



Board of Directors

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Property Management

Steve Palmer, Community Association Manager
Jocelyn Torres, Assistant Property Manager
603-889-1378

Owners' Hours at Clubhouse

Monday thru Friday 9am-3pm

March 2023



PRESIDENT'S COLUMN:

Well, it looks like we're entering March with the same rollercoaster weather pattern we experienced through February. Hopefully, we will shortly move to settled spring weather.

Due to the tree work done by Eversource, and, despite a number of powerful windstorms, there has been minimal power interruptions this winter. We certainly lost many tree limbs, and some trees went down in the park, but power has remained on for the most part. And with the number of snow then melt then freeze cycles Morins has done a fine job of treating our roadways. However, black ice will remain a hazard for a while, especially on the sidewalks until the snow fully goes. Please be careful when walking.

Morins did clean up the majority of larger downed limbs. The regular Landscape clean-up, which will take care of the rest of the branches, and Building Pre-paint woodwork will get underway as the weather warms and the ground firms up. So, now is the time to replace rotted windows which are the responsibilities of owners. Get in touch with Property Management for further information.

Daylight savings time will begin in a few weeks, so we will enjoy the extended light during the evening hours. Brighter warmer days and evenings brings out more walkers. Please keep your, and any guests, driving speeds down for the sake of everyone's safety.

The next owner's meeting will be held at the clubhouse starting at 6PM.

Red Sox "grapefruit league" games are now on the radio, so spring is on the way!

Peter Antoinette

Before Making Changes to Your Residence

Owners may not be aware that changes to their unit that affect the exterior appearance and functionality must be approved by the ARC and/or Board of Directors before work can begin. Some modifications are pre-approved and are listed on the Architectural Review Committee (ARC) page of our website: <https://ledgewoodhills.org/architectural-standards>

All other changes that impact the exterior of a unit must be approved. To request approval, owners should send an email or letter to the Property Manager describing the proposed work. This is forwarded to the ARC for review, and – depending on the change – to the Board of Directors for approval or denial. Details can be found in our By-Laws in sections 3.1.3 – 3.1.6, available on our website. ARC's purpose is to preserve the architectural integrity, style and character of Ledgewood Hills as originally designed and developed. A goal of the ARC is a timely review of all owner requests. For more information, please contact the Property Manager.

FOR THOSE ON AUTOPAY:
Check to be sure you are paying the monthly condo fee of \$516!



Garbage Disposals

When using garbage disposals, please make sure to run water when they are in use. This will allow waste particles to be carried away cleanly and not clog the plumbing.



Interior Work for Ledgewood Hills Owners:

Foxfire Property Management is offering interior repairs and/or upgrades for the unit owners at Ledgewood Hills. The onsite maintenance technician, Kenny, is skillful to take on one-man projects.

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.



Slow Cooker Corned Beef & Cabbage

Ingredients:

- 2-4 lbs. Corned beef brisket (flat or point cut) (with seasoning packet that is included)
- 1 white onion, sliced (this is optional but good!)
- 2 lbs. red or gold potatoes (or a mixture of both!) Peel them if you'd like!
- 3 carrots sliced thick
- 2 garlic cloves peeled
- 1/2 head cabbage cut into thin wedges
- 1 1/2 cup water



Ingredients:

- Add the sliced onion to the slow cooker.
- Add the corned beef to your slow cooker. Sprinkle over the included seasoning packet.
- Add your baby potatoes on top of the roast. If your potatoes are larger, you can halve them to ensure they get tender. Add the carrots and garlic.
- Pour over the water. Add cabbage now if you want ultra-tender cabbage. Otherwise wait to add it until the last 2 hours.
- Place the lid on the slow cooker.
- Cook on HIGH for 5 hours or LOW for 8 hours total. (Add the cabbage during the last 2 hours). You may have to rearrange things into the pot to get the cabbage to fit (or cut your cabbage thinner).
- Remove the meat onto a cutting board and slice into strips.
- Serve the meat with potatoes, carrots, and cabbage.
- Drizzle melted butter over the potatoes if desired. Serve with horseradish mustard or stone-ground mustard

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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Each Office is Independently Owned and Operated.

