



Board of Directors

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Bobbye Bartels, Vice President
Sheri Fortier, Treasurer
Tom Hoose, Secretary
Susan Lewis, Director

Property Management

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

Owners' Hours at Clubhouse

Monday thru Friday 9am-3pm



NOVEMBER 2023

PRESIDENT'S COLUMN

Next month the Board will place before the Association the 2024 budget and monthly fee for owner approval. Substantial time will have been spent by the Reserves, Landscape, and Finance committees and Property Management to make recommendations for the final spending plan and monthly fee. These committees put in substantial time to find areas to control spending. It is the Board's fiduciary responsibility to watch over the condition of the common property and the Association's finances with the goal of balancing all the needs for the benefit of all owners.

This coming year looks to be extraordinarily challenging. We were just informed that our insurance rates are quoted to increase by 87% which is more than \$110,000. The value of our building coverage has increased to just over \$144 million from just over \$122 million, roughly 18%. This trend is being seen around the nation as the cost for building replacement have skyrocketed with inflation. Our independent agent has aggressively approached 14 other companies for alternative quotes. In addition, we are evaluating how the amount of the deductible might be changed to reduce the increase. But this is a national trend, and will not go away; so the increase for insurance likely will have a real impact on our 2024 budget.

In addition, we must continue to replace the fire suppression systems in our mid-rises. We will not compromise on life safety and these systems need to be replaced. Building 30 was first to be completed the five remaining mid-rises needing this done over the upcoming years. In addition, mid-rise elevators also are reaching the end of their useful life and need replacement. We will keep the older units available to provide parts for repairs as parts are no longer available due to their age. These two items alone exceed the amount of money budgeted for Reserves last year. Thus, there is pressure on Reserves.

So there are a number of very hard decisions and trade-offs that will come before the Association. All who have been involved are trying to find areas of savings to offset the required spending needs. We are all in the same boat as we wrestle with future finances.

Board elections will be held at our January Annual Meeting. Two 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.

Have a safe November and a Happy Thanksgiving.

Peter Antoinette

Approved Light Styles for Ledgewood Hills

Many homes in Ledgewood have porch or deck lights that don't meet our architectural standards. The Board understands that owners may have inherited that light and offers a "grace period" in which owners can replace their non-conforming light with one of the approved styles. This means that if the light needs replacing now, the owner should install one of the recommended styles. If the light is working fine but it's not an approved fixture, the Board asks the owner to replace the light as soon as possible. Board approved exterior light styles are the lights originally installed by the architect and builder, as shown in the photos below. Replacement lights should match one of these styles. They are bright polished brass metal, mounted onto the building with a white backing board. Depending on its location, the mounting board should have a white metal water diverter across the top. Slight variations of this brass light can be found online from Wal-Mart® and other local retailers. The black light may no longer be available.



Approved original light style, available from Foxfire Property Management



Approved original light style, available from Foxfire Property Management



Approved light style, available online from local retailers



Approved original light style, the only light approved in black

Your new light needs ARC (*Architectural Review Committee*) approval before it can be installed. The ARC request form is on our website,

<https://ledgewoodhills.org/modification-request-form>. Please download the form, add

your request information, and Email to Property Management, spalmer@foxfirenh.com. Thank you for helping to keep Ledgewood Hills beautiful!

NOMINATING COMMITTEE ARTICLE

“They always say time changes things, but you actually have to change them yourself,” (Andy Warhol). There are only a few weeks left before we have our Annual Condo Association Meeting. If you have been considering ideas and have a desire to work with an established team for the improvement of our community, then [like Uncle Sam with his pointed finger], “We want you!”

One of the motivators for getting involved on the Board of Directors is to work together to suggest progressive ideas for the ever-on-going improvement of our community. If you have the desire to engage with an established Board and to *get involved*, then this is your opportunity to participate and contribute.

The only two requirements are: 1) Be an on-site owner in good standing; 2) *Care about the community*; i.e., Bring your sense of working together with the other members of our community, and the rest will follow naturally. If you meet those conditions, then... We are looking for residents like you!

For more information, please check out this link on our website:

<https://ledgewoodhills.org/governance-1> On this page is also a Nomination Application Form which can be downloaded, filled out, and submitted to Property Management. If you have any questions, please contact: Joan Champagne at champ.sing@comcast.net.



SIDING REPLACEMENT COMMITTEE REPORT

September 20, 2023

Bobbye Bartels, Committee Chair

When looking at the budgets for the last several years, it is very clear that keeping our cedar siding in good repair is becoming very expensive and elevating the amount we pay in the monthly maintenance fee. For pre-paint carpentry and painting, in 2021 we spent \$416,000, in 2022 we spent \$316,832, and this year it will be about \$375,000. Pre-paint carpentry and painting expenditures are second only to landscape for the largest amount of the budget each year. Over the last 10 years the average cost increase for pre-paint carpentry and painting our buildings was 7%; some years more and some years less. Prior to 2022 we had a six-year paint cycle (every building was painted once every six years), but in 2022 we extended the paint cycle to eight-years, with advice from painters, as a way to keep the monthly maintenance fee more acceptable to owners. If we had not extended the paint cycle length, the monthly maintenance fee would have increased more than it has since the change was made. As Treasurer, I became alarmed at the cost of pre-paint carpentry and painting and I asked the Board in 2022 to allow me to set up a committee to look at alternatives for our current siding and the Board agreed; I formed a committee.

