



Board of Directors

Peter Antoinette, President
Bobbie 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

Owner's Hours at Clubhouse

Monday thru Friday 9am-3pm



PRESIDENT'S COLUMN

As we enjoy these summer days the process is underway to develop next year's budget that will lead to the setting of the monthly fee. Owners will vote on the budget in December.

In August, every year, the Reserves Committee meets to review the funds required for capital replacement projects. The committee updates the forecast of the remaining useful life of each major item, for example pools, roadways, etc., with estimates for what the replacement costs would ultimately be at the time that replacement is forecast to be necessary. After the review the anticipated costs will be rolled up into a recommendation to the Finance committee for inclusion in next year's monthly fee.

Property Management and our various committees 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 and those costs are included in next year's budget. All line items are rolled up in the Finance Committee, who, after many meetings will then make their recommendation to the Board. The Board does the final review, at times make adjustments, and following a Board vote will put the budget to the Association for their vote. Thanks to all the committee members and other owners who are working on this vitally important task. Be assured, everyone involved are seeking ways to control expenses and keep our monthly fees down as best as possible.

We are evaluating various design options, and the cost, for landscaping the area disturbed by the construction of the clubhouse access ramp. We hope to approve a project to landscape the area and have this completed in as summer ends.

It is beginning to get a bit darker earlier, keep an eye out for walkers, stay safe, and enjoy the rest of summer.

Peter Antoinette

FROM THE ARCHITECTURAL REVIEW COMMITTEE

When Do You Need ARC Approval?

Considering a change to the outside of your property? You need ARC approval before beginning any work. Why? ARC's purpose is to maintain the design integrity (architectural standards) of our community to keep it beautiful. Isn't that one reason you choose to live here? Us too ... ARC volunteer members are all Ledgewood Hills home owners wishing to maintain our beautiful property as originally designed and built.

The Ledgewood Hills website makes it easy to learn more about which exterior changes need ARC approval. Go to the website (ledgewoodhills.org), then PROPERTY, then Architectural Standards. You'll find a list with descriptions that should cover most of the projects home owners wish to do. If your project isn't on the list, send an email to Property Management describing the work you want to complete before proceeding.

ARC is pleased to help home owners improve their property, and we work to quickly approve new requests that fall within the architectural standards of Ledgewood. We see the good results of owners taking pride in their homes.



Repair Work for Ledgewood Hills Owners

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.



Did you know we have 2 drop boxes located at the front of the Club House entrance and one near the access ramp entrance?

For your convenience you can utilize these drop boxes during and/or after office hours.



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."



DRYER VENT CLEANING:

Dryer vent cleaning is required at least once every four years per the Rules and Regulations update in May of 2022. 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.

Property Management Column



As the summer begins to wind down, so do projects around the community. This year’s phase work is nearly complete with the clubhouse being the final building to have rot repair and paint done. The buildings in this year’s phase on Laurel Ct and 12 Ledgeood Hills Dr are now done and look great. In addition to repairing and painting the siding, repairs were made to several areas to the pavement, sidewalks, and in front of garages to prevent more serious issues in the future. I appreciate everyone’s flexibility and responsiveness as we coordinated these repairs.

As a reminder to all owners, per the Rules and Regulations unit keys should be provided to Property Management to allow entry to your unit in case of emergency. There have been instances where first responders or repair services were unable to access a unit and have had to gain forcible entry causing damage to doors. Not only does this possibly put the occupants and property at risk, but any damage done due to not being able to enter via key would be the owner’s responsibility to repair at their expense. If you have recently changed locks and have not updated the current key with us, please do so as soon as possible. If you aren’t sure if we have a key on file, email the office and we will verify it for you. Property management and maintenance will never enter your unit without permission unless it is an emergency.

As outlined in the Architectural Review Committee column this month, following the ARC guidelines keeps your home looking great and within the Rules and Regulations of the community. When submitting a request for approval from ARC to us here in the management office, please include the contractor’s information including their insurance information (COI) to ensure they are a licensed professional and certified to work in the state of NH. Also, pertinent information from the contractor such as the specifications of the items being installed will make the process easier for ARC to review and not stall the project longer than necessary. As always, please follow the time guidelines of 60 days prior notice of your project’s start to allow ARC to review and determine an approval.

Steve Palmer

Property Manager

Enjoy the rest of your summer.

Finance Committee Meeting
Next meeting is Monday September 18, 2023
at 6:00pm in the Clubhouse

**Foxfire Management
Contact information**

Steve Palmer, Community Association Manager spalmer@foxfirenh.com

Monthly Owner’s Meeting
Wednesday August, 16 2023 at 6:00pm
in the Clubhouse

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



Chicken Pot Pie

Ingredients

- 1 pound skinless, boneless chicken breast halves - cubed
- 1 cup sliced carrots
- 1 cup frozen green peas
- ½ cup sliced celery
- ⅓ cup butter
- ⅓ cup chopped onion
- ⅓ cup all-purpose flour
- ½ teaspoon salt
- ¼ teaspoon black pepper
- ¼ teaspoon celery seed
- 1 ¾ cups chicken broth
- ⅔ cup milk
- 2 (9 inch) unbaked pie crusts



Directions

1. Gather all ingredients and preheat the oven to 425 degrees F (220 degrees C.)
2. Combine chicken, carrots, peas, and celery in a saucepan; add water to cover and bring to a boil. Boil for 15 minutes, then remove from the heat and drain.
3. While the chicken is cooking, melt butter in another saucepan over medium heat. Add onion and cook until soft and translucent, 5 to 7 minutes. Stir in flour, salt, pepper, and celery seed
4. Slowly stir in chicken broth and milk.
5. Reduce heat to medium-low and simmer until thick, 5 to 10 minutes. Remove from heat and set aside.
6. Place chicken and vegetables in the bottom pie crust. Pour hot liquid mixture over top.
7. Cover with top crust, seal the edges, and cut away any excess dough. Make several small slits in the top crust to allow steam to escape.
8. Bake in the preheated oven until pastry is golden brown and filling is bubbly, 30 to 35 minutes. Cool for 10 minutes before serving.
9. Serve immediately and enjoy!

Enjoy!

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



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.



BE KIND WHENEVER
POSSIBLE.
IT IS ALWAYS
POSSIBLE.”

DALAI LAMA

Submission deadline for the September newsletter is Thursday, August 31st . .