



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
Jocelyn Torres, Assistant Property Manager
603-889-1378

Owners' Hours at Clubhouse

Monday thru Friday 9am-3pm



PRESIDENT'S COLUMN

October '23 Newsletter Presidents column

Update on the pond. A meeting was held with Solitude Lake Management, a New England environmental firm that specializes in the development of customized lake, stormwater pond, wetland and fisheries management programs that include water quality testing and restoration, nutrient remediation, and invasive species control. Their experience with the invasive water chestnut requires a 5-year program for control, as seeds have fallen to the bottom and keep germinating over several years. They suggest there are only two strategies: 1) physical removal by a floating harvester or 2) herbicide treatments that target the water chestnut. The harvester will cost approximately \$35,000 per visit. They are putting together an information package and quote for the herbicide treatment program. We emphasized the need for maintaining the surrounding vegetation, unharmed, as well as not impacting the fish and other creatures living in the pond. They assured us that the materials they have many years of experience with, when properly applied, will not cause harm to the other pond life. The board and will evaluate the two alternatives, re-check on other possible control methods, and decide what, if anything, we should do in the spring. We will keep you informed in the future.

Please consider becoming involved with the running of Ledgewood Hills. The Association needs new faces, ideas, and input into how we should manage our property and assets. Please consider running for the Board or if that is too great a time commitment, joining one of the Committees that play a vital role in Association operations. The election of Directors will be held during the Annual Meeting in January. Two positions are up for election. Candidate forms are available from Property Management.

As a concession for our outdoor Covid time meetings Owner's meetings have been held at 6PM. As pointed out in our last meeting this is not in alignment with our By-Laws. So, we will meet at 7PM at the Club House as called for in the By-Laws.

As darkness falls earlier, please be aware of your speed and the presence of walkers when driving. And enjoy the fall colors as we are enter what many consider the finest time of the year in New England.

Peter Antoinette

From ARC
(Architectural Review Committee)
Windows, Sliders and Doors

Are you considering updating your windows, patio sliders or doors?

Because windows, sliders and doors affect the external appearance of your building, replacements need approval from ARC before work can begin. To find the request form and a list of standards, please visit our website, ledgewoodhills.org and click PROPERTY, then ARCHITECTURAL STANDARDS.



Here you will find manufacturers and specifications to guide your choices. Once Property Management receives your Property Modification Request, ARC reviews it as soon as possible.

ARC sometimes has requests that would change the appearance of the property. One of these is windows or sliders with grids. Grids are only approved for detached homes, not for townhouses and midrise units. Another request is French Doors. Although they're attractive, they were not a part of Ledgewood's original design and cannot be approved.

If you're updating a slider, consider internal adjustable "blinds-between-the-glass". Owners have found that they're easy to operate and maintain, and they meet our standards.

Want to replace a storm door? Full-view glass and retractable screens are on the approved list. Look for a list of manufacturers on our website.

Remember that any change to the exterior of your property requires ARC approval. Thank you for helping to maintain the high standards that keep Ledgewood Hills the beautiful and desired community that it is!

About the Community Garden

Requests to participate in the Community Garden should be submitted to [Property Management](#) via email message. Please be sure to provide your Ledgewood mailing address and an email address.
harvest season.

Please visit [Community Garden \(ledgewoodhills.org\)](http://Community Garden (ledgewoodhills.org))



NOMINATING COMMITTEE ARTICLE

Have you been considering running for the Board of Directors for the term 2024-2026?

As you ponder, a normal thought is, "It will be too much of a time-sink; I am simply too busy to take on one more activity." You are not unusual. This has been the thought process for many (most? all?) of the members who have been elected to the current Board and those of previous years. If that is yours also, then YOU'LL FIT RIGHT IN!! It is not uncommon for Board members to have a career in which 50+ hour workweeks are not unusual. The Ledgewood BOD is a team effort. There are no "time requirements."

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 engagement and working together with the other members for the enhancement of our community, and the rest will follow naturally. If you meet those conditions, then... We are looking for residents like you!

