



Board of Directors

Peter Antoinette, President
Bobbye 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

Owners' Hours at Clubhouse

Monday thru Friday 9am-3pm



DECEMBER 2023

PRESIDENT'S COLUMN

All owners should have received a Budget package in the mail. It contains a ballot that allows you to accept or reject the Board's recommended budget for 2024 and the monthly fee that pays for our expenses. All members of the Reserves, Landscape, and Finance committees have put in many hours with many special meetings to analyze spending, and looking for ways to economize without sacrificing the quality of our common assets and preserve the quality of life we all expect at Ledgewood Hills. As I mentioned during our owners meetings, the impact of 8%+ inflation was going to have a real impact on this year's budget. The magnitude of the increase in our master insurance policy, about \$100,000 increase, was unanticipated. That increase is responsible for about 50% of the increase in the 2024 fee. Despite this, the total increase was able to be held to the current rate of inflation, a major accomplishment by all who worked on the budget. The FAQ section provided in the package to gives additional information with respect to the changes versus last year's budget.

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The Association's Annual meeting, is held in January, and elects directors for expired terms. 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 is required to look after the interests of all members of the Association. These responsibilities are detailed in the Association's Declarations & By-Laws, Rules & Regulations and NH state condominium law, RSA 356-B:39. All are on the website. Any owner in good standing, residing at Ledgewood, may run for an open seat.

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

Peter Antoinette



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.



Hire Maintenance for Internal Jobs:

Foxfire Management could help with interior repairs and/or upgrades for the unit owners at Ledgewood Hills. One-person, small jobs, odd jobs, or anything you may need assistance with, we can help! This is done at the unit owner's expense; certainly not required to use us. We do provide hourly services as well as quoted/bid jobs on a larger scale.

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.

SNOW BIRDS!

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Nomination applications for the two open seats on the Board of Directors need to be returned to the management office by Friday December 15th at 5pm. This allows us time to prepare the mailing and get the ballots out in the mail to you in time for the Annual Meeting on January 17th. If you have any questions about the process, you can contact us here in the management office or contact Joan on the Nominating Committee for assistance.

The property has now been staked by Morin's for the winter season. As you move about the community and you encounter stakes that have fallen, please let us know and we can come get them or you can drop them off at the clubhouse and we will return them to Morin's. Please review the parking guidelines in the Rules and Regulations so snow removal can proceed smoothly.

The gazebo in the park will be replaced soon and there are a couple of things to note. First, when it comes time to replace it, we will notify you via email so that you may be aware of when the company will be on site. The replacement will be in three parts. First, the company will come and remove the old gazebo. Shortly after that, Morins will complete new landscaping in this space and finally the company will return and build the new gazebo on site. Please be aware of equipment and crews in and near roadways while this is being done.

From Jocelyn, Kenny, myself, and all of us at Foxfire, we wish you a safe and happy holiday season.

Steve Palmer

Property Manager

Finance Committee Meeting	Foxfire Management Contact information Steve Palmer, Community Association spalmer@foxfirenh.com Jocelyn Torres, Assistant Property Manager jtorres@foxfirenh.com
No meeting scheduled	
Monthly Owners' Meeting	
December 20, 2023 at 7pm	
In the clubhouse	

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



Raspberry and Almond Shortbread Thumbprints

Ingredients

- 1 cup butter, softened
- $\frac{2}{3}$ cup white sugar
- 1 $\frac{1}{4}$ teaspoons almond extract, divided
- 2 cups all-purpose flour
- $\frac{1}{2}$ cup seedless raspberry jam
- $\frac{1}{2}$ cup confectioners' sugar
- 1 teaspoon milk



Directions

1. Preheat the oven to 350 degrees F (175 degrees C).
2. Beat butter and white sugar together in a medium bowl until creamy. Mix in $\frac{1}{2}$ teaspoon almond extract. Add flour and mix until dough comes together.
3. Form dough into 1 $\frac{1}{2}$ -inch balls and place on ungreased cookie sheets about 2 inches apart. Use your thumb to press down and make a dent in the center of each ball, then fill with jam.
4. Form dough into 1 $\frac{1}{2}$ -inch balls and place on ungreased cookie sheets about 2 inches apart. Use your thumb to press down and make a dent in the center of each ball, then fill with jam.
5. Mix confectioners' sugar, milk, and remaining $\frac{3}{4}$ teaspoon almond extract together in a medium bowl until smooth; drizzle lightly over warm cookies.
6. Serve hot and 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.

