

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

JANUARY 2023

PRESIDENT'S COLUMN:

Welcome to 2023. First up in this new year is the Annual Meeting of the owners. As mentioned in December, our ramp access is due to be complete, so we will hold the meeting at the clubhouse on January 18 beginning at 7pm.

You should have received a mailing that contained draft minutes from last year's meeting and other needed administrative items of business. If not contact Property Management. The Annual Meeting is unlike our monthly meetings as it follows a formal agenda. Each committee chair will report the activities of each committee to become part of the minutes for approval next year. Voting for open director seats will take place at the meeting. Each candidate will be given an opportunity to briefly address the meeting prior to the vote. If you cannot attend, please give your proxy to someone who will attend or drop it off with Property Management. It is critical that we achieve a quorum, required by the By-Laws, to hold an official meeting.

A reminder that the monthly fee increase was approved last month by vote of Association owners, with 85 not approved votes.

Property Management acting as the authorized agent of the Board, has sent notice that you must increase your payments as of this month. Please update your payments, especially automatic payments, to prevent being charged late fees. This also helps keep administration costs down as we have to spend a great deal of time pursuing under payments.

So far this winter our weather consists of very warm days with rain, followed by freezing cold. This can lead to black ice conditions around the complex. Morin's contract calls for salting our roads and parking areas, but black ice often forms on walkways and around parked vehicles. We recommend that residents use ice-melt (not rock salt) to enable you to address icing as it occurs around your unit.

Keep speeds down and stay alert as walkers do step into the roadways to avoid icy conditions. Dog owners, please shorten your leashes to keep dogs under control and from straying into the roads.

The entire Board wishes you and yours, the very best for a prosperous and healthy 2023.

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

As the holiday season is winding down, many of you are disposing the wrapping and boxes all the gifts came in! 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 causing boxes or other rubbish to pollute the community. Owners who refuse to utilize the dumpster correctly will be fined. Extra trash pickup is an additional expense.

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

Thank you for your cooperation!



JOIN US AT THE 2023 ANNUAL MEETING!

Homeowners are cordially invited to the Annual Meeting held at the Clubhouse on **Wednesday, January 18, 2023 at 7:00pm**. Please come early to sign in and get your ballot! Three positions are up for election to serve a two-year term. Nominations are at a close, but write-ins are welcome at the meeting if you reconsider running. Please take time to read through the applications of the Nominees below. We are eager to see you there!

HIRE MAINTENANCE **FOR INTERNAL SMALL JOBS:**

The Maintenance Technician is qualified for one-person, odd jobs at the cost of the owner. Hourly services as well as quoted/bid jobs on a larger scale could be provided upon request.

HOLIDAY DECORATIONS

Please have all holiday decorations put away for the season no later than **Monday, January 16, 2023.**



Cranberry Balsamic Sheet Pan Chicken w/ Brussel Sprouts

Ingredients:

- 3 tablespoons Olive Oil
- 1 pound Boneless Skinless Chicken Breast
- 1 Large Sweet Potato (peeled and diced)
- 12 ounces Brussels Sprouts (stemmed and halved)
- 1 cup Fresh Cranberries
- ½ cup Whole Pecans
- ¼ cup Gorgonzola Cheese
- 1 tablespoon Fresh Thyme (chopped)
- 1 ½ teaspoons Fresh Rosemary (minced)
- 2 cloves Garlic (minced)
- 1 Lemon (zest and juice)
- add Salt And Pepper
- 2 tablespoons Maple Syrup
- 2 tablespoons Balsamic Vinegar



Instructions:

1. Preheat the oven to 425 and prep your ingredients. Wash and cut the produce. Cut the chicken into even strips. Whisk together the chicken sauce in one bowl and the brown sugar/ balsamic mixture into a second bowl. Measure the toppings and set aside.
2. Whisk together the olive oil, thyme, rosemary, garlic, lemon zest + juice and salt and pepper. Toss this all over the sweet potatoes, brussels sprouts, onion, cranberries and chicken breast strips.
3. Evenly spread onto a rimmed baking sheet and drizzle with the brown sugar/balsamic mixture.
4. Roast in the preheated oven to 10 minutes, then stir everything and sprinkle the pecans over top so they can toast a bit.
5. Roast for an additional 10-15 minutes.
6. Remove from oven and sprinkle with the gorgonzola cheese.

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



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Broker-Associate
GRI, LMC

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SO AS TO
have the life that
IS WAITING FOR US.
-joseph campbell

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

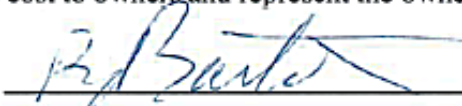
Experience:

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, 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 Inc.

Nomination Application

I Stanley J Faust Hereby submit my name for consideration for nomination to the Board of Directors of Ledgewood Hills Condominium Inc, corporate ID 733126, for the term of 2023-2024. I attest that I am an Owner in good Standing and currently reside at 45 Dogwood Drive, Unit #205, Nashua, NH 03062.


Occupation: I am mostly now a Capitalist managing my portfolios of investments to maximize their profits and incomes from those assets. My portfolios include Rental Properties, Stocks, and Mutual Funds. I am also an FAA Certified Flight Instructor and Airline Transport Pilot. I have been a Systems Engineer and several other flavors of Engineering for various defense-oriented corporations like Lockheed, Raytheon, KBR, CACI for 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 before being deployed to the Thule, Greenland site. I have controlled satellites for the Air Force in LEO, MEO and GEO space as a Certified Mission Controller at the Satellite Test Center (STC).

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 home rental units over the last 40 years in States from California to Virginia. I am currently selling off units and focusing on being a Capitalist.

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 workplaces for my Military Clients and my rentals. I like doing my own car maintenance on my 1957 Chevy Belair as well as my aircraft. I have been studying the Sumerian culture over the last 12 years from about 10,300 BC through about 530 BC.

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 and I have been a Landlord for the past 40 years. I am skilled in all the trades necessary to keeping rentals repaired including, but not limited to roofing, framing, siding, plumbing, electrical and financial accounting and interactions with the IRS and State Taxing authorities. Please see the attached Nomination letter I proposed to the Board last year that was "lost" and not presented to the Owners. I believe in Free Speech and Open Records as being essential to any democracy and Unit Owners' Association in the State of New Hampshire.

Signed:  (Stanley J Faust)

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

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

Date: November 11, 2022 CC: Michael Feniger, Esq

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