

**Board of Directors**

Peter Antoinette, President
Sheri Fortier, Vice President
Bobbie Bartels, Treasurer
Susan Lewis, Secretary
David Solomon, Director

Property Management

Steve Palmer, Community Association Manager

Owners' Hours at Clubhouse

Monday thru Friday 9am-3pm

APRIL 2024



PRESIDENT'S COLUMN

We spend a significant amount of our budget keeping our wooden buildings repaired and exteriors looking good. In an effort to reduce costs, we evaluated the possibility of converting our cedar siding to vinyl or suitable alternative. A Siding Committee, led by Bobbie Bartels, was formed to study the situation. They contracted a formal study by an outside expert to assess the scope and cost of replacing our siding with vinyl. After their review and by the Board, the total cost for such a program is far too expensive to consider further. So, for the foreseeable future we will stay with our wood siding.

The Board continued to spend significant time looking at the issue. Input was received from contractors and owners. The result is that we have decided to take a holistic approach to keep up with exterior wood repairs and painting. To address wood rot and siding age, we will, in more cases, be replacing the siding on a full side of a building rather than only use "pieced-in" repairs. Full replacement can be less expensive with labor savings and results in extension of the useful life of that portion of the building. Spot repairs will continue to be used depending on the condition of a building's exterior.

We will make a substantial change to exterior painting. The objective is to both preserve the life of our wood siding and maintain the aesthetic curb appeal of the exterior over the duration of the 8-year Phase cycle. After much consideration we are going to begin to use a special high peel bonding primer as a first coat. The primer is water-based coating specifically designed to extend the life of weathered surfaces by sealing and smoothing the surface of previously painted and weathered siding. It encases the siding with a breathable acrylic layer. The primer is designed to top-coat with a water-based paint, rather than the stains we use now. The colors will match our current siding color.

The use of this new matched system will result in a much thicker coating that we anticipate will provide the best means currently available to preserve the life and look of our wood siding. Using this new paint system will increase the cost of painting which, with some adjustments, we can cover in our 2024 budget.

To maximize the impact of this new painting approach we will enter into a three-year contract with the vendor, Prime Touch, who brought this new system to us. We sought bids and input from other contractors but we feel a long-term contract, that is cancellable by us, assures that the Associations gets the best value in this new approach to wood repair and exterior coating.

Many thanks to Bobbye Bartels and the Siding Committee, Property Management, and members of the Board for all the extra work put into this effort. We look forward to seeing the benefits over the full Phase cycle.

Enjoy the expected spring weather.

Peter Antoinette

BUDGET NOTE
From the
Treasurer

2024
Association Survey Results

In 2012, the Association replaced the roads at Ledgewood Hills but didn't have enough money in reserves to pay for the replacement. Instead of levying a special assessment on owners, owners agreed to borrow \$702,750 from the association's reserve account with a payback of 25 years at no interest to cover the unfunded road replacement reserves,. Each subsequent year, the reserves budget includes \$28,110 as payment toward that loan and by the end of 2024 the association will have made 13 payments on the loan. Hopefully, the roads will not need another replacement before the loan is completely repaid.

As a follow-up to the 2024 Survey and in accordance with the 2024 Budget the Board has made the following decisions. First the Property Manager will research repairing the cracks in the lower tennis courts for safe continued multi-purpose use. Secondly, irrigation will not be reduced at this time because time and effort has been put into rain sensor operation along with judicious sprinkler scheduling. Irrigation was shut down last year due to excessive rain. We will monitor water cost this year and if we reach the amount the 2024 budget allocated to water costs, irrigation may be shut down. Full survey results are presented at the end of this newsletter.



Grilling season is almost here!! As a refresher, please review section 8.7 of the Rules and Regulations for guidance on what grilling method is allowed at your unit.



Guidelines for properly displaying US flags are located in the Rules and Regulations under section 11.7. The display of any other flag, banner or pennant is prohibited.



Hire Foxfire Maintenance for handyman Jobs:

Foxfire Property 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, and you are certainly under no obligation to use us. We do provide hourly services as well as quoted/bid jobs on a larger scale. We are now scheduling deck power washing and painting for the spring season. Call or email the office to get your free quote.