Garage for Rent

Need extra winter storage?
Garage available from
November 2023-May 2024
for \$50 per month. If
interested, call 303-981-
0524 for more information.



Marnie Phillips

REALTOR

603-566-8849

marnie.phillips@beangroup.com

marnie.phillips@comcast.net

www.beangroup.com

Licensed in NH and MA



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- Jim Rohn

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Sharon Dillon

Mobile - 603-930-8445

Office - 603-889-7600

Email - sdillon@masiello.com

NASHUA OFFICE

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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



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Submission deadline for the January Newsletter is Thursday December 28, 2023

NOMINATING COMMITTEE

Ledgewood Hills has a deserved reputation of being one of the premier condo associations in the area! With foresight 36 years ago, our homes were built into this 84-acre parcel of natural woods and boulders. Unlocking the potential of this property has been nurtured over those years by leadership from its Boards of Directors and which presently is managed by a dedicated Property Management Service.

There are only a few weeks remaining before we have our Annual Condo Association Meeting at which time the owners will be voting for replacement of two Board members, Sheri Fortier and Tom Hoose, whose terms have expired. One of the motivators for getting involved on the Board is to work together to suggest progressive ideas. As the property ages, maximizing the value of our assets becomes ever more challenging.

If you have the desire to engage with an established professional Board and to *get involved*, then this is your opportunity to participate and contribute. Minimal requirements include: 1) Be an on-site owner in good standing; 2) *Care about the community, i.e., Bring your sense of working together with the present Board AND with the other members of our community*, and the rest will follow naturally. If you meet those conditions, then... We are looking for candidates like you!

If you have any questions, please contact: Joan Champagne at champ.sing@comcast.net, or visit our website: <https://ledgewoodhills.org/governance-1>.

Ledgewood Hills Condominium Association

Nomination Application

I, _____, hereby submit my name for consideration for nomination to the Board of Directors of the Ledgewood Hills Condominium Association, for the term 2023-2024. I attest that I am an owner in good standing and currently reside on the LHCA property.

Occupation: _____

Education: _____

Experience: _____

Outside Activities: _____

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

Signed: _____

Address: _____

Date: _____

Ledgewood Hills Condominium Association

Nomination Application

I, Sheri Fortier, hereby submit my name for consideration for nomination to the Board of Directors of the Ledgewood Hills Condominium Association, for the term 2024-2025.

Occupation : Senior Manager, Equity Administration and Corporate Paralegal

Education: B.A., Political Science, Syracuse University

M. Ed., Elementary Education, University of Massachusetts, Amherst

Experience: I have been on the Finance Committee for 3+ years, Chair of the Reserves Committee for 2 years and Treasurer on the Board for 2 years. I have learned so much in that time about the amount of time, work and effort it takes for the committee and board members and property management to maintain our property, and there is still so much more to learn and do. Outside of my association committee and board experience, I was a teacher for a few years before going back to a career as a corporate paralegal and a stock plan manager for a few public med device companies. I have worked in a national law firm and in legal departments for several public companies. My job requires me to interact with folks at all levels of a company, including executives and Board members, as well third parties (law firms and legal vendors, stock plan platform managers, such as Fidelity and Morgan Stanley, etc.). I also have many years as a corporate paralegal reviewing and negotiating contracts, which skill I have been able to put to some use in my first few years on the Board.

Outside Activities: Although I haven't been walking in the neighborhood as much these days, I'm back at the gym (DSC) 3 days a week. I also started taking pottery classes in June 2022 and it is a new passion! I also love to play golf, travel, read, hike and spend time with family and friends.

