

Board of Directors

Peter Antoinette, President
Chris Siebert, Vice President
Sheri Fortier, Treasurer
Salli Haberman, Secretary
Tom Hoose, Director

Property Management

Steve Palmer, Community Association Manager
Amy Stewart, Assistant Property Manager
603-889-1378

Owners' Hours at Clubhouse

Monday thru Friday 9am-3pm



PRESIDENT'S COLUMN:

All owners should have received a Budget package in the mail containing a ballot to vote on the Board's recommended budget for 2023 and the monthly fee that pays for it. All members of the Reserves, Landscape, and Finance committees have put in many hours with many special meetings to analyze spending, seeking ways to economize without sacrificing the quality of our facilities or community life. As I mentioned many times during our tennis court owners' meetings, the impact of inflation was going to be real and this year's budget, unfortunately, reflects that impact. A FAQ section was provided in the package to give additional information about what are the elements that are behind the changes versus last year's budget. Many thanks to the members of the Finance, Landscape, and Reserves committees for their considerable work in putting together next year's 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, immediately 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.

There has been real progress in constructing ramp access to the Clubhouse. If it is complete and approved by city inspectors, we will hold the owners meeting in person. If not, we will hold, what we hope, will be our last Zoom meeting. Stay tuned for word from Property Management over the next few weeks.

The Annual meeting is held in January, and elects directors for expired terms. There are three 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.

A number of applications running for election have been received by the Nominations committee. The cut-off date is approaching so if you are interested, fill out the application that you can either download from the website or get from Property Management. Send it to Property Management and it will be forwarded to Nominations for their review.

We plan to conduct the Annual meeting in person this year, either in the club house or in a rented hotel ball-room. The location will be announced prior to the meeting.

The Board and Property Management, sincerely wish you all the 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.



SNOW BIRDS!

Let management know when you are out of town! Go to <https://ledgewoodhills.org/forms> to complete the Snow Birds Info Sheet. Submit back to: LedgewoodHills@FoxfireNH.com



FIREWOOD STORAGE

With the cold weather fast approaching, many residents will be stocking up on firewood. Please refer to the Rules and Regulations regarding the storage of firewood, which states, "Firewood must be stored in the garage, or if kept outside of a unit, shall not exceed 1/3 cord, piled neatly and stored on the front or rear decks as inconspicuously as possible. To prevent damage to the wood decks, firewood stored outside must be elevated at a minimum of 1" off the deck to allow air to circulate. Additionally, wood must also be placed in such a way that air can circulate to the unit's siding to avoid damage to the building."

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.



Nominating Committee

Ledgewood Hills is not only a desirable place to live but has willing and extremely capable volunteers for the Board of Directors, as well as the various committees. There are four (4) residents running for three (3) open positions on the BOD for a two (2) year term: Peter Antoinette, Bobby Bartels, Susan Lewis and David Solomon. Their Nomination Applications are attached for your perusal. Current Board member Chris Siebert is undecided on whether to pursue another 2-year term, and Salli Haberman has elected not to run.

There is still time for anyone to submit their applications for a position on the BOD as December 16 is the final date for submission. However, nominations will be accepted from the floor at the Annual Meeting on January 18, 2023. Of course, waiting until the Annual Meeting to be nominated from the floor will reduce your exposure to the voting residents.

Should you have any questions, please feel free to contact Dan Kelly at drknh02@aol.com, call him at (603) 883-2965; call Joan Champagne (603) 598-9964; or call Foxfire Property Management at (603) 889-1378.

Submitted by the Nominating Committee



COME TAKE A LOOK AT THE NEW WEBSITE!

Take a moment to venture to the new website at: <https://ledgewoodhills.org/>! Looking for a previous Newsletter you can't seem to find? By going to the "Community" drop-down, selecting "Newsletters," you will be able to download previous Newsletters you may wish to reference to.

If you did not catch the email regarding the **Owner's Only** login and password sent on Monday, September 26, 2022, please reach out to management. We will resend the information.

All credit goes to Jeanne Schultze, Susan Lewis and the ARC Committee for the property information and beautiful pictures throughout the website!



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.



