

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

Owners' Hours at Clubhouse

Monday thru Friday 9am-3pm



January 2024

PRESIDENT'S COLUMN

Happy New Year and welcome to 2024. First up in this new year is the Annual Meeting of the Association on January 17 beginning at 7pm. 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.

You should have received a packet in the regular mail with enclosed draft minutes from last year's Annual Meeting, an election ballot, and other needed administrative items of business. If you did not receive it immediately contact Property Management. The Annual Meeting is unlike our monthly meetings as it follows a very formal agenda. Committee chairs will report the activities of each committee which will become part of the minutes for approval next year. Voting for two director seats will take place at the meeting. Each candidate will be given an opportunity to briefly address the meeting prior to the vote. Tom Hoose has chosen not to run for re-election. We thank Tom for his service to our Association especially his work in reducing water usage and on the website.

The 2024 budget and monthly fee was approved last month by vote of Association owners, with 54 votes against which is well below the threshold of two thirds of owners rejecting a proposed budget as outlined in the By-Laws and New Hampshire condominium law. Property Management, acting as the authorized agent of the Board, has sent notices that you must increase your payments as of now. Please update your payments, especially automatic payments. This helps keep administration costs down as most every year considerable time is spent chasing owners to pay the new fee.

It is being noted that, in a number of cases, email addresses of residents are being circulated in email threads. To protect privacy, permission should be first granted before using a resident's email address in any email communication. Property management serves as the email point of contact for the board.

The entire Board wishes you and yours, the very best for a healthy and prosperous 2024.

Peter Antoinette



SNOW REMOVAL PROCEDURES REMINDER

During the winter snow season, we ask for the cooperation of all residents in order to ensure efficient street and sidewalk and snow clearing. No parking on any roadways or along cul-de-sac islands at any time between November 15th and April 1st. At Unit Owner's expense, the Association may tow vehicles hindering the movement of snow from roads, parking lots and sidewalks. The snow contractor plows only when 1 inch or more of snow falls. The roadways and parking lots are the first to be done. Park your vehicle in your garage whenever possible during snowstorms and during the snow removal operation. If you must park a vehicle in front of your Unit, please move it to a cleared parking space as soon as possible so the snow plows can clear your regular space.

During the winter, the snow often melts and re-freezes causing treacherous conditions. On our vast property, it is physically impossible for our snow removal contractor to sand all these areas as soon as they appear. Therefore, we ask Unit Owners: (1) Use extreme caution when walking and (2) If possible, keep a supply of sand or **ice melt** near areas you notice are freezing.

If you are away overnight, for a weekend, or an extended period of time, please park your vehicle in your garage. If you must leave a vehicle outside, please leave a key with a neighbor so the vehicle can be moved for snow removal. Mid-rise residents are asked not to park along the sidewalk that runs parallel to the front of the building during snow removal. Parking there prevents the snow crew from clearing the sidewalk.

***** Please remember that only calcium chloride based ice-melt products may be used. Do not use rock salt on any driveway, parking lot or sidewalk. Rock salt damages the concrete and asphalt, and may not be used. *****



Hire Maintenance for Internal Jobs:

Foxfire Property 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, and you are certainly under no obligation to use us. We do provide hourly services as well as quoted/bid jobs on a larger scale.



PROPERTY MANAGEMENT COLUMN:

As Peter mentioned in his column, the Annual Meeting is a very important one. As the meeting is scheduled for 7pm that night, the clubhouse will open at 6pm to allow you to check in and get your ballot. Once quorum is confirmed, the meeting will proceed and the board, committees and property management will give their annual reports. Once these are complete, each of the four nominees for the board election will be given 2-3 minutes to present their nomination and answer any questions from owners. Immediately following that, you will be able to vote for the candidates. Open forum will be held while the votes are being counted and the election results will be announced just prior to adjournment. If you have any questions regarding the annual meeting, please contact me here in the management office. We look forward to seeing you at the meeting.

Please be kind to your neighbors and pick up after your pets. Waste stations with bags are available around the property. There have been several reports of waste being left behind on the ground.