I would be an asset to the Board of Directors because: I now have 2 years of experience on the Board and as Treasurer, so I know much more about the workings of the Board, property management and our vendors. While I don't have a ton of historical knowledge about our community and the association, I do think I bring a different perspective given my legal/corporate background and I'm willing to entertain new ideas and discussions and have some debate about decisions the Board faces. We also have a big year coming up for contract renewals with some of our bigger vendors, so I think my contracts experience will be an asset during the RFP and contract review process. I look forward to continuing to serve on the Board and to serve our community should you afford me the opportunity.

Signed:



Address:

71 Ledgewood Hills Drive

Date:

11/22/23

Ledgewood Hills Condominium Association
Nomination Application

I, David Solomon, hereby submit my name for consideration for nomination to the Board of Directors of the Ledgewood Hills Condominium Association, for the term 2024-2025.

Occupation : Executive Director New Hampshire Press Association, Freelance writer, communications consultant. Clients include BusinessNH Magazine, Granite State News Collaborative, SC Digital (digital marketing agency).

Education: BA – English/ Journalism – University of Maine – 1977.

Experience: Executive Editor Seacoast Newspapers – 1991-2001

Executive Editor and Vice President for News – Nashua Telegraph – 2001-2011

Statehouse Bureau Chief NH Union Leader – 2012-2019

Consultant / Freelance writer – 2019 – Present

Board member – Golden Hills Condominium Association, Plaistow, NH, 1987-1991

Outside Activities: Member of Power Partners, 50-member, Nashua-based Business Networks International (BNI) networking group;

I would be an asset to the Board of Directors because – I understand the laws surrounding condominium associations, having reported on their development at the State House. I have a good understanding of board member roles and budgeting from my experience on a previous board. My wife and I have lived at 47 Dogwood for 5 years and can bring Mid-rise representation to the board. I understand the value of a well-developed maintenance and replacement schedule to allow for accrual of funds over time as replacement needs arise, so as to avoid high-impact special assessments. I am familiar with a wide variety of vendors who come well-recommended for any number of needed services. Have good writing and communication skills. Understand parliamentary procedure in management of meetings.

Signed: David Solomon

Address: 47 Dogwood Drive, Unit 106

Date: November 28, 2023

Ledgewood Hills Condominium Inc.

Nomination Application

I, **Stanley J Faust**, hereby submit my name again before the Owners to vote me onto the Board of Directors of Ledgewood Hills Condominium Inc, corporate ID 733126. I attest that I am an Owner in good Standing and currently reside in a Midrise at 45 Dogwood Drive, Unit #205, Nashua, NH 03062.

I shall be your representative on the Board as you communicate to me your needs, wants and desires and I will reply to your inputs to me **over a 20 hour work week I will dedicate to this effort.**

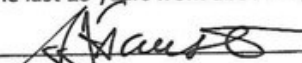
I would be an asset to the Board of Directors because: I have always found ways of cutting costs for my Defense Customers as well as in my own management of my own rental properties. I am studying to become a Certified Property Manager (CPM) via IREM.org and I have been a landlord for the past 40 years. I am skilled in all the trades necessary to maintaining homes including, but not limited to roofing, framing, siding, plumbing, electrical and financial accounting and interactions with the IRS and State Taxing authorities. I believe in Free Speech and Open Records as being essential to any democracy and Unit Owners' Association (UOA) in the State of New Hampshire. I am now very familiar with New Hampshire law as it relates to Condominium Management (RSA 356-B) and our Superior Court system.

