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Bobbie Bartels, Treasurer
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Chris Siebert, Director

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Sharon Sanborn, Property Manager
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Melissa Graves, Assistant Property Manager
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PRESIDENT’S COLUMN:

Although we are enjoying the days of summer the process to develop next year’s budget and setting of the monthly fee is now fully underway. The Reserves Committee has met and will continue to meet to review the areas for which we set aside funds for capital replacement projects, such as the recent roof project. The committee attempts to understand and forecast the remaining useful life of each area and estimate what the replacement costs would ultimately be at the time that replacement will be necessary. These costs are rolled up into a recommendation to the Board for inclusion in our next year’s monthly fee. Property Management and the Finance Committee will also forecast spending for operating expenses such as Exterior and Interior repairs and painting. Property Management and Landscaping services are already under contract having gone out for competitive bids several years ago. Thanks to all the committee members who are working on this vitally important task.

A lake ecology company was hired to review the condition of the pond. They determined that the floating plant overgrowth is an invasive species that is relatively rare in New Hampshire. It’s not certain how it got here, but may have been transported into our pond by water birds. The

company provided a treatment plan which will consist of using a machine in the water that will physically remove the plants from the pond and safely dispose of the plant material. We hired the company to conduct the treatment work which will occur next month. It is anticipated additional treatments will be necessary so we will add a line item to the budget to pay for future work.

The board and Property Management met with building fire protection contractors who bid on the replacement of the sprinklers in Building 30. The work will require emptying of all storage closets and no car parking in the garages as the ceiling must be dropped to get at the sprinkler pipes. Work in the attic will also take place. We expect to approve a contract for the work shortly with the goal of completing the project by Thanksgiving. Funds will come from Reserves.

As we did in July, the Board intends to hold a “stand-up” owner’s meetings on the lower tennis court – weather permitting – beginning at 6PM on August 18th.

Stay safe and well, while enjoying the rest of summer.

Peter Antoinette

Property Management Report

Sharon Sanborn, Property Manager

It looks like it might rain soon! This year has been difficult with all of the rain that we've had for the landscapers to keep up, and the phase workers as well. If the ground is too wet for the mowers, the wheels are going to dig into the ground. The phase workers can't open up siding where there is rot without covering everything up if it's raining, and once the painters start, they will need several dry days in order for the paint to cure.

Management has met with Solitude Lake Management out of Shrewsbury, MA to inspect our pond and provide a plan to get rid of the water chestnut that is inhabiting and taking over the pond. The rep for Solitude stated that the pond water itself looks beautiful, and there is no algae. However, the water chestnut drop seeds which will grow next year. Typically August – October they are dropping seeds, so we've probably already had some dropped in the pond. The Board of Directors have approved Solitude to harvest what's out there now, because if we don't do that this year, it will end up as debris at the bottom of the pond. Harvesting consists of a machine coming in and digging out the plant and depositing it in a dumpster. This will be a 2-3 day process and once we have received the appropriate permits for the job, an email blast will go out so everyone will be aware of when the harvest will start.

REQUEST: When you email management with a question, request, or concern, please leave your unit number. As hard as we have tried, we cannot remember everyone's home address.



Exciting New Service for Ledgewood Hills Owners:

Foxfire Management is happy to announce that we are now doing interior repairs and/or upgrades for the unit owners at Ledgewood Hills. Ledgewood Hills maintenance technician, Kenny, will be doing most of this work.

Small jobs, odd jobs, or anything you may need assistance with, we can help! This is done at the unit owner's expense.

You can use any contractor that you would like, however, we can give you a price for work, but you are not required to use Foxfire.

Melissa will be scheduling this

work, so give her a call in

the management office to

discuss services. You can use the phone number 603-821-3817 for resident services.



MAINTENANCE CORNER

- Do not put a lot of grease, coffee grinds, or rice down your garbage disposal. Too much of this can cause blockages. Make sure you always run water when you are running your disposal, so that you don't burn out the motor.
- If you have windows that need to be replaced, don't wait too long. Owners should check with their utility company to see if there are any rebates out there to assist with the coming colder months.
- There are 3M products available for hanging pictures and other items on your wall that won't cause damage to the wall. A lot of owners use a bar in their sliding patio door channel for safety purposes. This is a quick, cheap way to help prevent break-ins.
- If you have faucets that drip, or toilets that run, you should replace the knobs or the interior of the toilet tank, or have a plumber inspect the issue. The monthly water expense is extremely high on the property, and the repair of small things, like faucets, can lower the monthly cost.
- Remember to check the dates on your smoke alarms. They all have expiration dates on them, and once they expire, they will continuously chirp even when the batteries are replaced.
- Summer is a good time to clean your patio furniture and windows and screens.



