

#### 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

As we enjoy the warm fall weather, next month the Board will place before the Association the 2023 budget and monthly fee for owner approval. Substantial time has been spent by the Reserves and Finance committee along with Property Management to make their recommendations to the Board for the final spending plan and monthly fee. These committees put in much effort to find areas of potential savings, without sacrificing the quality of our grounds landscape and buildings that are the hallmarks of Ledgewood Hills. It is the Board's fiduciary duty to watch over the conditions of the common property and the Association's finances with the goal of balancing all the needs for the benefit of the Association as a whole. Given the impact of inflation and that water and electricity costs have been increasing, as well as need to keep Reserves at a level to allow for the aging of our property, an increase in monthly fee should be anticipated.

Board elections are being held at our January Annual Meeting. Three seats are up for election. If you wish to run, the application is available on the website or from Property Management. Fill it out and send it back to Property Management who will forward to the Nominations committee.

We congratulate our senior property manager, Steve Palmer, on his first-year anniversary. We appreciate all the work he does as well as Amy and Kenny. We thank you all for all you do.

We will conduct a zoom monthly owners' meetings for this month. As we've done in all our previous zoom meetings, send any questions you would like to be covered in the meeting to Property Management. It is our hope that the ramp project will be completed in time to hold meetings in-person at the clubhouse in the not-too-distant future. Stay tuned.

Have a safe November and a Happy Thanksgiving.

*Peter Antoinette*



## **Nominating Committee**

An Info Meeting will be held on November 10 (Thursday), for those interested in running for one of the three seats available on the Board of Directors (BOD). Peter Antoinette, current Board Chair, has volunteered to join the meeting and be available to answer your questions. The meeting will be hosted by the Nominating Committee and held at 9 Lilac Court commencing at 6:30 PM. Please RSVP to Dan Kelly at [drknnh02@aol.com](mailto:drknnh02@aol.com) or call (603) 883-2965.

The five members of the Board are the only elected officers of the Ledgewood Hills Condo Association. The structure of the Board was designed to represent all of the Ledgewood Hills residents, but for the last few years, the mid-rises have not had a voice on the Board. The needs of the mid-rises are different from the town houses and stand-alone units, and representation for these residents should be included in the operations of the Association.

More specific information regarding the upcoming nomination and election for the Board is included on a succeeding page of this newsletter.

Submitted by the Nominating Committee



## **GO LOOK @ 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, who will gladly 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.

## **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](mailto: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.



## **PROPERTY MANAGEMENT COLUMN:**

As cold weather approaches, the parking lot and driveway markers will be going up soon. Please be aware of them when they are installed. As a reminder, Morin's will plow whenever snowfall exceeds 1inch.

Leaf pickup is in the process of being scheduled by Morin's. When the management office has a firm date, we will let you know.

The Finance Committee is working diligently to finalize their recommendation to the board on the 2023 budget. I would like to recognize all members of the committee for their hard work and dedication to the association.

Construction of the ramp to the entrance to the clubhouse is scheduled to begin on November 9th. Access to the clubhouse and management office from the front of the building may be interrupted during the process, however access via the rear entrance through the pool gate will be available should you need to come inside to see us during regular office hours.

All of us here in the management office wish you a safe and Happy Thanksgiving.

*Steve Palmer*

Property Manager

### **Finance Committee Meeting**

Monday, November 14th, 6:00 pm  
in the Clubhouse

### **Monthly Owners' Meeting**

Wednesday, November 16<sup>th</sup> , 6:00 pm  
via Zoom meeting

### **Foxfire Management Contact information**

Steve Palmer, Community Association  
Manager [spalmer@foxfirenh.com](mailto:spalmer@foxfirenh.com)

Amy Stewart, Assistant Property Manager  
[astewart@foxfirenh.com](mailto: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



# Brussels Sprouts Gratin

## Ingredients:

- 1 pound Brussels sprouts, cleaned and trimmed
- 2 slices bacon, cut into ½ inch pieces
- Salt and ground black pepper to taste
- ½ cup heavy cream
- ¼ cup breadcrumbs
- ¼ cup grated Parmesan cheese
- 2 tablespoons butter, cubed



## Instructions:

- Preheat oven to 400°F (200°C). Lightly grease baking dish.
- Bring a large pot of water to a boil. Add the Brussels sprouts and cook uncovered until tender, about 8 minutes. Drain in colander, then immediately immerse in ice water for several minutes to stop the cooking process. Once the Brussels sprouts are cold, drain well, and cut in halves or quarters, depending on size. Set aside.
- Place bacon in a large, deep skillet. Cook over medium-high heat, turning occasionally, until limp and lightly browned, about 5 minutes. Reduce heat and stir in the Brussels sprouts. Season with salt and pepper then toss for about 1 minutes to evenly distribute the seasonings. Arrange bacon and Brussels sprouts on the prepared baking dish. Pour cream evenly over the mixture, then sprinkle breadcrumbs and Parmesan cheese on top. Distribute pieces of butter over the breadcrumbs.
- Bake until golden brown and heated through, 20 to 25 minutes.

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.



## DOG WALKER

12/5/2022 – 2/28/2023

- Seeking committed dog walker 4 weeknights starting Monday, Dec 5th
- 20 minutes M, T, W & Th at 5:30 pm
- No big storms, Fridays or holidays needed.
- She is a super friendly black Lab and well-behaved.
- Flat rate of \$100.00 per month till end of February
- Please inquire by text only: 978-726-9311



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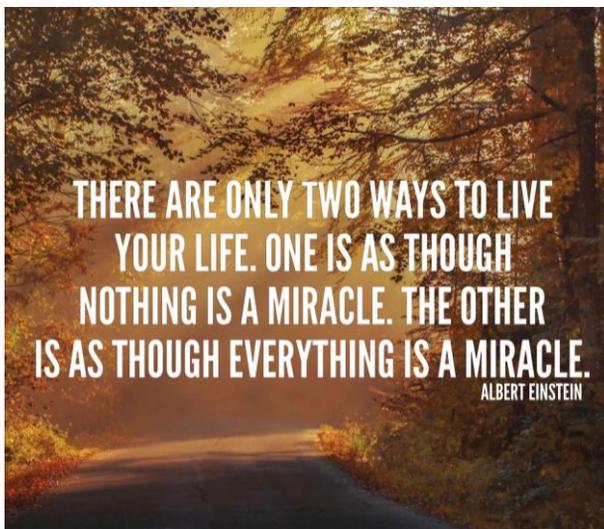
Call me if Friends or Family want to join us at Ledgewood Hills.

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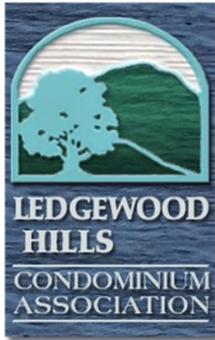


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LEDGEWOOD HILLS RESIDENT SINCE 1998

Call me for outstanding service and results

**“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](mailto:drknnh02@aol.com)), or Joan Champagne (603-598-9964). Nomination Forms can also be found on the LedgeWood Hills website at [www.ledgewoodhills.org](http://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: \_\_\_\_\_