Occupation: I am now mostly a Capitalist managing my portfolios of investments to maximize their profits and incomes from those assets. I am also an FAA Certified Flight Instructor (CFI) and Airline Transport Pilot (ATP). I have been a Systems Engineer and several other flavors of Engineering for various defense-oriented corporations like Philco-Ford, Lockheed, Raytheon, KBR and CACI, servicing the needs of Clients like the Air Force, Navy, Marine Corps, and Army as well as the AFSCN, NRO, NSA, and NGA. I have specialized in RADAR systems, after having been trained to maintain them in the Air Force as an E-4. My first job out of the Air Force was at the New Boston NH Tracking Station (BOSS) before being deployed to the Thule, Greenland site (POGO). I have controlled satellites for NASA and the Air Force in LEO, MEO and GEO space as a Certified Mission Controller including STS-4.

Education: I have several degrees from several colleges, but the applicable one for this Board position would be my BS in Business Administration (BSBA) from the University of San Francisco and then an additional 125 Semester hours of work in Math, Physics, Finance, and Electrical Engineering for a completed total of 225 Semester units of college level work. I am currently enrolled with the Institute of Real Estate Management (IREM) to become a Certified Property Manager (CPM).

Experience: I have been a landlord for my own Single-Family homes and rental units over the last 40 years in States from California to Virginia and I am currently selling off those units.

Outside Activities: I fly my own airplanes (Piper Twin Comanche and Cessna 172 Skyhawk) and glider (ASW-20) for fun and to commute to my rental property workplaces. I like doing my own car maintenance on my 1957 Chevy Belair as well as my aircraft. I have also been studying the Sumerian culture over the last 13 years from about 10,300 BC through about 530 BC.

Signed:  (Stanley J Faust) Dated 11/20/2023

Address: 45 Dogwood Drive, #205, Nashua, NH 03062 or POB 567 Nashua NH 03061

Stan4BOD@reagan.com and 603-782-6361 (iphone)

Ledgewood Hills Condominium Association

Nomination Application

I, John Landsman, hereby submit my name for consideration for nomination to the Board of Directors of the Ledgewood Hills Condominium Association, for the term 2023-2025.

Occupation: Manager, Research Analytics, MessageBird BV (digital communications firm based in Holland)

Education:

- B.A., 1966 - Miami University (Ohio)
- M.B.A., 1968 - Amos Tuck School (Dartmouth College)

Experience: My professional career, still active, spans over fifty years, thirty-five of those in all aspects of customer relationship management (a/k/a 'database marketing'). Between 2005 and 2014, I was also on the Marketing faculty of Bentley University (Waltham, MA), and held similar teaching appointments over many years at Xavier University and Miami University (both in southwest Ohio), Boston University and Colby College (Maine).

Outside Activities: I served for ten years on the Board of Directors and Executive and Investment Committees of the Cincinnati Chapter of the American Red Cross. Interests include reading, cooking, travel, and as much time as my wife and I can get with our two daughters, son, their spouses, and our six grandchildren.

I would be an asset to the Board of Directors because: Our nine years as Ledgewood residents have confirmed for me what a special community this is. After forty-plus years of conventional home ownership, I'm also happy to be living where I'm no longer responsible for yardwork and snow removal, and can watch our HOA fee at work. But it's important to contribute to communities like ours in ways that go beyond paying an HOA fee. My professional life has involved extensive problem-solving, team collaboration, consensus-building and successful resolution of complex, contentious issues. I believe very strongly that Ledgewood's overall quality and maintenance standards are appropriate, and that as stewards, the Board must continue to manage to those standards with the maximum degree of efficiency, integrity, fiscal responsibility and discipline, especially in these difficult economic times. Protecting our investment as homeowners deserves no less.

Signed:



Address: 28 Laurel Court

Date: November 26, 2023



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Tom Hoose, Secretary
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Occupation: _____

Education: _____

Experience: _____

Outside Activities: _____

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Education: B.A., Political Science, Syracuse University

M. Ed., Elementary Education, University of Massachusetts, Amherst

Experience: I have been on the Finance Committee for 3+ years, Chair of the Reserves Committee for 2 years and Treasurer on the Board for 2 years. I have learned so much in that time about the amount of time, work and effort it takes for the committee and board members and property management to maintain our property, and there is still so much more to learn and do. Outside of my association committee and board experience, I was a teacher for a few years before going back to a career as a corporate paralegal and a stock plan manager for a few public med device companies. I have worked in a national law firm and in legal departments for several public companies. My job requires me to interact with folks at all levels of a company, including executives and Board members, as well third parties (law firms and legal vendors, stock plan platform managers, such as Fidelity and Morgan Stanley, etc.). I also have many years as a corporate paralegal reviewing and negotiating contracts, which skill I have been able to put to some use in my first few years on the Board.

