

Board of Directors

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Property Management

Steve Palmer, Community Association Manager
Amy Stewart, Assistant Property Manager
603-889-1378

Owners' Hours at Clubhouse

Monday thru Friday 9am-3pm



PRESIDENT'S COLUMN

This year our Phase exterior woodwork has been proceeding according to schedule. We are using a new contractor and the weather has been more co-operative than last year's record rains. So far, we have not had the delays we unfortunately experienced last year.

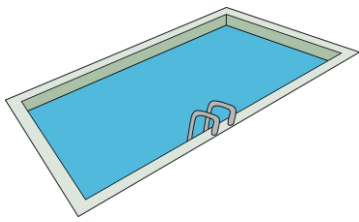
Even though we are just into summer, the budgeting process that culminates with the setting of next year's monthly fee that the owners will vote on in December, is getting underway. Our various committees and Property Management provide input with respect to the money forecast to be needed for next year's operating expenses. Every five years a formal Reserves Study conducted by an outside engineering firm who specializes in these activities. The report will be presented to the Board and Reserves committee. The committee will review the recommendations for useful life of Association assets, the pools and roofs for example, and review the projected costs needed to replace those assets at the end of their forecast lifetime. This work helps guide the recommended funds that should be part of our monthly fee set aside to go into our Reserve fund to meet those future needs.

Given current economic conditions, we will do our best to mitigate the impact of inflation on both Operating expenses and Reserves.

We have had a preliminary design completed for Club House access. For simplicity we have gone back to a ramp with access to the left side of the front of the Club House. Entry will be made into the foyer, through what is currently the double window to the left of the entry door. It is hoped this approach will look less intrusive and minimize landscaping and other expenses. Property Management is seeking competitive bids, but so far, contractor response has been slow as this is their busy season. More information will be forthcoming when we get it.

Stay safe, well, and enjoy your summer.

Peter Antoinette



POOL COMMITTEE:

During this Pool Season, please keep in mind proper etiquette! While enjoying the pool, follow the LHCA Pool Rules, the first being Residents are responsible for their guests at all times and neither may disturb others in the pool areas. Smoking is prohibited. The pools are open from 8:00 a.m. to 10:00 p.m. daily. From 5:30pm until 7:30pm, the lower pool next to the Clubhouse is reserved for Adult Swim. At no point are inflatable toys, balls, or other such objects allowed in the pools or pool areas.

Additionally, kindly take out what you take in. All personal belongings and trash are an owner's responsibility to collect at the end of their use of the pool(s). We have found towels, clothing and one cell phone. Check your surroundings before you leave. Management does not have a lost and found. Items left behind will be disposed of.

For the full Pool Rules, refer to the posted sign hung at the Cabana. Thank you for keeping the pool areas clean and well-kept!



SUMMER SAFETY:

Bug Safety:

- Avoid areas where insects nest or congregate, such as stagnant pools of water, uncovered foods and gardens where flowers are in bloom.
- If possible, eliminate stagnant water, such as in bird baths or fish ponds, in your yard. Dump any buckets or tires that may contain standing water. Check that your window screens are tightly fitted and repair any holes to keep bugs out of the house.
- To remove a visible stinger from skin, gently back it out by scraping it with a credit card or your fingernail.
- Combination sunscreen/insect repellent products should be avoided because the sunscreen needs to be reapplied every two hours, but the insect repellent should not be reapplied that often.

Sun Safety:

- Limiting your time in the sun, especially between 10 a.m. and 2 p.m., when the sun's rays are most intense.
- Wearing clothing to cover skin exposed to the sun, such as long-sleeve shirts, pants, sunglasses, and broad-brim hats. Sun-protective clothing is now available. (The FDA regulates these products only if they are intended to be used for medical purposes.)
- Using broad spectrum sunscreens with a SPF value of 15 or higher regularly and as directed. (Broad spectrum sunscreens offer protection against both UVA and UVB rays, two types of the sun's ultraviolet radiation.)