The office terms are for two years. Two of the five members have fulfilled their two-year commitment, and one has indicated interest in running again. 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 the Committee: Joan Champagne email (champ.sing@comcast.net) or call 603-598-9964). Dan Kelly has resigned from the Nominating Committee. We thank him for his years of service and the contributions and efforts he provided!

SMOKE DETECTORS

In honor of the Fire Safety Month, we kindly remind homeowners of their responsibility to maintain the smoke detectors. According to the National Fire Protection Association, residents are recommended to replace the hardwired smoke detectors after ten (10) years. If the smoke detector continues to beep after replacing the batteries, it may need to be replaced entirely.



PROPERTY MANAGEMENT COLUMN:

It is hard to believe we are in the throws of autumn already, especially after such a rainy summer. The days are growing shorter and it's time to think about old man winter. This means getting ready for cold and snow. If you are a snow bird, please let us know here in the management office of when you will be away and ensure that we have your emergency contact information on file in the event we need to reach you. Please refer to the snow bird information sheet found on the website and ensure the heat in your home is set to at least 55 degrees while you are away.

The Old Farmer's Almanac is calling for a snowy winter season with temperatures above normal. As we have welcomed many new residents into the community, this is a good time to review the snow removal procedures and refamiliarize yourself with the process and when Morin's will be on site to remove snow.

October is National Fire Prevention Month. This is the month fire departments recommend the testing of smoke detectors and replacing the batteries. There are many online resources for you to access with a wealth of fire safety tips and suggestions.

Need insurance information? The Ledgewood Hills website has the contact information for Infinger Insurance under the Community tab. You may contact them via phone or email. They are happy to provide you with whatever information is needed.

Happy Halloween!!!

Steve Palmer

Property Manager

Finance Committee Meeting	Foxfire Management
October 16, 2023 at 6pm	
In the clubhouse	Contact information
Monthly Owners' Meeting	Steve Palmer, Community Association
October 18, 2023 at 7pm	spalmer@foxfirenh.com
In the clubhouse	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



Spaghetti Squash Meatball Casserole

Ingredients

- 1 medium spaghetti squash (about 4 pounds)
- 1/2 teaspoon salt, divided
- 1/2 teaspoon fennel seed
- 1/4 teaspoon ground coriander
- 1/4 teaspoon dried basil
- 1/4 teaspoon dried oregano
- 1 pound lean ground beef (90% lean)
- 2 teaspoons olive oil
- 1 medium onion, chopped
- 1 garlic clove, minced
- 2 cups chopped collard greens
- 1 cup chopped fresh spinach
- 1 cup reduced-fat ricotta cheese
- 2 plum tomatoes, chopped
- 1 cup pasta sauce
- 1 cup shredded part-skim mozzarella cheese

Directions

1. Cut the squash lengthwise in half; discard seeds. Place halves on a microwave-safe plate, cut side down. Microwave, uncovered, on high until tender, for 15-20 minutes. Cool slightly.
2. Preheat oven to 350°. Mix 1/4 teaspoon salt with remaining seasonings; add to beef, mixing lightly but thoroughly. Shape into 1-1/2-in. balls. In a large skillet, brown meatballs over medium heat; remove from pan.
3. In same pan, heat oil over medium heat; saute onion until tender, 3-4 minutes. Add garlic; cook and stir 1 minute. Stir in collard greens, spinach, ricotta and remaining salt; remove from heat.
4. Using a fork, separate strands of spaghetti squash; stir into greens mixture. Transfer to a greased 13x9-in. or 3-qt. baking dish. Top with the plum tomatoes, meatballs, sauce and cheese. Bake, uncovered, until meatballs are cooked through, 30-35 minutes.

Nutrition Facts

1 serving: 304 calories, 14g fat (6g saturated fat), 69mg cholesterol, 590mg sodium, 19g carbohydrate (10g sugars, 4g fiber), 25g protein. **Diabetic Exchanges:** 3 lean meat, 2 fat, 1-1/2 starch.

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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Submission deadline for the November Newsletter is Friday October 27, 2023