

**Board of Directors**

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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



JULY 2023

PRESIDENT'S COLUMN

Well, the rains have certainly kept the grounds green and growing. The downside is that the weather will negatively impact the Phase exterior wood -work and painting timeline. Property management is working closely with the contractor to catch up the schedule, without compromising quality.

Even though we are just entering summer, the very important budgeting process is getting underway. Our various committees and Property Management will evaluate the money that will be needed for next year's operating expenses and Reserves set aside. There will be approximately 20 owners who will directly input into our future spending needs. We all recognize that keeping spending under control as best a possible is one of our highest priorities. We all want to keep our monthly fee from becoming an unbearable expense without sacrificing the quality of our shared community assets. All will do their best to mitigate the impact of inflation on both Operating expenses and Reserves. You will vote on the final recommended budget in December.

Remember to keep speeds down...your pets must be under control...observe the pool rules and please close the umbrellas before you leave.

Lastly, we wish Jan Hieminga, a resident since 1988 and former member of the Board and Architectural Review Committee, a very happy 103rd birthday. All our best wishes to you Jan!

Stay safe, well, and enjoy your summer.

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.

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.

SUN SAFETY TIPS

- 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.)



PROPERTY MANAGEMENT COLUMN:

With summer finally upon us, we can finally enjoy outdoor activities like grilling outside. As a reminder, all units are required to follow the guidelines for grilling as stated in the Rules and Regulations. Midrises and townhouses are allowed an electric grill only on their decks so that state fire codes are followed. Detached units are allowed either an electric or gas grill on their decks as long as the propane is not stored in any buildings. Charcoal grills are strictly prohibited from all units.

The pools are busier with each passing day of sunshine. Please ensure all rules are being followed in regards to guests, specifically the number of guests allowed. As a reminder, all guests must be accompanied by the resident of the unit and guests' behavior is the sole responsibility of the resident and neither may disturb others at the pool. Adult swim is from 5:30-7:30 pm daily at the lower pool. No one under the age of 16 is allowed during adult swim. Please refer to the Rules and Regulations for details.

For Midrise residents, please remember that nothing is ever to be passed over the railing of any deck for any reason. If you are planning a remodel or delivery/removal of any kind, all items should be brought into your unit via the garage entrance using the elevator. If you are in need of the elevator pads being installed, you can reach out to us here in the management office for assistance.

Lastly, please be courteous to your neighbors and clean up after your pets. Happy summer!!

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 July 19, 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



SUMMER FRUIT SALAD

Ingredients

- 1 cup blueberries
- 1 cup sliced strawberries
- 1 cup chopped watermelon
- 1 cup red grapes
- 1 cup shredded coconut

Directions

1. Combine blueberries, strawberries, watermelon, and grapes in a bowl; add coconut.

Enjoy!



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.

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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“When everything seems to be going against you, remember that the airplane takes off against the wind, not with it.” — Henry Ford

Submission deadline for the August newsletter is Monday, July 31st .