



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 summer departs, the work of our committees, the Board and Property Management continues to ramp up to develop next year's budget with setting of the monthly fee that you will vote on in December. We always seek to balance operational expenses, and funds needed for the future, reserves, to maintain our grounds and buildings in the manner that makes Ledgewood Hills such a desirable place to live. We continue to seek creative means to control our expenses in this time of inflation.

We are finally beginning the club house access project. We have chosen a design and also a contractor, following a competitive bidding process, to do the work. A ramp will be built, going to the left as one stands facing the club house entrance. As there are published specifications for the steepness of the ramp, it will extend well to the left, around the flag pole, and then turn right along the side of the building. The entrance will be where the double window now is. It will be removed and a doorway will be installed, with entry into the lobby sitting area. The cost is not fully finalized as we don't have a final quote from Morins for the landscape work, but it is anticipated the total will be in the \$110,000 range. Cost will be paid from the

Reserves fund. It is planned that work will begin next month with targeted completion in December.

The deck on the back of the clubhouse has been repaired. It is now useable by renters and continues to act as emergency egress for the meeting room area.

We intend to hold what will likely be our last "stand-up" owners meeting, weather permitting, on the lower tennis court beginning at 6PM, due to onset of darkness. We will use "zoom" meetings going forward until we can once again hold meetings in the club house.

And so, as it gets darker much earlier, drivers, please keep speeds down on our roads. Walkers and bikers, please wear light colored or reflective clothing and use flashlights to be visible for safety.

Enjoy the coming fall season.

Peter Antoinette

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."

SNOWBIRDS

If you plan to leave the property for an extended period of time, you must notify property management. Even if you leave at the same time every year, it is important to let us know. You will be required to leave us with your winter address, as well as an emergency phone number.

FURNACE REPLACEMENT

The new, energy efficient furnaces require additional exterior venting, which requires written consent from the Association's Board of Directors. Residents interested in installing this new furnace will need to submit an ARC form to property management (found on the website). All work must be done by a qualified heating contractor and must comply with all applicable local, state and federal codes and requirements. In addition, the homeowner is responsible for obtaining all city permits.

SMOKE DETECTORS

The National Fire Protection Association recommends that you replace your hard wired smoke detectors when they are 10 years old. Many owners have stated that their detector continues to beep after they replace the batteries. This is because they have expired, and is due for replacement. This is a homeowner's responsibility.



Hire Maintenance for Internal Quick Jobs:

Foxfire Management could help with interior repairs and/or upgrades for the unit owners at Ledgewood Hills. 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.



CHIMNEY CLEANING:

Chimney Inspections are required every other year regardless whether the chimney is in active use. The Rules states in Section 22. "Fireplaces, Certificates of inspection, stating that the fireplace is safe for use, must be furnished by a certified chimney cleaning firm to the owner who is responsible for filing the certificate with Property Management. The cost of the inspection and subsequent cleaning, if cleaning is required, will be borne by individual unit owners. If a cleaning is required, it is recommended that the chimney cleaner use a lightweight cleaning rod, taking care to be sure that the elbow (connector at top of firebox) does not become dislodged during cleaning."



DRYER VENT CLEANING:

Dryer vent cleaning is required at least once every four years per the Rules and Regulations update in September of 2017. Management asks for your certificates of cleaning or receipts from the cleaning company to have on file. The cost of the cleaning and any other related repair is at the cost of the Unit Owner per the Rules and Regulations. The Board may contract for such maintenance and assess the unit owner for such costs plus a \$ 50.00 fine if the cleaning is not done as required.



GRILL POLICY:

Grills must abide by State of New Hampshire requirements for our type of community. No grill is allowed within 10 feet of an over-hanging structure. For a complete understanding of the permitted use of grills, view the full document at:

<https://www.nh.gov/safety/divisions/firesafety/bulletins/documents/2017-04GrillUseatMulti-UnitDwellings.pdf>

Please refer to the Rules and Regulations, Section 9.7 Use of Grills, for review of the community's guidelines for grill use.



PROPERTY MANAGEMENT COLUMN:

Welcome to the fall season, it seems to have come in as quickly as summer did. With the cool weather, pests may attempt to come inside. Please make sure that any pest issues you notice are reported to property management to assess before any action is taken.

Morin's has begun the fall pruning on the property. Please be aware of their presence as they work their way around the property and avoid contact with the workers and equipment.

The paint phase is wrapping up on Aster Ct with the final buildings being completed. Thanks to all residents on Rosemary and Aster Courts for their cooperation this season in completing this project.

Thank you to all who have sent in their chimney inspection information. If you have questions or concerns with the process, please contact Amy here in the management office.

This year's pool season was a successful one, despite having to repair or replace the pumps for both pools. We appreciate the patience and cooperation of everyone who used the pools this season and helped to keep the furniture and pool areas clean for everyone to use.

Steve Palmer

Property Manager

Finance Committee Meeting

Monday, September 19th, 6:00 pm
in the Clubhouse

Monthly Owners' Meeting

Wednesday, September 21st, 6:00 pm
AT THE LOWER TENNIS COURT

Foxfire Management Contact information

Steve Palmer, Community Association
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



Quick & Easy Apple Cake

Ingredients

- 1-1/2 cups Rice flour , or all purpose flour
- 1 teaspoon Cinnamon Powder
- 2 teaspoons Baking powder
- 1/2 cup Caster Sugar
- 2 Eggs
- 1/2 cup Oil
- 1/2 cup Fresh cream
- 1/2 cup Buttermilk
- 1 teaspoon Vanilla Extract
- 2 teaspoons Rum , or brandy
- 3 Apples , peeled and sliced



Instructions

- To begin making the Quick and Easy Apple Cake Recipe, preheat the oven to 180 C. Grease and flour an 8 inch square pan or a 9 inch circular spring foam pan. Keep the pan aside.
- Sift the flour, baking powder and cinnamon in a large bowl and keep aside.
- In a large bowl or the bowl of the stand mixer, beat the eggs (flaxmeal egg replacer), oil, vanilla, cream, milk, sugar and rum until fluffy. Add in the flour mixture and beat until well combined. Add in the apples and keep a few apples aside to place it on the top.
- Scrape the batter into the greased pan and spread out evenly. Place a few sliced apples on the top of the cake batter and slightly press it down to coat it with the cake batter.
- Bake the apple cake in the preheated oven, until the tester like toothpick or a knife inserted in the center comes out clean, for about 40-45 minutes.
- Once the cake is baked, remove from the oven and allow the cake to cook completely.
- Serve the Quick and Easy Apple Cake as a snack for kids or as a tea time snack.

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.



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

Better
Homes
and Gardens
REAL ESTATE

THE
MASIELLO
GROUP



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

RE/MAX
Innovative Properties
Linda J. Saturley
Broker-Associate
GRI, LMC
169 Daniel Webster Highway
Nashua, NH 03060
Office: (603) 589-8800
Cell: (603) 440-8192
lsaturley@nhhomes.com
MLS Each Office is Independently Owned and Operated



Marnie Phillips
REALTOR
603-566-8849
marnie.phillips@beangroup.com
marnie.phillips@comcast.net

www.beangroup.com
Licensed in NH and MA



LEDGEWOOD HILLS RESIDENT SINCE 1998
Call me for outstanding service and results