

Board of Directors
Peter Antoinette, President
Ted Ciesielski, Vice President
Bobbye Bartels, Treasurer
Salli Haberman, Secretary
Chris Siebert, Director

Property Management
Melissa Graves, Association Assistant Manager
603-889-1378 – Office

Owners' Hours at Clubhouse
Call for appointment

OCTOBER 2021



October Presidents Column

The program to upgrade the mid-rise sprinkler systems is underway in Building 30. In recent years, we have experienced numerous alarms, particularly in Building 30, due to the aging of the sprinkler system with many visits by the Nashua Fire Department and a great deal of disruption to the lives of the residents. The Board, with substantial input of Foxfire's Glenn Neagle, engaged an engineering firm specializing in residential fire protection to suggest a fix, holding many meetings with the Nashua Fire Marshall to understand specific code requirements and gain approval for the design approach. Initially, it was thought that the Fire Marshall would require adding sprinklers to individual apartment units. We were pleased to learn that if we replaced the system as in place such an intrusive and expensive process would not be required. We chose to go with this "as-is" replacement, but with one new addition. We are adding a nitrogen gas system to the dry side of the system. The system's dry areas currently have air in the pipes. Replacing with nitrogen removes moisture, reduces corrosion, and extends the life of the system to 50 years. It costs a bit more, but the savings will be well worth it. We will evaluate the process and the performance of the contractors prior to considering what should be the next building and the timing for replacement of its system. The cost for this program comes out of reserves.

Unfortunately, the painting portion of this year's phase work is running far behind. The record rains of July delayed work. That said, Property Management and the Board is pushing the vendor, Prime Touch, to complete the painting prior to the onset of cold weather, without cutting corners or sacrificing quality. Usually, landscape rehabilitation follows painting. The Landscape Committee is monitoring the situation closely and is in touch with Morins as to timing of the rehab work so not to plant too late in season.

As we enter fall, please consider becoming involved with the running of Ledgewood Hills. The Association needs new faces, ideas, and input into how we should manage our property and assets. Please consider running for the Board or if that is too great a time commitment, joining one of the Committees that play so vital a role in how our Association operates. The election of Directors will be held during our annual meeting in January. Candidate forms are available from Property Management. Joining a committee can be accomplished by getting in touch with Property Management. We are holding one more meeting at the tennis court. We are working with Property Management to put Zoom meetings into place going forward. Stay tuned for more information.

Peter Antoinette

NOMINATING COMMITTEE NOTES

For several months, the Nominating Committee has been submitting articles to the newsletter, pertaining to the two vacating positions on the LHCA Board of Directors, effective the end of this year. We are pleased to announce that our requests to the residents have yielded eight potential candidates interested in running for those two positions available in the 2022-2024 Term, on the Board of Directors.

Dan Kelly and Joan Champagne, Nominating Committee



PROPERTY MANAGEMENT

Vehicles entering into the property have the right of way, whether turning left or right. When exiting the property, you must stop & yield to all traffic at the stop sign in front of the clubhouse.

This is a great time of year for you to check the batteries in your smoke alarms and carbon monoxide detectors, keep in mind that there are expiration dates on your devices.

The Finance Committee will be working along with management analyzing the 2021 expenses to date and putting together a draft budget for the owners to review and vote on for 2022. It is difficult projecting the needs of the buildings as they are aging, and obviously the purpose is to maintain the integrity of the buildings, while keeping the fees as low as possible. We appreciate all of the hard work of the Finance Committee members.

Please remember to keep your heat at a nominal 55 degrees (Nov. – March), especially during any absence to your home.



BOARD ELECTIONS

There will 2 open Board seats in January 2022. Ledgewood Hills is fortunate to have residents who value the importance of maintaining and enhancing the community. These owners are volunteers who put a lot of time and effort into being a Board member. Any owner who is interested in running for a seat on the Board should notify management for a Nomination Application. Board members make a difference in the community. We appreciate and thank them for all of their hard work.

Ledgewood Hills Community Website

As a reminder, the Association's website is available to all owners. The site is updated regularly and provides a tremendous amount of information including Rules and Regulations, monthly board meeting minutes, newsletters, etc. If you don't have the password, contact the management office.

Unit Water Shut Off Valves

Owners are encouraged to locate and mark the water shutoff in their home. In case of an emergency, you may need to locate the shutoff in a hurry.

In townhouses and detached units, the shutoffs are located in the ceiling of your basement. You will need to find where the main water line enters your home and trace the pipe to the first shutoff.

In midrise homes, the shutoff is generally located in the furnace room. If you do not have a shutoff, you are encouraged to contact a plumber and have one installed. If there is an emergency, the entire building has to have their water shut down while repairs are being done.



Dryer Inspections

Owners are reminded that your dryer vent inspections are due every 4 years, per the Rules and Regulations. Dryer vents must be free of any lint accumulation or other debris in order to work effectively. A clogged vent will prevent the elimination of moisture inside the vent hose, leading to the build up of water.

If you notice the dryer's performance suddenly deteriorating, it would best to have it inspected for buildup in the vent or vent hose.

Clogged dryer vents cause fires and it's a small amount to pay to keep your home and family safe.



Level 2 Chimney Inspection

There are still a few owners who have not contacted management with their Level 2 inspection. Admiralty Chimney has told me they have left open some time for Ledgewood owners to have their chimneys inspected. Please follow up on this as soon as possible.



Fireplace Logs

The fireplace manufacturer advises that artificial logs should never be used in these fireplaces. The use of solid, dry and well-seasoned wood is recommended. All firewood must be stored in the garage or piled neatly on the front or rear of your deck. To prevent damage to wooden decks, firewood stored outside must be elevated to allow air to circulate. Firewood must also be placed in such a way that air can circulate to the siding to avoid damages to the building. The maximum amount of firewood to be stored on your deck is 1/3 cord of wood.

Holiday Decorations

Just a reminder that all holiday decorations must be discreet and in good taste. Decorations deemed by the Board to be offensive or in poor taste shall be removed upon written request of the board. The Board shall be solely responsible for such determinations.

Decorations in a midrise unit's entryway must be minimal and in good taste. Items shall not impede hallway cleaning and vacuuming.

Important Insurance Update

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.



Parking

Guest parking is the responsibility of the owner or lessee (host). Guests should use:

- 1) The owner’s assigned parking space
- 2) Designated guest spaces
- 3) Clubhouse parking area
- 4) Lower tennis court parking spaces

Owners with more vehicles than spaces, must use the lower tennis court parking area, and not the guest parking spaces. ALL commercial vehicles with no more than two axles, must park at the lower tennis court, or inside a unit’s garage with the door completely closed.



Speed Limit

The speed limit for all vehicles throughout Ledgewood Hills is 20 m.p.h. All signage must be adhered to, including **all stops signs**. It’s easy to not notice how fast you are going, it’s important to be vigilant.

Please keep in mind that it is getting darker out, and there are a lot of owners walking, so please keep an eye out and slow your speed.

Finance Committee Meeting

October 18, 2021 at 6:00 pm

Monthly Owner’s Meeting

Wednesday October 20, 2021

5:30PM

Foxfire Management Contact information

Clubhouse Office 603-889-1378

Clubhouse Fax 603-821-3820

Email – Melissa Graves, Assistant Association Manager: mgraves@foxfirenh.com

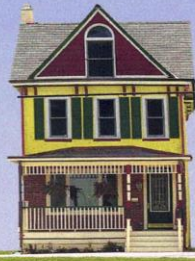
24-Hour Emergency Maintenance Service

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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