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Property Management
Sharon Sanborn, Property Manager
ssanborn@foxfirenh.com
Melissa Graves, Assistant Property Manager
mgraves@foxfirenh.com
603-889-1378 – Office

JULY 2021

PRESIDENT'S NOTES:

What a difference a year makes. Last year we were putting the finishing touches on the Roof Project and wrestling with the impact of Covid on use of the pools. This year we are more or less back to normal with phase rehab work underway and seeing the lifting of pandemic imposed restrictions around greater Nashua.

Even though we are in summer, we are also beginning the budgeting process that culminates with the setting of next year's monthly fee that the owners will vote on in December. The process includes input from the various committees and Property Management with respect to the money needed for operating expenses. The Reserves committee will be meeting twice, beginning this month, to review the useful life of our Association assets, such as the pools and roofs for example, and review the estimated costs needed to replace those assets at the end of the forecast lifetime. Funds are set aside each month to go into our Reserve fund to meet those future needs.

On a separate note, for many months we have been working on creating access to the club house that would satisfy requirements set by HUD. The recent explosion in cost of building

materials has driven our project costs up to such a level that the Board decided to put the project on hold to see if costs will come down in the spring. We will continue to hold owners meetings at the lower tennis court, weather permitting. In fall and winter, we will move to meet at the Holiday Inn and/or the Library as we did last year. We know this is not convenient, but we feel it is the best use of Association funds.

Stay safe, well, and enjoy your summer.

Peter Antoinette

BUDGET NOTE From Treasurer

Two Pieces of Good News:

- First, as of June 2021 every owner has paid the special assessment for the roof project. One owner still has fines and fees to pay from the special assessment and that owner has made a payment plan.
- Second, the 2020 audit is complete and approved by the Board of Directors. It was a clean audit.

Property Management Report

Sharon Sanborn, Property Manager

Foxfire Property Management would like to introduce Melissa Graves as our new Assistant Property Manager. Melissa has many years in residential and commercial rentals, as well as property management services. We are extremely excited to have her onboard to assist moving forward.

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.

You may have noticed Primetouch on the property, starting the phase work on Iris Court. They will move onto Bldgs. 20 and 30 LH after completion of Iris Court, and then to Foxglove Court. Any issues pertaining to this work should be forwarded to property management. Please remember that the contractor is not liable for any damages, so if you do not move furniture and items off your deck/patio or hanging plants, and they are damaged, you will not be reimbursed for replacement.

There have been a lot of recent complaints about mice, chipmunks and rats. Owners with birdfeeders are advised that if you have inches of caked seed underneath your feeder, you should be cleaning that up and disposing of it. Seed gets moldy on the ground and isn't healthy for birds. I have seen a lot of birdseed on the ground, and this brings rodents too close to your home.

In an effort to conserve water, please let

Management know immediately if you see a sprinkler head that isn't performing properly, or an outside spigot faucet leaking.

REMINDER: The center island on Laurel Court is not to be considered the dog restroom. Please note that although it appears to be the most convenient place to take your pet to relieve itself, odors carry in the breeze, and unfortunately after some time, you can't do anything to get rid of the odor of dog urine and feces. Please be courteous to those that live there.



Midrise Hallway Lighting:

You may have noticed recently that several of the 4 foot fluorescent lights over the hallway pictures have been removed. We have determined that the hallways are bright enough without them, and as other lighting burns out we will replace with LED's.

Bldg. 30 LH Sprinkler Replacement:

We are in the process of receiving bids for Bldg. 30 LH sprinkler replacement, which we expect will happen soon, and the project can get started. **All of the storage rooms in bldg. 30LH will have to be cleaned out prior to commencement of the project, as there are sprinkler heads in those rooms. Owners should start preparing now, and discarding what they don't wish to keep. Please remember that larger items do not belong in the trash room, as the Association then has to pay to have it removed.**

EMERGENCY PLANNING:

Your best protection is to know what to do before there is an emergency. A disaster can occur with some degree of surprise. Be prepared. Know at least 2 different routes to get out of your building.

- Create a family plan
- Prepare a survival kit and locate it in an obvious place.
- Practice your plan.



FIRE:

All family members should be aware of what to do and where to go in case of fire. Establish a place for all members to meet. Discuss how to get out of a smoke-filled room – crawl on hands and knees as close to the wall as possible and below the smoke. Hold breath as much as possible. Breathe shallowly through nose and use clothing as a filter. Follow the wall as per your escape route until you exit safely. Remember to always close the door behind you.

HURRICANE:

Hurricanes can cause severe damage in several different ways. They can produce torrential rains, triggering flooding. Learn the terms:

Tropical Depression: A system of clouds and thunderstorms with maximum sustained winds of 38 mph.

Tropical Storm: A system of thunderstorms with maximum sustained winds of 39-70 mph.