DRYER VENT CLEANING:

Dryer vent cleaning is required at least once every four years per the Rules and Regulations update in September of 2017. Management asks for your certificates of cleaning or receipts from the cleaning company to have on file. The cost of the cleaning and any other related repair is at the cost of the Unit Owner per the Rules and Regulations. The Board may contract for such maintenance and assess the unit owner for such costs plus a \$ 50.00 fine if the cleaning is not done as required.



GRILL POLICY:

Grills must abide by State of New Hampshire requirements for our type of community. No grill is allowed within 10 feet of an over-hanging structure. For a complete understanding of the permitted use of grills, view the full document at:

<https://www.nh.gov/safety/divisions/firesafety/bulletins/documents/2017-04GrillUseatMulti-UnitDwellings.pdf>

Please refer to the Rules and Regulations, Section 9.7 Use of Grills, for review of the community's guidelines for grill use.



CHIMNEY CLEANING:

Chimney Inspections are required every other year regardless whether the chimney is in active use. The Rules states in Section 22. "Fireplaces, Certificates of inspection, stating that the fireplace is safe for use, must be furnished by a certified chimney cleaning firm to the owner who is responsible for filing the certificate with Property Management. The cost of the inspection and subsequent cleaning, if cleaning is required, will be borne by individual unit owners. If a cleaning is required, it is recommended that the chimney cleaner use a lightweight cleaning rod, taking care to be sure that the elbow (connector at top of firebox) does not become dislodged during cleaning."



Foxfire Management could help with interior repairs and/or upgrades for the unit owners at Ledgewood Hills. Small jobs, odd jobs, or anything you may need assistance with, we can help! This is done at the unit owner's expense; certainly not required to use us. We do provide hourly services as well as quoted/bid jobs on a larger scale.



PROPERTY MANAGEMENT COLUMN:

Foxfire Property Management would like to welcome Amy Stewart to Ledgewood Hills as an Assistant Property Manager. Amy brings 4 years of experience to the property from our Concord office and will be taking over the administrative duties here in the management office. Please help Kenny and I welcome Amy to her new role. We are very excited to have her on our team.

As Peter mentions in his column, the rot repair and painting are moving along on schedule. The painting on Rosemary Ct will be complete this week and painting prep work will begin this week on Aster Ct. I want to thank you all for your assistance in keeping your areas clear when the contractors are working on your units and for being flexible when scheduling conflicts arise. If you have questions or concerns about the work being done, please address them with us here in the office, please don't speak to the workers directly.

As a reminder, pass keys to all units are to be maintained in the management office. If you have changed the locks on your unit recently, please submit copies of keys so we can enter in the unlikely event of an emergency. We have had several instances where entry was needed due to a medical emergency where we were unable to gain entry. In that case, first responders will break the door open, and it is owner's responsibility to repair the damage to any door or window used to access the unit. If you have further questions, please contact us here in the management office.

Although the normal management office hours are M-F, 9am – 3PM, we can set a different appointment for you if you need to meet with us outside of these times. Please contact us here in the office.

Finance Committee Meeting

Monday, July 18th, 6:00 pm
in the Clubhouse

Monthly Owners' Meeting

Wednesday, July 20th, 6:00 pm
AT THE LOWER TENNIS COURT

Foxfire Management Contact information

Clubhouse Office 603-889-1378

Steve Palmer, Community Association
spalmer@foxfirenh.com

Amy Stewart, Assistant Property Manager
astewart@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