PROPERTY MANAGEMENT COLUMN:

As winter refuses to let go, spring clean up around that property has begun but has also been delayed in between storms. Morin's continues to clean up as much as possible when they can and have been taking down some trees that were scheduled for removal. As they are working around the property, please be aware of their work crews and vehicles in and near roadways. Also, at this month's Owner's meeting on the 17th, representatives from Morin's will be here at 6pm as part of the ongoing informational meetings prior to the regular meeting at 7pm. Tom Morin, owner of Morin's Landscaping, and Steve Emmit who is assigned as the account manager for Ledgewood, will be on hand to answer your questions.

If you are making your monthly HOA fee via an online process, please ensure you have the check made payable to Ledgewood Hills Condominium and not Foxfire Property Management. Please email us here in the property management office with questions.

This year's paint and rot repair phase will include the following addresses: 31-107 Ledgewood Hills Dr; 3-10 Lilac Ct and the playground equipment. As the schedule is confirmed, we will notify you of when and where work will begin, weather permitting. . While the project is in progress, please direct any questions or concerns to the management office and not to the work crews directly. We will coordinate with them to resolve any issues.

Happy spring!!

Steve Palmer

Property Manager

Next Finance Committee Meeting Monday, May 13, 2024, at 6pm in the clubhouse	Foxfire Property Management Contact information Steve Palmer, Community Association Manager spalmer@foxfirenh.com
Monthly Owner's Meeting Wednesday, April 17, 2024, at 7pm in the clubhouse	

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



Trash Pick Up Reminder

Trash must be set at curbside on the day of collection or the evening prior to collection only after sunset and must be in the proper containers. Empty containers must be stored out of sight after a collection, on the same day as the collection. Owners are responsible for picking up trash if their bags are broken into by wildlife.

SIDING COMMITTEE UPDATE

After spending almost 2 years investigating saving money by replacing the current cedar siding with another option (most likely vinyl), the committee has recommended to the Board of Directors to not replace the current cedar siding. The committee is strongly in favor of replacing the cedar siding with a product that does not require as much maintenance, but couldn't find a way to finance such a project at this time without a huge special assessment. The committee also looked at replacing decks with composite material but because the siding will not be replaced replacing decks with composite was no longer part of the committee's objective. The Board of Directors will continue to look at decking options. Having no other business the committee is disbanded with the thanks from the Board of Directors.

Need a place to host your next event?

The clubhouse is available for rent and dates are filling up fast for spring parties. Details can be found on the website along with the Rental Agreement form. Call or email the management office to secure your date now before it's taken.





SPRING ORZOTTO

Ingredients

Makes 4–6 servings

2Tbsp. extra-virgin olive oil
2shallots, finely chopped
3garlic cloves, thinly sliced
2tsp. Diamond Crystal or 1 tsp. Morton
kosher salt, divided, plus more

1lb. Orzo
1cup dry white wine
Freshly ground pepper
6oz. sugar snap peas, strings removed,
thinly sliced

½cup frozen peas, thawed
1oz. Parmesan, finely grated (about ½
cup)
4Tbsp. unsalted butter, cut into small
pieces
3Tbsp. fresh lemon juice
½cup store-bought pesto



Directions

Step 1

Heat 2 Tbsp. extra-virgin olive oil in a large Dutch oven or other heavy pot over medium-high. Cook 2 shallots, finely chopped, until slightly softened, about 3 minutes. Add 3 garlic cloves, thinly sliced, and 1 tsp. Diamond Crystal or ½ tsp. Morton kosher salt and cook, stirring often, until softened and fragrant, about 3 minutes.

Step 2

Add 1 lb. orzo and cook, stirring often, until toasted and golden in spots, about 3 minutes. Add 1 cup dry white wine and 1 tsp. Diamond Crystal or ½ tsp. Morton kosher salt. Season with lots of freshly ground pepper; cook, stirring often, until liquid is absorbed, about 2 minutes.