Outside Activities: Although I haven't been walking in the neighborhood as much these days, I'm back at the gym (DSC) 3 days a week. I also started taking pottery classes in June 2022 and it is a new passion! I also love to play golf, travel, read, hike and spend time with family and friends.

I would be an asset to the Board of Directors because: I now have 2 years of experience on the Board and as Treasurer, so I know much more about the workings of the Board, property management and our vendors. While I don't have a ton of historical knowledge about our community and the association, I do think I bring a different perspective given my legal/corporate background and I'm willing to entertain new ideas and discussions and have some debate about decisions the Board faces. We also have a big year coming up for contract renewals with some of our bigger vendors, so I think my contracts experience will be an asset during the RFP and contract review process. I look forward to continuing to serve on the Board and to serve our community should you afford me the opportunity.

Signed:



Address:

71 Ledgewood Hills Drive

Date:

11/22/23

Ledgewood Hills Condominium Association
Nomination Application

I, David Solomon, hereby submit my name for consideration for nomination to the Board of Directors of the Ledgewood Hills Condominium Association, for the term 2024-2025.

Occupation : Executive Director New Hampshire Press Association, Freelance writer, communications consultant. Clients include BusinessNH Magazine, Granite State News Collaborative, SC Digital (digital marketing agency).

Education: BA – English/ Journalism – University of Maine – 1977.

Experience: Executive Editor Seacoast Newspapers – 1991-2001

Executive Editor and Vice President for News – Nashua Telegraph – 2001-2011

Statehouse Bureau Chief NH Union Leader – 2012-2019

Consultant / Freelance writer – 2019 – Present

Board member – Golden Hills Condominium Association, Plaistow, NH, 1987-1991

Outside Activities: Member of Power Partners, 50-member, Nashua-based Business Networks International (BNI) networking group;

I would be an asset to the Board of Directors because – I understand the laws surrounding condominium associations, having reported on their development at the State House. I have a good understanding of board member roles and budgeting from my experience on a previous board. My wife and I have lived at 47 Dogwood for 5 years and can bring Mid-rise representation to the board. I understand the value of a well-developed maintenance and replacement schedule to allow for accrual of funds over time as replacement needs arise, so as to avoid high-impact special assessments. I am familiar with a wide variety of vendors who come well-recommended for any number of needed services. Have good writing and communication skills. Understand parliamentary procedure in management of meetings.

Signed: David Solomon

Address: 47 Dogwood Drive, Unit 106

Date: November 28, 2023

Ledgewood Hills Condominium Inc.

Nomination Application

I, **Stanley J Faust**, hereby submit my name again before the Owners to vote me onto the Board of Directors of Ledgewood Hills Condominium Inc, corporate ID 733126. I attest that I am an Owner in good Standing and currently reside in a Midrise at 45 Dogwood Drive, Unit #205, Nashua, NH 03062.

I shall be your representative on the Board as you communicate to me your needs, wants and desires and I will reply to your inputs to me **over a 20 hour work week I will dedicate to this effort.**

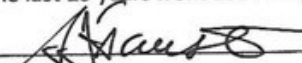
I would be an asset to the Board of Directors because: I have always found ways of cutting costs for my Defense Customers as well as in my own management of my own rental properties. I am studying to become a Certified Property Manager (CPM) via IREM.org and I have been a landlord for the past 40 years. I am skilled in all the trades necessary to maintaining homes including, but not limited to roofing, framing, siding, plumbing, electrical and financial accounting and interactions with the IRS and State Taxing authorities. I believe in Free Speech and Open Records as being essential to any democracy and Unit Owners' Association (UOA) in the State of New Hampshire. I am now very familiar with New Hampshire law as it relates to Condominium Management (RSA 356-B) and our Superior Court system.

