

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

Property Management
Steve Palmer, Community Association Manager
Melissa Graves, Asst. Property Manager
Foxfire Property Management
603-889-1378

December 2021



PRESIDENT'S DECEMBER NOTE:

You should have received your Budget package in the mail, with a ballot that allows you to accept or reject the Board's recommended budget for 2022 and the monthly fee that pays for it. A FAQ section was provided to give additional information as to how the key elements that went into the budget. The ballot can be dropped off at the black mailbox at the clubhouse entrance door, mailed to Foxfire, or scanned and emailed to Steve Palmer (spalmer@foxfirenh.com). If you did not receive a package, get in touch with Property Management right away. They will resolve the issue. The results of the vote will be announced at the December owners meeting, which we will hold via "Zoom". We do ask that any questions for the Board be forwarded to Property Management so that they might be addressed at the December meeting.

Many thanks to the members of the Finance and Reserves committees for their considerable work in putting together next year's budget.

As we did last year the Annual meeting, that elects directors for expired terms, will also be conducted in a mail-in manner. You will be mailed labelled ballots and proxies with the pertinent information for the slate of directors. You will then send back your responses in a similar way we are doing now with the budget approval. We will also use Zoom to conduct the Annual meeting.

There are two seats that will be filled in this upcoming election. A Board member represents the Association as a whole. Each director has a fiduciary responsibility, a legal responsibility, to look out for the welfare and needs of the entire Association, its assets, common areas, upkeep, and finances. A director is not permitted to look only after their own interests but are required to look after the interests of all members of the Association.

President's Note Con't:

These responsibilities are detailed in the Association's Declarations & By-Laws and Rules & Regulations. NH state condominium law, RSA 356-B:39, also outlines responsibilities of an Association and its Board. All owners in good standing may run for an open seat. If you are interested in doing so, a nomination form is included with the newsletter or is available from Property Management.

Well, winter is coming on. The leaves are mostly down and picked up. The snow stakes are in. Please use caution with walking and driving especially in the darkened times of the day. Ice is particularly hazardous, so be careful and use appropriate ice-melt around your units.

The Board and Property Management, sincerely wishes you and yours all the best for the Holiday Season and may you have a safe, healthy, and prosperous New Year.



Peter Antoinette

Property Management Report:

We hope this newsletter finds everyone safe and healthy and that you all have a peaceful upcoming holiday. It's that time again to elect members to the Board. Ledgewood Hills is managed and operated, with assistance from Foxfire, by owners who volunteer because they have a desire to maintain one of the singular most important assets, which is your home. Please participate in January's Annual Meeting, which will be a Zoom meeting, and send in your nomination forms. Ballots will become available in the Annual Meeting package coming out soon.

In preparing for the winter months ahead, take this opportunity to check batteries in portable radios, flashlights, smoke alarms and carbon monoxide detectors. Keep all heat sources and vents clear of clutter. Never leave portable heaters unattended. Keep extra light bulbs and batteries on hand for emergencies.



Porch Lights:

Owners are asked to leave their front porch lights on all night. For just a few pennies of electricity, the porch lights make it easier for emergency vehicles and others to find your unit. Inexpensive timers are available from hardware or home improvement stores.

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.

Decorations that are allowed:

- Natural, as well as artificial indoor trees
- Interior white bulb electrical window candles
- Exterior wreaths

Decorations not allowed:

- Exterior Christmas trees
- Exterior lighting
- Exterior decorations of any kind except wreaths
- Nothing else on any exterior portion of the buildings, including shrubs, trees, light posts, lawns and decks.

Winter Storm Warnings:

- Watch for slippery & icy conditions on roads and walkways
- Keep product near front door for your steps and walkways
- Don't park on streets or around rotaries
- Watch for plows, especially at the Clubhouse intersection
- Immediately move your car to a cleared space when you see plows in the area
- If going away, leave keys with a neighbor to assist moving your vehicle after a storm.



Fire Alarms:

Remember that if you have a fire alarm, please do not assume that it is a false alarm. The fire alarm systems are in place for your safety. If you hear an alarm, please vacate the building immediately until the fire department can clear the alarm and ensure everyone's safety. Thank you for your attention and cooperation! Your safety is everyone's biggest concern!