WHAT'S HAPPENING AT LEDGEWOOD HILLS

The phase work has begun on 30 LH. Rot repair has been completed on Iris Court, and the painting should follow on Iris in approximately 3 weeks, weather permitting.

The Board will be approving a Sprinkler Replacement contract very soon. The first building will be 30LH, and owners will be notified a few weeks prior to the garage ceiling coming down.

This project is expected to go through November of this year, however, once the ceiling has been replaced in the garage, owners can move their vehicles and storage items back inside.

Several owners have contacted me regarding the amount of rain coming down from the gutters. This year we have seen many many days of torrential rain. The gutter helmets don't allow for that amount of rain to go into the gutters, so the water flows over the helmet. This doesn't mean that the gutters aren't working, it merely means that we've had more water than they were made for on a regular basis. However, if you notice that the gutter is loose, or the helmet falls off, or something is cracked, please don't hesitate to contact management.

The landscaper started doing the pruning the last week of July, and will continue on until it is finished. The landscape phase work should start in September.

SKATEBOARDERS – for your safety - please use walkways and/or stay to the side of the road and not fly down the middle of the road.

FOR SALE

ROD IRON UNIQUE PATIO FURNITURE

PURCHASED BACK IN THE EARLY 60'S, THAT COMES WITH A NEW GLASS TABLE TOP, WITH NO CHAIR SITTING SEATS UPDATES.

THE HOLE SET WAS SAND BLASTED, PRIMED AND POWER COATED WITH (2) COATS IN RECENT YEARS.

THIS OUTDOOR PATIO SET IS EXTREMELY SOLID. ASKING \$1200.00 PLEASE CALL BOB AT 603.318.6761 OR TEXT.



Window replacement

Owners are asked to submit an ARC request before work begins on the installation of new windows in their unit. The request is on our website under ARC (ledgewoodhills.net/arc). Please note that, if windows not on the approved list are installed, the Board will ask that owners remove and replace them.

Nominating Committee – August Submission

Plans are firming up for an “Informational Meeting” in September for potential candidates for the 2022 – 2024 Ledgewood Hills Board of Directors. Date and time will be published in the September issue of the newsletter but the “where” will be at Dan and Carol Kelly’s residence at 9 Lilac Court. The Board will provide possibly one or more current Board Members to the event to answer any questions you have about governance, responsibilities, time commitment, or other issues that may be concerning to you as a member of the Board. The meeting is for all potential Board candidates so come prepared with your questions or concerns. Attendance at the Informational Meeting does not commit you to running. Two (2) seats on the Board are available as Ted Ciesielski and Bobby Bartels two (2) year terms have expired.

The only qualifications for being on the Board is that you be a member of the Association in good standing, be an on-site resident of Ledgewood Hills and have a desire to maintain or improve the high standard of living in the Ledgewood Hills community.

If you are considering running for a Board position, please send your particulars, including your telephone number, to either Dan Kelly at drknnho2@aol.com or Joan Champagne at champ.sing@comcast.net. Nomination Applications are available from Dan and Joan.

Submitted by Dan Kelly, Nominating Committee Chair



Deck Maintenance by Owner – Update

Many owners know that painting their decks (including porch and steps for townhouses and detached homes) is required in the 2nd and 4th year after their painting cycle. The cycles are listed in the ARC section of our website. We receive many complaints about the deterioration of decks, even when owners paint them on schedule. This service can be hired through Property Management. If owners are DIY inclined, PrimeTouch offers a process to help ensure success. (Note: the “paint” is California Storm 4 - Enduradeck Acrylic Stain #41892).

For Painting Success:

- Plan to paint your deck when the weather has been dry for several days, and rain is not predicted
- Avoid temperature extremes, both hot and cold
- Remove dirt by pressure washing or cleaning with a mop or sponge and a mild detergent
- Pull off any paint that is peeling, and lightly sand the old paint and any bare wood
- Use a paintbrush to paint the edges
- Use a paint roller to easily and quickly apply the new paint
- Follow the directions on the paint can for adequate drying time

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.



Finance Committee Meeting

AUGUST 16, 2021 @ 6:00 pm

Board Meeting

**AUGUST 18, 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

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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