

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
Amy Stewart, Assistant Property Manager
603-889-1378

Owners' Hours at Clubhouse

Monday thru Friday 9am-3pm



February 2023

PRESIDENT'S COLUMN:

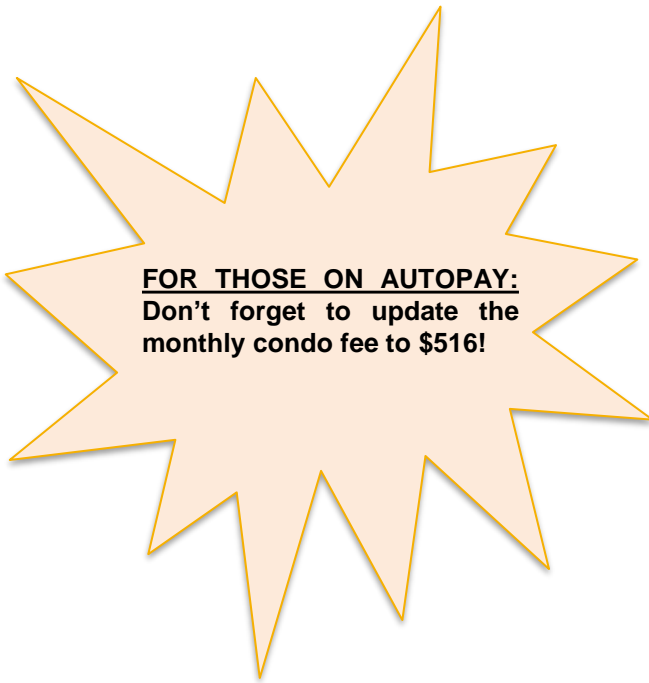
The Annual Meeting was well attended and was the first in-person clubhouse meeting held in many years. Following there were questions how a quorum is determined at the Annual Meeting. A quorum consists of adding together the total number of owners attending in-person, plus proxies provided by owners unable to attend. You signed in to record your attendance and received a ballot. Proxies are similarly signed for, by the proxy holder, with a ballot then provided to the proxy holder. Our By-Laws call for a minimum of 113 owners be present, in person or by proxy, to achieve a quorum which enables the Annual Meeting to officially go forward. This year's meeting had 163 owners in attendance in-person and by proxy. The sanctity of the ballot box as practiced in our nation's elections is how the Annual Meeting election is held; for whom an owner specifically votes is not recorded and is secret. The board's newly elected directors are: Peter Antoinette, Bobbye Bartels, and Susan Lewis. Officers for this year are: President: Peter Antoinette; Vice President: Bobbye Bartels; Secretary: Tom Hoose; Treasurer: Sheri Fortier. Thank you to all of the candidates who stepped forward to run.

The recent wet snows brought down many limbs and, in several cases, ornamental trees. In fact, one townhome was hit by a tree fortunately with minimal damage. Morins was on the job the next day removing it. Morins will be around the property to remove the downed limbs and branches. A plan is being put together to address hanging limbs that will likely require use of a lift. The cost for this work is incremental to the annual landscape contract. Given we did not suffer power outages, the work by Eversource to remove trees and the recent tree trimming was hugely beneficial.

This year's winter weather, above freezing days with melting, followed by cold nights, lead to the formation of dangerous black ice. As you walk around the complex, please exercise caution and use ice melt around your unit for safety. And please drive slowly being on the lookout for walkers.

Monthly owners' meetings will be held in the club house. Meetings will begin at 6PM.

Peter Antoinette



FOR THOSE ON AUTOPAY:
Don't forget to update the
monthly condo fee to \$516!

VISITOR PARKING SPOTS

We have two visitor parking lots— one near the clubhouse beside the tennis court, and a second 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 period of time without getting prior authorization, management could have the vehicle towed.



TRASH DISPOSAL REMINDERS

Please be mindful to break down cardboard boxes completely, pushing it to the back of the dumpsters at the midrise buildings. This leaves room for other neighbors and the dumpsters will not get too full. Also, trash should be set curbside on the day of collection or the evening prior to collection only after sunset. Once collected, containers must be stored out of sight on the same day as collection.

Curbside trash should be put out for pickup no later than 6:30 a.m.

Thank you for your cooperation!



Interior Work for Ledgewood Hills Owners:

Foxfire Management is reminding you that we are now doing interior repairs and/or upgrades for the unit owners at Ledgewood Hills. Ledgewood Hills maintenance technician, Kenny, will be doing most of this work.

