

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

I am so pleased to direct your attention to the new Ledgewood Hills website. Our old website was put out of commission when the company that was its host unexpectedly went out of business. It has taken a great deal of work to capture the old information and create from scratch a new website. This work was led by Jeanne Schulze. Susan Lewis took the fabulous photographs that showcase our community so well. Director Tom Hoose gave significant support to the effort. They put in an enormous effort to create a terrific website that is far better and much more complete than what previously existed. Others contributed to the content to make the information as accurate as possible. The board thanks Jeanne and Susan and all those who contributed for all hours they spent getting the information from the old dead site and creating a marvelous new website. Please visit it at <https://ledgewoodhills.org>.

Quick update on clubhouse access. The contractor and Morins have met and synchronized their plans for the project. We plan for a start this month. You will see that "Dig-Safe" type flags have been placed as a first step. Given that building material supplies will not be interrupted we hope the project will be completed in December. Stay tuned.

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. Three positions are up for election. Candidate forms are available from Property Management.

It is unlikely that we can hold one more stand-up meeting at the tennis court. We are working with Property management to put Zoom meetings back in place. Stay tuned for more information.

As darkness falls earlier, please be aware of your speed and the presence of walkers when driving.

Enjoy the spectacular fall season.

Peter Antoinette



Nominating Committee – October Submission (22):

It is that time of year again when we begin the process of encouraging residents to become a candidate for the Board of Directors (BOD). The elections will be held at the annual meeting in January 2023 and will serve for a two (2) year term. This year three (3) members of the current BOD (Peter Antionette, Salli Haberman, and Chris Siebert) will have served their two-year terms and will be up for reelection. The only qualification for being on the Board is that you be a member of the Association in good standing, an on-site resident of Ledgewood Hills and are committed to maintain and/or improve the Ledgewood Hills property.

As in the past, we are in the planning stage of having an “Informational Meeting” for all candidates. This meeting will provide information on the duties, responsibilities, and time commitments of Board members.

The Nomination Application form could be found at <https://ledgewoodhills.org/forms> if you are considering running for a Board position. Please contact either Dan Kelly at drknh02@aol.com, Joan Champagne at champ.sing@comcast.net or Amy Stewart astewart@foxfire.com who would also happily provide you a Nomination Application form. Submit completed forms to Property Management.

Submitted by the Nominating Committee



THE NEW WEBSITE HAS LAUNCHED!

The community website is now up and running under <https://ledgewoodhills.org/>! We cannot thank Jeanne Schultze enough for her countless hours she devoted and eloquent techniques designing the webpage for us. Extra special thanks to Susan Lewis and the ARC Committee for providing the breath-taking pictures of the community and many updates pertaining the property information throughout the website!

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. We will resend the information.



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.



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 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

FURNACE REPLACEMENT

The new energy efficient furnaces require additional exterior venting. Please be sure to have written approval of the ARC Committee prior to any external work. You could find an ARC Request Form on the website at:

<https://ledgewoodhills.org/forms>

All work must be done by a qualified heating contractor with a Certificate of Insurance (COI) and must comply with all applicable local, state and federal codes and requirements. In addition, the owner is responsible for obtaining a permit from the City of Nashua.



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:

With schools back in session and the days getting dark earlier, please adhere to the 20mph speed limit throughout the property. Kids and pets can be hard to see in the diminished light and it only takes a second of distracted driving to cause an accident. Also, the stop sign near the entrance of the property has seen many cars roll through it lately and not come to a complete stop. Keep in mind that traffic entering the property has no stop sign and have the right of way. When exiting the property, you must come to a complete stop and yield to oncoming traffic.

October is Fire Safety Month. This is the time to make sure your home is protected, and you are prepared.

Tips include:

- Install smoke alarms on every level of your home, inside bedrooms and outside sleeping areas.
- Test smoke alarms every month. If not working, change the batteries.
- Talk with all family members about a fire escape plan and practice the plan twice a year.
- If a fire occurs in your home, GET OUT, STAY OUT and CALL FOR HELP. Never go back inside for anything or anyone.