Sweet & Salty Grilled Steak w/ Cucumber Salad

Ingredients:

- ½ cup fish sauce
- 1 tablespoon packed lime zest
- ⅓ cup fresh lime juice (about 3 limes)
- 2 tablespoons dark brown sugar
- 2 garlic cloves, grated or minced
- 1 minced jalapeño
- 1 flank steak, about 1½ pounds
- 1 small English cucumber, thinly sliced
- 1 large bunch of radishes, thinly sliced
- 4 scallions, thinly sliced
- 1 teaspoon vegetable, peanut or olive oil (optional)
- Cooked rice noodles or rice, for serving (optional)
- Sesame seeds or crushed roasted peanuts, for serving (optional)
- Fresh mint leaves or cilantro, for serving (optional)



Instructions:

1. In a small bowl, combine the fish sauce, lime zest, lime juice, brown sugar, garlic and jalapeño. Pour ½ of the mixture over the flank steak and let marinate at room temperature for at least 30 minutes (or refrigerate for up to 24 hours). Let meat come to room temperature before cooking.
2. Combine the cucumber, radishes and scallions. Pour in just enough of the marinade sauce to coat.
3. Light the grill or heat the broiler to high. Pat steak dry with paper towels.
4. If grilling, cook until done to taste, about 3 minutes per side for rare. If broiling, heat a 10-inch skillet over high heat for 5 minutes. Add oil to pan and sear the meat for 2 minutes. Flip meat and immediately transfer pan directly to top shelf of oven and broil for 2 to 3 minutes for rare, or longer for more well-done meat. Transfer steak to a cutting board and let rest for 10 minutes covered in foil.
5. Thinly slice steak and serve over cooked rice noodles or rice if desired, and top with the cucumber salad. Garnish with sesame seeds and plenty of herbs if using and serve with remaining marinade as a sauce.

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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THE
MASIELLO
GROUP



Call me if Friends or Family want to join us at Ledgewood Hills.

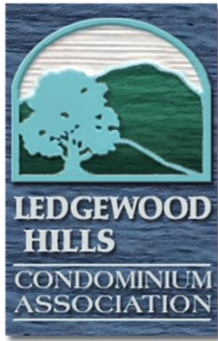
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LEDGEWOOD HILLS RESIDENT SINCE 1998
Call me for outstanding service and results

*"We make
a living
by what
we get.
We make
a life
by what
we give."
~Winston Churchill*

“No one can do everything, but everyone can do something. . . volunteer!”



LedgeWood Hills has a reputation as a desirable location in which to live, and we want that to continue. That reputation has been earned due in part to the contribution of many volunteers on committees and on the Board of Directors (BOD). **Members of the Board are the only elected officers of the Association.** Presently, there is no representation on the Board from any of the mid-rises, and we need to have a balanced and representative Board.

The BOD is comprised of five (5) members with staggered terms of two (2) years' duration. Each year, at the Annual Meeting, either two or three members are elected. Last year, two members of the current Board were elected (Tom Hoose and Sheri Fortier), for a two-year term running from 2022 through 2023. This year, the terms of three BOD members (Peter Antoinette, Chris Siebert and Salli Haberman) have expired, so we will be voting for their replacements.

The Nominating Committee is currently looking for qualified and caring volunteers who are interested in running for and serving on the Board of Directors. The qualifications for running are quite simple. . . 1) have a desire to maintain or improve our well-earned reputation, 2) must be an owner in good standing and 3) must be a resident on the property of LedgeWood Hills.

The Committee is planning on an Info Meeting for those who have expressed an interest in running for a position on the BOD. The Info Meeting will be attended by a member of the current BOD who will be prepared to discuss the responsibilities of that position. **The date for the Info Meeting is November 10 (Thursday) at 6:30 PM, at 9 Lilac Court.** If interested in attending this meeting, please **RSVP** via email to Dan Kelly **or call at (603) 883-2965.** The election of new Board members will take place at the annual HOA (Home Owners' Association) meeting January 18, 2023.

Applications for running can be obtained from Foxfire Management (Office: 603.889.1378), Dan Kelly (drknnh02@aol.com), or Joan Champagne (603-598-9964). Nomination Forms can also be found on the LedgeWood Hills website at www.ledgewoodhills.org.