Balsamic Steak Salad with Peaches

INGREDIENTS

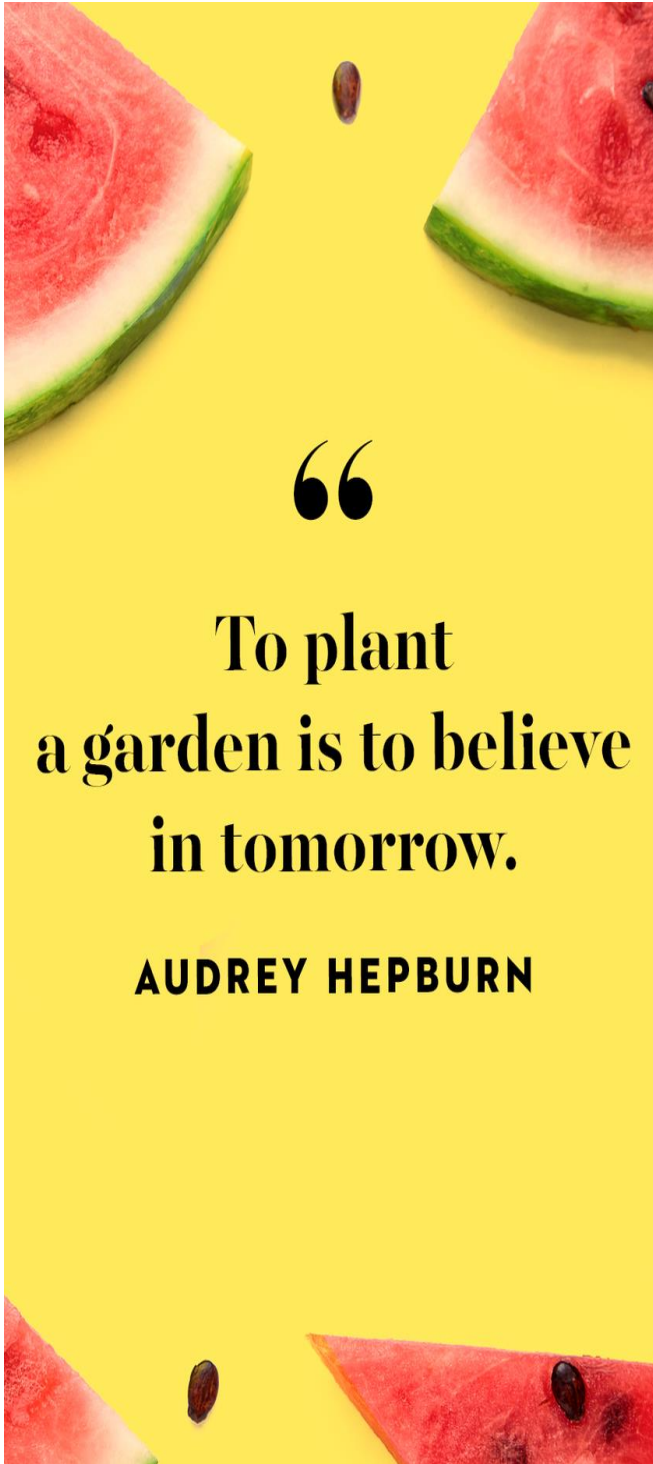
- 1 lb. skirt steak, trimmed of fat
- 1/4 c. balsamic vinegar
- 1 clove garlic, minced
- 1 tbsp. brown sugar
- 1 tbsp. vegetable oil
- Kosher salt as desired
- Freshly ground black pepper
- 1/4 c. extra-virgin olive oil
- Juice of 1 large lemon
- 6 c. baby arugula
- 2 peaches, thinly sliced
- 1/3 c. crumbled blue cheese or feta



INSTRUCTIONS

- 1.) Add steak to a large resealable bag or baking dish and toss in balsamic vinegar, garlic and brown sugar. Let marinate 20 minutes at room temperature.
- 2.) Preheat your Fuego grill to high. Rub steak with vegetable oil and season generously with salt and pepper.
- 3.) Grill until desired doneness, 3 minutes per side for medium rare. Let rest 5 minutes, then slice. Meanwhile, make dressing: In a small bowl whisk together olive oil and lemon juice and season with salt and pepper. Arrange salad: In a large serving bowl, add arugula, peaches, blue cheese or feta, and steak. Drizzle with dressing and gently toss. Serve immediately.

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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