dumpster that is on site. Any trash put in there that is not part of the project could cause the association to incur additional disposal fees.

Father's Day is Sunday June 18th. Happy Father's Day to all the dads.

Steve Palmer
Property Manager

Finance Committee Meeting

Next meeting is Monday July 17, 2023 at
6:00pm in the Clubhouse

Monthly Owner's Meeting

Wednesday June 21, 2023 at 6:00pm
in the Clubhouse

Foxfire Management Contact information

Steve Palmer, Community Association
Manager spalmer@foxfirenh.com

Jocelyn Torres, Assistant Property
Manager 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



Grilled Pork Chops with Fresh Nectarine Salsa

INGREDIENTS

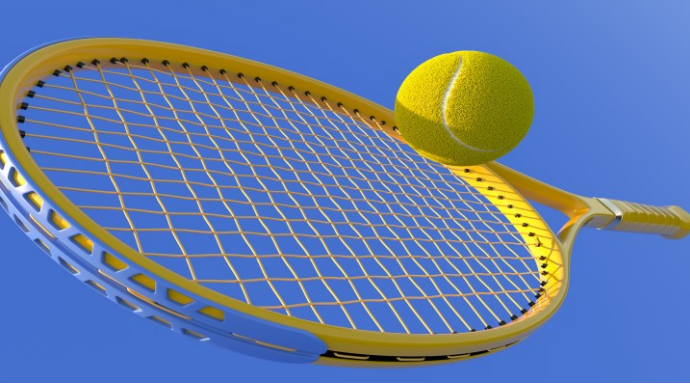
- 2 nectarines, pitted and diced
- 1 ripe tomato, seeded and diced
- ¼ cup diced onion
- 2 tablespoons chopped fresh cilantro
- 2 tablespoons fresh lime juice
- ¼ teaspoon crushed red pepper flakes, or to taste
- salt to taste
- 1 teaspoon ground cumin
- 1 teaspoon chili powder
- salt and ground black pepper to taste
- 2 tablespoons olive oil
- 8 (4 ounce) boneless pork loin chops



DIRECTIONS

1. Preheat an outdoor grill for medium-high heat. Lightly oil grate and set 4 inches from the heat.
2. To make the salsa, place the nectarines, tomato, onion, cilantro, lime juice, and red pepper flakes in a bowl; toss to blend. Season to taste with salt. Cover, and refrigerate 30 minutes to blend flavors.
3. Stir the cumin, chili powder, salt, and pepper together in a small bowl. Place the olive oil in a small bowl. Brush the pork chops with oil, and season both sides evenly with the cumin mixture.
4. Place pork loin chops on the preheated grill. Cook until lightly browned and juices run clear, about 4 minutes on each side. Place pork chops on serving plates, and top with a generous spoonful of salsa.

Enjoy!



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.



The Pool is OPEN!

Daily open hours: 8:00am – 10:00pm

Adults only: 5:30 pm – 7:30pm at the clubhouse pool.

The Pool Committee reminds you of the following highlighted rules to ensure the safety and enjoyment of all residents. Thank you!

- **Only LedgeWood Hills residents and accompanied guests may use the pool and facilities. Residents are responsible for their guests.**
- **Limit 4 guests (including children) per resident household. All guests must be accompanied by a resident age 16 or older.**
- **All resident children under age 13 must be accompanied by a resident age 16 or older.**
- **Children under 3 years old must wear waterproof pants while in the pool.**
- **No swim floats, balls, water toys or other such objects are allowed in the pool or pool area. 'Noodles' are acceptable.**
- **No diving, running, rough playing or excessive noise is allowed.**
- **Smoking is prohibited within the pool area.**
- **No audio equipment except those which are used with headphones and not audible to others.**
- **Please lower table umbrellas and position chaise lounges correctly when you leave.**

A complete list of the Pool Rules is included in the LHCA Rules and Regulations posted on our website.

Please welcome Wendy Lizine to the Pool Committee representing the upper pool. Please give her your support and appreciation. The committee would also like to give special thanks to Kenny & Sean from Foxfire for all their efforts in ensuring the pools opened on time, especially for installing the new straps on the chairs and lounges.

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.



Marnie Phillips
REALTOR

603-566-8849
marnie.phillips@beangroup.com
marnie.phillips@comcast.net

www.beangroup.com
Licensed in NH and MA



BEAN GROUP

LEDGEWOOD HILLS RESIDENT SINCE 1998
Call me for outstanding service and results

FOR RENT
Ledgewood Hills
Townhouse
3 BR, 2.5 baths,
garage, storage.
Hardwood floors on
main floor, many
extras. Available
early June
Call 603-321-6696



THE MASIELLO GROUP



Sharon Dillon

Mobile - 603-930-8445
Office - 603-889-7600
Email - sdillon@masiello.com

NASHUA OFFICE
410 Amherst Street, Suite 100
Nashua, NH 03063

www.masiello.com

Each Office is Independently Owned and Operated.



RE/MAX
Innovative Properties



Linda J. Saturley
Broker-Associate
GRI, LMC

169 Daniel Webster Highway
Nashua, NH 03060
Office: (603) 589-8800
Cell: (603) 440-8192
lsaturley@nhhomes.com



Each Office is Independently Owned and Operated

**“People who wonder if the glass is half empty or full miss the point.
The glass is refillable.”- Unknown**
Submission deadline for the July newsletter is Friday, June 30th.