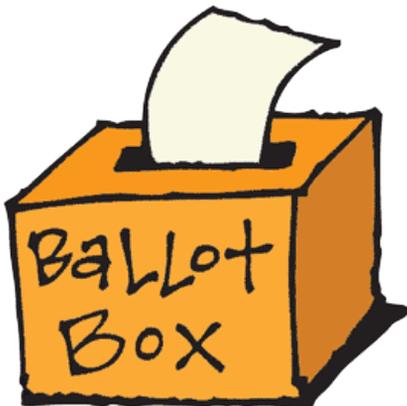


Use the Correct Ice Melt Product!:

When using an ice-melt product at Ledgewood Hills, remember that only a calcium chloride based ice melt product may be used. Please do not use rock salt or any sodium-based product on any driveway, parking lot or sidewalk. Rock salt damages the concrete and asphalt.

2022 Annual Election:

We will conduct our Annual Meeting, via Zoom. Two (2) Board Members are up for reelection: Bobbye Bartels and Ted Ciesielski (2) and have decided not to run for reelection. New and fresh ideas are always welcome. The requirements for running for the Board is that you must be an owner in good standing. However, having a commitment to fiscal responsibility and a desire for building and sustaining a better community, are qualities that are very much appreciated. This year is another unusual year, and, because of Covid-19, the meeting will be held on Zoom. Therefore, there will not be an opportunity for late submissions or nominations from the floor. The firm date for you to submit your application is December 31, 2021 (Friday). The Annual Meeting and elections will be held on January 19, 2022 (Wednesday). Nomination applications are available in this newsletter, on the Ledgewood Hills website or by contacting Melissa and Steve in the office.



Snow Removal:

By Contract, Morin's plows only when 1 inch or more of snow falls. The roads and parking lots are the first areas to be done. The walks and steps will be done by the end of the day, unless the snow continues. Mailboxes, fire hydrants and fire lanes will be done after the walks. The walkways that run parallel to the roads will be cleared within 24 hours after the snow ends.

No parking is allowed on the roadways or courtyards at any time from November 15 through April 1st.



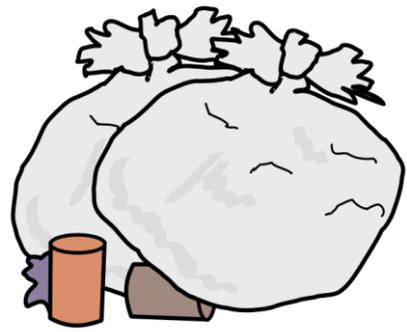
Visitor Parking Lots:

We have two visitor Parking lots- one near the clubhouse beside the tennis court, and one adjacent to the upper pool. Remember that the visitor parking lots are not for long term storage. If you leave your vehicle, camper, or motorcycle in a visitor parking lot for a long period of time without getting prior approval from Management office, the Association may have the vehicle towed at your expense.



Smoke Detectors:

The National Fire Protection Association recommends that you replace your hard-wired smoke detectors when they are 10 years old. Many owners have stated that their detector continues to beep after the back-up battery is replaced. This is because the detector has an expiration date and is due to be replaced. This is a homeowner responsibility. You can replace it yourself if you can reach it and have the skill to replace a light fixture.



Trash Reminders:

Owners must break down their cardboard boxes, as the dumpsters are getting too full, and boxes have been blowing around the property. Owners of boxes that are found with an address label blowing around the property or not broken down will receive a fine.

ALL trash needs to be bagged and disposed of properly. Throwing loose trash creates unsightly messes and unnecessary expenses to the Association.

Finance Committee Meeting

Monday, December 13th 6:00 pm
Via Zoom

Monthly Owners' Meeting

Wednesday, December 15th, 6:00 pm
Via Zoom

Foxfire Management Contact information

Clubhouse Office 603-889-1378

Steve Palmer, Community Association Manager: Spalmer@foxfirenh.com

Melissa Graves, Asst. 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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Each office is independently owned and operated

Ledgewood Hills Condominium Association
Nomination Application

I, _____, hereby submit my name
consideration for nomination to the Board of Directors of
Ledgewood Hills Condominium Association, the election of which
to be held at 6:00 p.m. on January 19, 2022, at place TBD.

Occupation:

Education:

Experience:

Outside Activities:

I would be an asset to the Board of Directors because:

Signed _____

Address _____

Date _____