Storm Surge: A dome of water pushed on shore by hurricane and tropical winds.

Storm Tide: A combination of storm surge and normal tide.

Know the difference between a “watch” and a “Warning”.

Watch: Hurricane/Tropical storm conditions are possible, usually within 36 hours.

Warning: Hurricane/tropical storm conditions are expected, usually within 24 hours.

Have extra batteries, flashlights, and water on hand. Know location of any electrical panels, gas and water valves and how to turn them off.



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.

ELECTRICAL STORMS:

Listen to a local radio and television station for updates or warnings.

Stay inside and avoid travel.

Close windows & doors. Secure objects on your deck or patio.

Turn off any unnecessary electrical appliances.

Keep away from windows, doors, fireplaces, stoves, sinks, bathtubs.

If outside, keep away from utility lines, metal fences, trees & hilltops. If in a vehicle, stop your vehicle away from trees or power lines and stay in the vehicle until the storm is over.



POWER FAILURE:

Power failures, as you know, may last for a few minutes, several hours, or days. Ensure you have water and extra supplies of warm clothing and blankets. Keep a cell phone handy, but use only if you have to. Know the location of your survival kit, flashlights and batteries.

Turn on a battery powered radio to find out what is happening in your area.

Report power failures to your local power company and property management.

Make backup plans, including relocation plans, if you have medical equipment

or assistive technology devices that are dependent on power for life-sustaining purposes.

Keep mobile phones and any battery-powered devices charged, and make sure you have backup charging methods such as a car charger.

Unplug all chargers when the storm arrives. During thunderstorms, avoid running water or using landline phones. Electricity can travel through plumbing and phone lines.

It's important living in a community such as Ledgewood Hills that you know your neighbors and can reach out in any type of emergency.



SNOW/ICE STORMS:

Stock sufficient clothing and blankets. Avoid parking under trees or power lines. Be prepared for loss of power and utilities.

Conserve heat by turning down the heat in your home and wearing extra clothing. Avoid any unnecessary exposure to the elements, by waiting until the storm is over. If you must go out, be cautious about slippery footing when going outside.



EMERGENCY SUPPLIES/KIT GUIDE:

Your basic emergency supply kit should include the following:

- Water. Keep one gallon of drinking water, per person, per day in your kit.
- Battery-powered or hand crank radio and a National Oceanic and Atmospheric Administration (NOAA) All Hazards-Weather Radio with tone alert—keep extra batteries for both.
- Flashlight and extra batteries
- First aid kit
- Whistle
- Prescription medications and glasses, Infant formula and diapers, Pet food and extra water for your pet.

This list serves only as a guide. Consider additional factors such as ages, diets, health, mobility, and the local climate. For additional resources, please visit Ready.gov

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. Emails should be sent to: ssanborn@foxfirenh.com

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. **This includes chimney caps.** 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.**

Finance Committee Meeting

JULY 19, 2021 @ 6:00 pm

Board Meeting

JULY 21, 2021, tennis courts, weather permitting at 6:00 pm

Foxfire Management Contact information

Clubhouse Office 603-889-1378

Email - Sharon Sanborn, Property Manager:
ssanborn@foxfirenh.com

Melissa Graves, Assistant Property Manager
mgraves@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

REMINDER:

When exiting the property going down the hill onto West Hollis Street, remember to look both ways before moving forward. Cyclists, walkers, and runners, on occasion, are on the wrong side of the road and are not immediately visible. An accident is imminent if neither party is paying attention.



Nominating Committee Update – July Submission

In order to avoid the last-minute scramble for candidates to run for a position on the Board at each Annual Meeting, we have decided to start early this year allowing time to implement some changes. There will be two seats available on the Board this year as Ted Ciesielski and Bobbye Bartels two (2) year terms will have expired. For those who have an interest in running for either of the two positions but are unsure of the time commitment, responsibilities, and challenges of managing such a large condo complex, we are attempting to have an Informational Meeting with a member of the Board available to you to answer any of your questions. The only qualifications for being on the Board is that you be a member of the Association in good standing, an on-site resident of Ledgewood Hills and a commitment to maintain and/or improve the Ledgewood Hills property.

This is still in the planning stages but there will be an update on the status of the Informational Meetings each month in the newsletter.

Submitted by Dan Kelly, Nominating Committee Chair, and Joan Champagne, Member

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

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Sharon Dillon

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

www.masiello.com

NASHUA OFFICE

410 Amherst Street, Suite 100
Nashua, NH 03063

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RE/MAX Properties
Linda J. Saturley
Broker-Associate
ABR, GRI, CRS, LMC

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

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Robert O'Connell
Referral Specialist

603.318.6761 cell
603.594.9716 home
robertf.oconnell@comcast.net

License # 041262

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American Broker's Network | One Verani Way | Londonderry, NH 03055