Small jobs, odd jobs, or anything you may need assistance with, we can help! This is done at the unit owner's expense.

You can use any contractor that you would like, however, we can give you a price for work, but you are not required to use Foxfire. Call 603-889-1378 to get a free quote.



PROPERTY MANAGEMENT COLUMN:

The end of January brought some damaging weather and the beginning of February is bringing bitterly cold conditions. Morin’s has begun clearing the debris from the latest storms as well as beginning the winter pruning phase. Please be aware of their vehicles and crews as you drive the property and give them ample space to maintain safety. To mitigate possible damage from the cold, ensure you keep your heat at a minimum of 55 degrees, or more during extreme cold snaps, especially if you are not home for long periods of time.

As a reminder, any change or addition which affects the exterior appearance or structure of your property requires approval from the association at least 60 days in advance of work commencing. A Property Modification Request form needs to be filled out and turned in to the Property Management office so that we can forward your request to the Architectural Review Committee for approval. Details can be found on the website under the property menu. If you have questions about the process, please reach out to us here in the management office.

Do you have insurance questions? On the Ledgewood website under the Community menu is the contact information for you to contact the Association’s insurance agent directly. For your information, be aware that any damage done to a unit, the first \$25,000 is unit owner responsibility, regardless of the cause. Your homeowner’s insurance policy should be designed to protect you from significant loss.

From Amy, Kenny and myself we wish you a Happy Valentine’s Day and hope you have a safe and warm February. Keep in mind, there are only 46 days until spring.

Steve Palmer
Property Manager

Finance Committee Meeting
Next meeting is March 13, 2023 at 6pm in the clubhouse

Monthly Owner’s Meeting
Wednesday, February 15th, 2023, at 6:00 pm in the Clubhouse

Foxfire Management Contact information
Steve Palmer, Community Association Manager spalmer@foxfirenh.com
Amy Stewart, Assistant Property Manager astewart@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



Healthy Beef Stew (Slow Cooker Option!)

- PREP TIME:15 MINUTES
- COOK TIME:1 HOUR
- TOTAL TIME:1 HOUR 15 MINUTES
- YIELD:6

Ingredients

- 2 tablespoons olive oil
- 1.5 pounds of stew beef meat (cut into 1 inch chunks)
- 3 tablespoons cornstarch
- 1 tablespoon of salt
- 1 teaspoon course black pepper
- ¼ cup balsamic vinegar
- ½ yellow onion, diced
- 3 carrots, sliced
- 3 celery stalks, chopped
- 8 oz baby portabella mushrooms
- 1 – 15oz can diced tomatoes
- 4 Yukon gold potatoes, diced
- 1 teaspoon dried Thyme
- 1 teaspoon dried Rosemary
- 2 dried bay leaves
- 32 oz of beef broth
- 1 cup frozen peas



Method

- 1.Toss the stew beef meat in the starch, salt, and pepper until completely coated.
- 2.Heat pot over medium high heat. Once hot, add in the oil. When the oil has melted, add in the stew beef meat. Cook the beef for five to six minutes on each side until browned.
- 3.Once all the beef is brown, lower the heat and then add the balsamic vinegar to deglaze the pot. Use a wooden spoon to scrape any of the brown bits off the bottom of the pot.
- 4.Next, add the garlic, onion, and herbs to the pot. Cook for another 5 minutes, until the garlic, herbs, and onions become fragrant.
- 5.Next add the veggies and stir until well combined. Lastly, add the beef broth.
- 6.Bring the stew to a rolling boil and then reduce the heat to a simmer. Let the stew simmer for 30-45 minutes or until the potatoes are fork tender. Lastly, add the frozen peas and let simmer for another five minutes until they are warmed through. Serve and enjoy!

Slow Cooker Instructions

- 1.Follow steps 1-4 from the stove top instructions above.
- 2.Transfer the beef, garlic, onion, and herb mixture to your slow cooker. Add the veggies and broth, then stir until well combined.
- 3.Cook on high for 4-5 hours or until the beef and potatoes are tender.
- 4.When the potatoes are tender, add in the peas and stir. Let the stew cook for 10-15 more minutes until the peas are warmed through. Serve immediately 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.



Sharon Dillon
Realtor
Serving So. NH & No. MA
603-930-8445 cell
603-459-1771 office
sdillon@masiello.com

436 Amherst St.
Nashua, NH 03063

**Better
Homes
and Gardens**
REAL ESTATE

THE
MASIELLO
GROUP



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



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



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

**"Be
yourself;
everyone
else is
already
taken."—
Oscar
Wilde**