If you haven't set up your auto-pay for the new monthly HOA fee of \$556.00, please do this as soon as possible to avoid possible late fee penalties. We have had several instances over the last couple of weeks where banks double paid accounts with the old fee and the new fee at the same time. When setting the new amount, don't forget to turn off the old payment.

Just a reminder that the property survey included in the annual meeting packet is due back on January 31, 2024. We have had many responses so far, the board thanks you for your feedback.

From all of us at Foxfire, we wish you a safe, happy and prosperous 2024.

Steve Palmer

Property Manager

Finance Committee Meeting	Foxfire Property Management Contact information Steve Palmer, Community Association Manager spalmer@foxfirenh.com
Monday January 15, 2024 at 6pm in the clubhouse	
Association Annual Meeting	
Wednesday January 17, 2024 at 7pm in the clubhouse-check in begins at 6pm	

24-Hour Emergency Maintenance Service

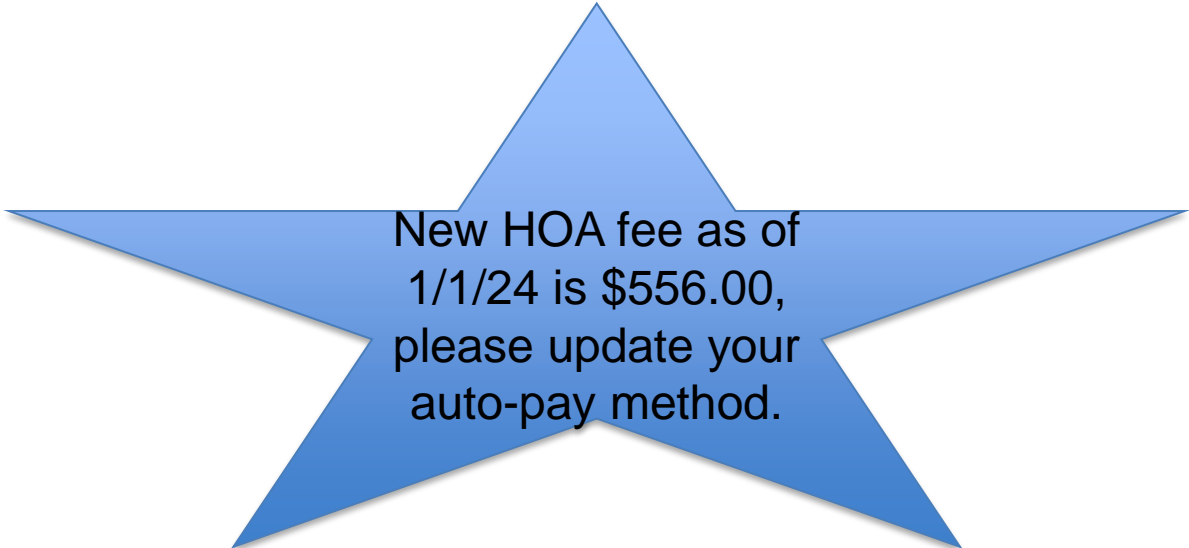
For all emergencies, please call the clubhouse office. After hours, phone calls to this number are automatically forwarded to Foxfire Property Management



Homeowners are cordially invited to the Annual Meeting held at the Clubhouse on Wednesday, January 17, 2024, at 7:00pm. Please come early to sign in and get your ballot! Two board positions are up for election to serve a two-year term. Written nominations are at a close, but write-ins votes and nominations from the floor 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!

HOLIDAY DECORATIONS

Please have all holiday decorations put away for the season no later than Monday January 15, 2024.



New HOA fee as of
1/1/24 is \$556.00,
please update your
auto-pay method.



CLASSIC CHICKEN POT PIE

CRUST INGREDIENTS

- 3 c. (360 g.) all-purpose flour, plus more for surface
- 1 c. (2 sticks) unsalted butter, cut into 1/2" pieces
- 1 tsp. baking powder
- 1 tsp. kosher salt

CRUST INSTRUCTIONS

Step 1 Separately freeze flour and butter 30 minutes.

Step 2 In a large food processor, pulse flour, baking powder, and kosher salt until combined. Add butter and pulse until pea-sized and some slightly larger pieces form. With the motor running, slowly pour in 1/2 cup ice water, 1 tablespoon at a time, until dough just comes together and is moist but not wet and sticky (test by squeezing some with your fingers).