Please remember to maintain the heat in your home to at least 55 degrees during the cold weather months, especially during prolonged absences.

Happy Halloween!!

Steve Palmer

Property Manager

Finance Committee Meeting

Monday, October 17th, 6:00 pm
in the Clubhouse

Monthly Owners' Meeting

Wednesday, October 19th, 6:00 pm
LOCATION TBA; WEATER DEPENDENT.

Foxfire Management Contact information

Steve Palmer, Community Association
Manager spalmer@foxfirenh.com

Amy Stewart, Assistant Property Manager
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



PUMPKIN SOUP DE JOUR

INGREDIENTS

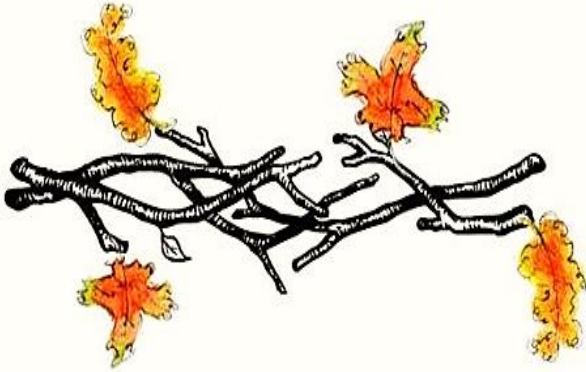
- 2 pounds pumpkin skin and seeds removed, chopped
- 1 onion roughly chopped
- 2 medium potatoes peeled and diced
- 1 large carrot peeled and diced
- 4 cloves garlic crushed
- 4 cups chicken broth or vegetable stock
- 2 chicken bouillon cubes crumbled
- Salt and pepper to taste
- 1/2 cup half and half
- 1/2 cooked bacon to serve (optional)
- Fresh parsley to serve (optional)



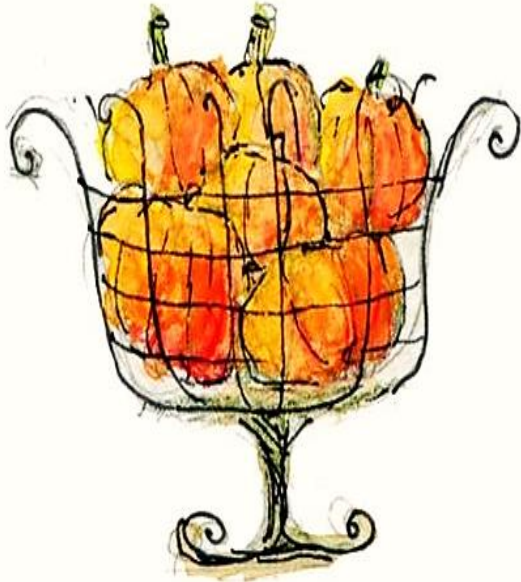
INSTRUCTIONS

- Place all ingredients, except cream, in a large pot or saucepan. Bring to a simmer over medium heat until vegetables are tender.
- Take off heat. Using a stick blender, blend until smooth.
- Add the cream and stir through (do not boil after adding cream).
- Add salt or pepper if needed.
- Serve with bacon and parsley (if desired).

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.



I can smell AUTUMN dancing
in the breeze.
The sweet chill of PUMPKIN
and
crisp sunburnt LEAVES.



Ann Drake



Sharon Dillon

Realtor

Serving So. NH & No. MA

603-930-8445 cell

603-459-1771 office

sdillon@masiello.com

436 Amherst St.
Nashua, NH 03063

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**THE
MASIELLO
GROUP**



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

A business card for Linda J. Saturley, a RE/MAX Broker-Associate. The card features a photo of Linda on the left and contact information on the right. The background is blue with a wavy pattern.

RE/MAX
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MLS Each Office is Independently Owned and Operated



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Licensed in NH and MA



LEDGEWOOD HILLS RESIDENT SINCE 1998

Call me for outstanding service and results