Occupation: I am now mostly a Capitalist managing my portfolios of investments to maximize their profits and incomes from those assets. I am also an FAA Certified Flight Instructor (CFI) and Airline Transport Pilot (ATP). I have been a Systems Engineer and several other flavors of Engineering for various defense-oriented corporations like Philco-Ford, Lockheed, Raytheon, KBR and CACI, servicing the needs of Clients like the Air Force, Navy, Marine Corps, and Army as well as the AFSCN, NRO, NSA, and NGA. I have specialized in RADAR systems, after having been trained to maintain them in the Air Force as an E-4. My first job out of the Air Force was at the New Boston NH Tracking Station (BOSS) before being deployed to the Thule, Greenland site (POGO). I have controlled satellites for NASA and the Air Force in LEO, MEO and GEO space as a Certified Mission Controller including STS-4.

Education: I have several degrees from several colleges, but the applicable one for this Board position would be my BS in Business Administration (BSBA) from the University of San Francisco and then an additional 125 Semester hours of work in Math, Physics, Finance, and Electrical Engineering for a completed total of 225 Semester units of college level work. I am currently enrolled with the Institute of Real Estate Management (IREM) to become a Certified Property Manager (CPM).

Experience: I have been a landlord for my own Single-Family homes and rental units over the last 40 years in States from California to Virginia and I am currently selling off those units.

Outside Activities: I fly my own airplanes (Piper Twin Comanche and Cessna 172 Skyhawk) and glider (ASW-20) for fun and to commute to my rental property workplaces. I like doing my own car maintenance on my 1957 Chevy Belair as well as my aircraft. I have also been studying the Sumerian culture over the last 13 years from about 10,300 BC through about 530 BC.

Signed:  (Stanley J Faust) Dated 11/20/2023

Address: 45 Dogwood Drive, #205, Nashua, NH 03062 or POB 567 Nashua NH 03061

Stan4BOD@reagan.com and 603-782-6361 (iphone)

Ledgewood Hills Condominium Association

Nomination Application

I, John Landsman, hereby submit my name for consideration for nomination to the Board of Directors of the Ledgewood Hills Condominium Association, for the term 2023-2025.

Occupation: Manager, Research Analytics, MessageBird BV (digital communications firm based in Holland)

Education:

- B.A., 1966 - Miami University (Ohio)
- M.B.A., 1968 - Amos Tuck School (Dartmouth College)

Experience: My professional career, still active, spans over fifty years, thirty-five of those in all aspects of customer relationship management (a/k/a 'database marketing'). Between 2005 and 2014, I was also on the Marketing faculty of Bentley University (Waltham, MA), and held similar teaching appointments over many years at Xavier University and Miami University (both in southwest Ohio), Boston University and Colby College (Maine).

Outside Activities: I served for ten years on the Board of Directors and Executive and Investment Committees of the Cincinnati Chapter of the American Red Cross. Interests include reading, cooking, travel, and as much time as my wife and I can get with our two daughters, son, their spouses, and our six grandchildren.

I would be an asset to the Board of Directors because: Our nine years as Ledgewood residents have confirmed for me what a special community this is. After forty-plus years of conventional home ownership, I'm also happy to be living where I'm no longer responsible for yardwork and snow removal, and can watch our HOA fee at work. But it's important to contribute to communities like ours in ways that go beyond paying an HOA fee. My professional life has involved extensive problem-solving, team collaboration, consensus-building and successful resolution of complex, contentious issues. I believe very strongly that Ledgewood's overall quality and maintenance standards are appropriate, and that as stewards, the Board must continue to manage to those standards with the maximum degree of efficiency, integrity, fiscal responsibility and discipline, especially in these difficult economic times. Protecting our investment as homeowners deserves no less.

Signed:



Address: 28 Laurel Court

Date: November 26, 2023