At the request of the committee, the Board agreed to allocate \$15,000 to get an estimate for what it would cost to replace the current cedar siding and the decks. Vinyl siding seemed the best option over other materials since most new construction uses vinyl siding, aluminum siding is seldom if ever used, and hardy board siding requires painting on a regular basis. Composite would be used for the decks and trim. We contracted with JHSpain Construction to provide an estimate and this spring they walked the property, taking photos and measurements. On August 14 JHSpain gave their report to the Committee with what they call a “global estimate”, which is not a bid because the cost of the materials was not negotiated with the manufacturer. The global estimate to remove the cedar siding, wrap the buildings with a thermal and moisture barrier, and install vinyl siding and trim is \$10, 598,256; and the global estimate to replace all decks with composite materials (decking and railing) is \$1,580,676 for a total of \$12,178,932. **NO WINDOWS WOULD BE REMOVED AND REINSTALLED**, repeating, **NO WINDOWS WILL BE REMOVED AND REINSTALLED**. This global estimate does not include a contingency for replacing rotted sheathing under the siding or the Property Management Oversight fee for expertise beyond the normal management of the property.

The committee must now determine where to go from here. Some possibilities include getting a bank loan, spreading the project over several years, or sticking with our current cedar siding with pre-paint carpentry and painting cycles. You are probably asking if there will be a special assessment and no decision has been made but that could be part of the discussion.

All big decisions like this one require time to get all questions answered and that will be the case with this project. You will get reports as more information becomes available. If the decision is made to move forward with this project, there will be open meetings for owners just as there was for the roof project. I know you have lots of questions but at this time I don't have answers, so I will not take questions tonight. The committee has generated many questions to which we will be getting answers and as we have answers they will be shared with you. If you would like to join the committee, please see me after the meeting.



PROPERTY MANAGEMENT COLUMN:

With our abrupt end to the warm weather, thoughts of the holiday season are upon us. Please take a few minutes and review the Rules and Regulations concerning holiday decorations. These can be found in section 11.8.

As discussed at last month's owner's meeting, fall clean up around the community may be later than normal due to the late falling of leaves. As the landscape crews begin their work to clean up the leaves and post the stakes for winter plowing, please watch for any stakes that may get knocked over. This is also a good time to familiarize yourself with the snow removal rules so that when we do get stormy weather, you are prepared. Also, as a reminder for parking at the townhouses, in the back of the Rules and Regulations handbook, there are diagrams outlining which space is assigned to each unit and where the guest spots are located. Please ensure you and your guests or contractors park according to the assigned locations.

There are still some dates open for the clubhouse to be rented this season. If you are interested in renting it for an event, give us a call in the management office to secure a date. The agreement is located on the website so that you can review the rental guidelines. Book ahead, the dates will fill up quickly over the next few weeks.

Finally, we are seeing areas where pet owners are not cleaning up after their pets. Be a good neighbor and scoop every time.

Steve Palmer

Property Manager

Finance Committee Meeting
November 13, 2023 at 6pm
In the clubhouse

Monthly Owners' Meeting
November 15, 2023 at 7pm
In the clubhouse

Foxfire Management
Contact information

Steve Palmer, Community Association
spalmer@foxfirenh.com

Jocelyn Torres, Assistant Property Manager
jtorres@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



Prep Time: 20 mins
Cook Time: 1 hr 5 mins
Additional Time: 1 day
Total Time: 1 day 1 hr 25 mins
Servings: 24
Yield: 12 cups

Old Fashioned Stuffing



Ingredients

30 slices white bread, lightly toasted
2 tablespoons butter
1 large onion, finely chopped
2 stalks celery, finely chopped
2 cups chicken broth
2 large eggs, lightly beaten
2 tablespoons water, or as needed
(Optional)
2 teaspoons rubbed sage
1 teaspoon garlic powder
salt and ground black pepper to taste

Directions

1. Spread toasted bread slices on baking sheets and let sit out at room temperature until hard, about 24 hours.
2. Once bread slices are ready, gather all ingredients
3. Preheat the oven to 325 degrees F (165 degrees C). Lightly grease a 9x13-inch baking dish.
4. Crush bread slices into crumbs with a rolling pin. Transfer crumbs to a large bowl.
5. Melt butter in a medium saucepan over medium heat. Stir in onion and celery; cook and stir until soft, 5 to 7 minutes. Remove from heat and drain.
6. Add chicken broth and eggs to bread crumbs; mix until combined and moist, but not mushy. Add water, if necessary, to attain desired consistency. Mix in cooked onion and celery, sage, garlic powder; season with salt and pepper.
7. Press dressing mixture into the prepared baking dish.
8. Bake in the preheated oven until the top is brown and crisp, about 1 hour.
9. Serve hot 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.

Garage for Rent

Need extra winter storage?
Garage available from
November 2023-May 2024
for \$50 per month. If
interested, call 303-981-
0524 for more information.



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Submission deadline for the December Newsletter is Tuesday November 28, 2023