“ In the end, it’s not the years in your life that count. It’s the life in your years.”- Abraham Lincoln

Ledgewood Hills Condominium Association
2022 Profit/Loss Statement (UNAUDITED)

	<u>2022 Budget</u>	<u>2022 Actual</u>	<u>Profit/(Loss)</u>
INCOME			
Condo Fee Income	2,152,245	2,152,224.00	(21.00)
Clubhouse Rental	-	1,850.00	1,850.00
Interest Income	1,000	1,437.92	437.92
Owner Charges	5,000	1,244.25	(3,755.75)
Late Fee	1,500	735.00	(765.00)
Miscellaneous Income	1,000	430.00	(570.00)
Insurance Claim Income	-	6,271.83	6,271.83
Prior Years Operating Surplus(Deficit)	20,000	-	(20,000.00)
Total Income	2,180,745	2,164,193.00	(16,552.00)
EXPENSE			
<u>Insurance Claim Expense</u>	-	2,024	
Management Fees	145,343	145,343.04	-
Legal	8,500	5,757.25	2,742.75
Accounting	5,900	5,900.00	-
Insurance	109,080	103,209.00	5,871.00
Postage	1,500	1,265.09	234.91
Bank Fees	150	260.00	(110.00)
Administrative Expense	2,000	3,444.94	(1,444.94)
Contingency	12,166	1,000.00	11,166.00
Total Administration	284,639	268,203.09	16,435.95
Clubhouse	1,000	3,713.35	(2,713.35)
Pool, Tennis, Litter	30,000	23,673.53	6,326.47
Activity Fund	100	-	100.00
Total Amenities	31,100	27,386.88	3,713.12
Elevator	28,000	28,142.94	(142.94)
Pest Control	8,000	8,215.20	(215.20)
Janitorial	42,000	41,033.00	967.00
Gutter Maintenance	250	448.20	(198.20)
Wood Rot Repairs	-	33,915.94	(33,915.94)
Exterior Light Repairs	3,000	893.90	2,106.10
Interior Light Repairs	3,000	1,220.00	1,780.00
Pre-Paint Wood Repair	260,000	205,597.34	54,402.66
General Wood Repair	10,000	-	10,000.00
Painting	110,000	111,235.04	(1,235.04)
Interior Maintenance/Repairs	25,000	19,677.13	5,322.87
Sprinkler System Repairs	30,000	40,656.07	(10,656.07)
Exterior Maintenance/Repairs	25,000	27,838.01	(2,838.01)
Garage Doors - Midrise	5,000	4,740.12	259.88
Special Projects	23,000	409.47	22,590.53
Total Building	572,250	524,022.36	48,227.64
Grounds Maintenance	318,000	341,273.85	(23,273.85)
Parking Lot Maintenance	11,500	21,420.79	(9,920.79)
Grounds Irrigation	25,000	9,908.21	15,091.79
Snow Removal	152,000	152,670.02	(670.02)
Ice Dam Removal	5,000	-	5,000.00
Total Grounds	511,500	525,272.87	(13,772.87)
Replacement Reserves	397,056	397,056	-
Total Reserve Funding	397,056	397,056	-
Telephone	4,500	4,997.18	(497.18)
Electric	80,000	78,711.94	1,288.06
Gas	4,000	2,240.73	1,759.27
Water	180,000	191,983.51	(11,983.51)
Sewer	95,700	102,704.33	(7,004.33)
Trash Removal	20,000	21,422.14	(1,422.14)
Total Utilities	384,200	402,059.83	(17,859.83)
TOTAL EXPENSES	2,180,745	2,144,001	36,744
Income - Expenses:Profit/(Loss)	(0)	20,191.97	