Step 3 Turn out dough onto a lightly floured surface. Form into 2 balls, then flatten into 2 discs (make sure there are no/minimal cracks). Cover with plastic wrap and refrigerate at least 30 minutes or up to 3 days.



FILLING INGREDIENTS

- 1/2 c. (1 stick) unsalted butter, plus more for dish
- 1 medium yellow onion, finely chopped
- 2 large carrots, peeled, finely chopped
- Kosher salt
- 3 cloves garlic, finely chopped
- 1/2 c. all-purpose flour, plus more for surface
- 3 c. low-sodium chicken broth
- 1/4 c. heavy cream
- 1 c. frozen peas
- 4 boneless, skinless chicken breasts, [poached](#), cut into cubes
- 2 tbsp. chopped fresh parsley
- 2 tsp. chopped fresh thyme leaves
- Freshly ground black pepper
- 1 large egg, lightly beaten
- Flaky sea salt

FILLING INSTRUCTIONS

•**Step 1** In a large pot over medium heat, melt butter. Add onions and carrots and cook, stirring occasionally, until vegetables are beginning to soften, about 10 minutes. Stir in garlic, then stir in flour and cook, stirring constantly, until mixture turns golden and is beginning to bubble, about 3 minutes. Gradually whisk in broth. Bring to a boil and cook, stirring occasionally, until thickened, about 5 minutes.

•**Step 2** Remove from heat and stir in cream, then add chicken, peas, parsley, and thyme; season with kosher salt and pepper. Let cool.

•**Step 3** Place a rack in center of oven; preheat to 375°. On a lightly floured surface, roll out one disc of dough to a large round about 1/4" thick. Transfer to a deep 9" pie dish, then add filling. Roll out second disc of dough to a large round about 1/4" thick. Arrange on top of filling. Press edges of top and bottom dough rounds together. Using a sharp knife or kitchen shears, trim edges of dough, leaving about 1/4" overhang. Fold excess dough underneath dough on top rim of pie pan. Using clean fingers, crimp to seal.

•**Step 4** Brush top of dough with egg wash. Using a paring knife, cut 4 small slits into top of crust. Sprinkle with sea salt.

•**Step 5** Bake pot pie until crust is golden brown, about 45 minutes. Let cool at least 15 minutes before serving.

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.

Parade



Marnie Phillips

REALTOR

603-566-8849

marnie.phillips@beangroup.com

marnie.phillips@comcast.net

www.beangroup.com

Licensed in NH and MA



LEDGEWOOD HILLS RESIDENT SINCE 1998

Call me for outstanding service and results

Better Homes
and Gardens.
REAL ESTATE

THE
MASIELLO
GROUP



Sharon Dillon

Mobile - 603-930-8445

Office - 603-889-7600

Email - sdillon@masiello.com

NASHUA OFFICE

410 Amherst Street, Suite 100
Nashua, NH 03063

www.masiello.com

Each Office is Independently Owned and Operated.

"THE BAD NEWS IS
TIME FLIES. THE
GOOD NEWS IS
YOU'RE THE PILOT."
- MICHAEL ALTSHULER



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

Submission deadline for the February Newsletter is Monday January 29, 2024

A Publication of Foxfire Property Management, Inc.

P.O. Box 1438, Concord, NH 03302-1438 • 603-889-1378 – Office

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

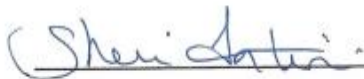
M. Ed., Elementary Education, University of Massachusetts, Amherst

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.**

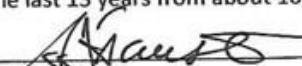
I would be an asset to the Board of Directors because: I have always found ways of cutting costs for my Defense Customers as well as in my own management of my own rental properties. I am studying to become a Certified Property Manager (CPM) via IREM.org and I have been a landlord for the past 40 years. 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:

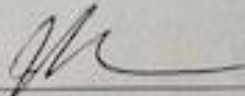
- B.A., 1966 - Miami University (Ohio)
- M.B.A., 1968 - Amos Tuck School (Dartmouth College)

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