For Better Unity, Help Your Community

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, Susan A Lewis, 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: Retired, Nashua Public School District K-12: Art Educator 39 yrs

Education: Rivier University BS in Visual Arts

Experience:

- *Co-coordinator of Art All Over, Nashua Area Merchants, 10 yrs
- *Coordinator of Nashua Art Educators YAM exhibits 10 yrs
- * Presentations to the Nashua Board of Education and Board of Alderman
- * LH Garden Committee 2022
- * LH Finance Committee 2022

Outside interests

Brookline NH Garden Club, Brookline NH Library Volunteer, Tiger Club Den Mother, Brookline NH Youth Soccer Volunteer, Nashua School District Volunteer, photography, yoga, gardening

I will be an asset to the Board of Directors because I am an open-minded, active listener and observer who is able to comprehend and appreciate diversity in people and ideas. I firmly believe residents need to know they are not only heard but their opinions and ideas matter. I am a natural problem solver using both common sense and creative solutions. My frequent walks around the community with my springer provides me with a unique opportunity to meet and collaborate with neighbors. Collaboration is the name of the game to move our community forward in a proactive fashion. I have been a resident of Ledgewood Hills for 8 yrs and look forward to maintaining all the important attributes that hold this community in high standards within the Nashua community.



9 Iris Court

Ledgewood Hills Condominium Association

Nomination Application

I, Peter Antoinette, 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: President & CEO Xibus Systems Inc. a biotech-based food safety startup company; former lead founder & CEO Nanocomp Technologies advanced nanomaterials company Merrimack, NH.

Education: BS Biological Sciences, holder of 10 patents and several patents pending

Experience: Previously a member of Landscape, Finance, and Roof Replacement Committees; currently a member of the Reserves Committee. 14+ years as a member of the Ledgewood Hills Board of Directors over time serving as a Director, Vice President, previously and most recently as President.

Outside Activities: member of the Board of Directors American Boronite corporation; former director and current member New Hampshire High Tech Alliance; judge for New Hampshire Technology Product of the Year; former member US Senator Jeanne Shaheen Small Business Advisory group; former co-chair and member Industrial Advisory Board High Rate Nanomanufacturing Center U Mass Lowell; served on Nanotechnology Advisory Panel for President's Council of Advisors for Science & Technology.

An owner since 1995, I would be an asset to the Board of Directors as I bring significant experience in Ledgewood Hills issues, committee experience, Board governance, and relations with Property Management for the benefit of the Ledgewood Hills community and its members as a whole.

Signed: 

Address: 2 Iris Court

Date: 11/14/22

Ledgewood Hills Condominium Association

Nomination Application

I, Bobbye Bartels, 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: Retired. Formerly Associate Provost, Associate Dean for Liberal Learning, and Professor of Mathematics at Christopher Newport University in Virginia.

Education: Ph.D. in Mathematics Education

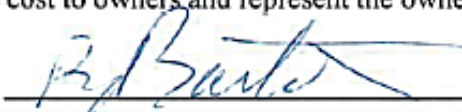
Experience:

Ledgewood Hills: Member of Board of Directors for 4 years (3 years as Treasurer) and Finance Committee for 4 years, chairing the committee for 3 years. Chair (3 years) and member (6 years) of Capital Reserve Committee. Former member of Midrise Committee. Currently chairing Siding Replacement Committee.

Prior Experience: Served on the Board of a private elementary/middle school and on the Board of the Virginia Council of Teachers of Mathematics -- served as College Representative and Treasurer for the Virginia Council of Teachers of Mathematics. I also served on the Supervisory Committee for the Virginia Educators Credit Union for 8 years, chairing the committee for one year. Both the Virginia Council of Teachers of Mathematics and the Virginia Educators Credit Union were elected positions. As Associate Provost, I managed the \$37,000,000 Academic Affairs budget and 6 offices in academic affairs reported to me.

Outside Activities: Volunteer as Client Facilitator for United Way Tax Aide and previously AARP Tax Aide.

I would be an asset to the Board of Directors because: I love the Ledgewood Hills community and living here and want to be sure it remains a great place to live. Ledgewood Hills has been well managed due in part to the many owner volunteers on the Board and committees. My platform is two-fold: Ensure high quality maintenance and management of the property at reasonable cost to owners and represent the owners of units in the mid-rises.

Signed: 

Address: 20 Ledgewood Hills Drive, #108

Date: 21 November 2022

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 2023-2024.

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 9, 2022