



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

September 23 Newsletter Presidents column

Looks like summer is going to hang on for a bit. The Board, Property Management, and our various committees are fully ramping up to develop next year's budget that sets our monthly fee that you will vote on in December. All are seeking ways to balance operational expenses, and the need to set aside reserve funds, in order to maintain our grounds and common assets in the manner that makes Ledgewood Hills such a desirable place to live. We continue to seek creative means to control our spending in this time of inflation.

A contract has been signed with Consolidated Communications (Fidium) to permit them to install infrastructure to permit access to their services by owners. The Association is not endorsing their service. That is up to each owner. We are permitting them to install their "wires" on the outside of our buildings to permit an owner to, if they alone choose, hook up to their service. There is no cost to the Association, nor any marketing relationship. There will be digging in some areas to get wiring installed, and they are responsible for any damages to plantings or sidewalks. You may be seeing their contractors around the property as the project begins. Contact Property Management with questions or issues.

We have had repeated questions re the pond. As has been reported before, the covering is an invasive species of non-edible water chestnut. We have sought ways of eliminating the plants and have not yet had a plan that makes sense from either a financial or environmental aspect. It is high up on the board's issues to find a solution. Earlier this year, it was noted that there was a very active fish population with many spawning beds. And the yellow flag iris was very much in bloom around the shoreline. This means that there had been no negative impact from the water chestnuts so far. We will continue to both monitor the health of our pond, and seek ways to address the invasive water plants.

And, 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

Nominating Committee

With only one full quarter left in 2023, now is the time to consider candidates for the Board of Directors for LHCA for 2024. The Board is comprised of five members. The office terms are for two years. The terms for Sheri Fortier and Tom Hoose will be expiring at the end of this year. 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 Nominating Committee: Dan Kelly (drknnh02@aol.com) and Joan Champagne (champ.sing@comcast.net). Qualification requirements are two-fold: 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. Additionally, if you have suggestions of someone whom you think would be a good candidate but don't know their contact information, call either of us and we will follow up. Dan: 603-781-7690, or Joan: 603-598-9964, or use our email addresses.



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, you are certainly not required to use us. We do provide hourly services as well as quoted/bid jobs on a larger scale.



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.

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.



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 2022. 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.

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.



PROPERTY MANAGEMENT COLUMN:

As we enter the fall, many of you will be getting ready to migrate to warmer weather for the winter season. Please make sure to update Jocelyn here in the management office with your emergency contact information so you can be reached in the event of a serious issue.

With all the wet weather this summer, the irrigation system has mostly been shut off. You may have seen it running in some areas where reseeding has taken place. For the grass to succeed in these locations, consistent watering is needed. There are no plans to turn the system back on fully this season.

As I walk the property, I have had the pleasure to meet many new families pet additions. As a new pet owner, please take a few minutes to review the Rules and Regulations regarding pets and the responsibilities that come with owning a pet on the property. As always, please pick up after your pet so that you are being a good neighbor.

We have had an extremely high number of pests calls this summer, specifically for bees, wasps and hornets. As we have been addressing a site or nest, in some areas they have been moving on and creating a new hive nearby. If you are having an issue with pests, maintenance will come out to assess it as soon as possible and, depending on location, will call pest control out for assistance if needed.

I hope everyone enjoyed the summer pool season. Just as a reminder, the pool will be closed for the season on Monday, September 11th. Thank you to the pool committee members for all their hard work keeping the pools neat and clean and to everyone who used them with their help maintaining the decks so that everyone could enjoy them.

Steve Palmer

Property Manager

Finance Committee Meeting	Foxfire Management
September 18, 2023 at 6pm	
Monthly Owners' Meeting	Contact information
September 20, 2023 at 6pm	

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



Cream Cheese Banana Bread

Ingredients
Cooking spray

Banana Bread:

½ cup unsalted butter, melted
½ cup light brown sugar
1 large egg
¼ cup sour cream
¼ cup white sugar
1 teaspoon vanilla extract
2 ripe bananas
1 cup all-purpose flour
½ teaspoon baking soda
½ teaspoon baking powder
½ teaspoon salt



Directions

Preheat the oven to 350 degrees F (175 degrees C). Grease a 9x5-inch loaf pan with cooking spray.

Make bread: Combine melted butter, brown sugar, egg, sour cream, white sugar, and vanilla in a large bowl; whisk until smooth. Mash in bananas using a fork. Whisk in flour, baking soda, baking powder, and salt until just combined.

Make filling: Whisk together cream cheese, egg, white sugar, and flour in a medium bowl until smooth.

Pour 1/2 of the banana batter into the prepared loaf pan. Spread with cream cheese filling. Pour remaining banana batter on top.

Bake in the preheated oven until top is firm and bounces back when gently pressed, about 50 minutes. Cool in the pan for about 5 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.

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FAIL
WHEN
YOU
STOP
TRYING.



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Submission deadline for the October Newsletter is Friday September 29, 2023

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