Step 3

Cook orzo, adding 5 cups water a cupful at a time, stirring often and waiting until absorbed before adding more, until almost tender, about 15 minutes total. Add 6 oz. sugar snap peas, strings removed, thinly sliced, ½ cup frozen peas, thawed, and another ½ cup water; cook, stirring often, until vegetables are crisp-tender and orzo is cooked through, 2–3 minutes. (Orzotto will continue to thicken as it cools.) Remove from heat, add 1 oz. Parmesan, finely grated (about ½ cup), 4 Tbsp. unsalted butter, cut into small pieces, and 3 Tbsp. fresh lemon juice, and stir until combined and melted. Taste and season with more salt and pepper if needed.

Step 4

Divide Orzotto among shallow bowls and swirl a little of ½ cup store-bought pesto into each; sprinkle with more pepper

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.



Marnie Phillips
REAL ESTATE ADVISOR / REALTOR®
M. 603.566.8849 | O. 603.888.5662
Marnie@monumentrealtyNH.com
www.MonumentRealtyNH.com
4 Main Street, Hollis, NH 03049



Ledgewood Hills resident for 26 years--
Ledgewood/local real estate specialist for 22 years!



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



Each Office is Independently Owned and Operated



THE MASIELLO GROUP



Sharon Dillon

Mobile - 603-930-8445
Office - 603-889-7600
Email - sdillon@masiello.com

NASHUA OFFICE
410 Amherst Street, Suite 100
Nashua, NH 03063

www.masiello.com

Each Office is Independently Owned and Operated.

Rental

Ledgewood Hills Midrise 45
Dogwood Drive- 2 bedroom, 2
bathrooms

Master bedroom overlooks the
pond

2nd floor living room view is over
the pool area

Available Mid April 2024

Contact yutz@comcast.net

**FOR SALE – \$389,900 - MIDRISE
16 - UNIT 106**, 2Bed rms, 2 Bath
rooms with a Floor plan photo
showing a total of (1449’ sq ft),
that includes the (160’ sq ft)
deck. Exceptional Gazebo and
Pond views. To contact owner
email;[RobertF.OConnell@com
cast.net](mailto:RobertF.OConnell@comcast.net)

**Life is like riding a
bicycle. To keep your
balance, you must keep
moving. Albert Einstein**

2024

LEDGEWOOD HILLS CONDOMINIUM ASSOCIATION SURVEY

Please place a check under the column to the right of the item that best expresses your opinion

LANDSCAPE		OUTSTANDING	SATISFACTORY	UNSATISFACTORY	NO OPINION
1	Current grounds maintenance by contractor	47	37	4	1
2	The activities of the landscape committee	35	40	4	16
PROPERTY MANAGEMENT		OUTSTANDING	SATISFACTORY	UNSATISFACTORY	NO OPINION
3	Job performance	37	39	1	5
4	Initial response time to owner requests	32	37	9	6
5	Time to complete requests	23	41	10	10
6	Adequate clubhouse open hours with property manager	32	37	1	13
7	Newsletter is informative	40	41	0	4
8	Suggestions for making the newsletter more informative:				
9	Website Maintenance	14	32	5	23
BOARD OF DIRECTORS		OUTSTANDING	SATISFACTORY	UNSATISFACTORY	NO OPINION
10	Keeps owners informed	33	42	8	5
11	Works to maintain property values	41	35	3	4
COMMITTEES/BOARD SERVICE: Check those on which you served in the past, currently serve, and/or have an interest on serving		PAST SERVICE	CURRENTLY SERVING	INTERESTED IN SERVING	
11	Board of Directors	8	3	1	
12	Finance Committee	8	5	4	
13	Capital Reserve	6	4	1	
14	Landscape	3	2	2	
15	Pool	5	3	0	
16	Midrise	4	7	2	
17	Nominating	3	0	1	
18	Architectural Review	5	3	1	
19	Roof	5	0	0	
20	Siding Replacment	2	6	1	
21	Garden	2	2	1	
USE OF FACILITIES/AMENITIES		MORE THAN 5 TIMES PER YEAR	1-5 TIMES PER YEAR	NEVER	
22	Clubhouse for private use	1	18	66	
23	Swimming Pool	30	32	20	
24	Tennis Court	3	14	67	
25	Pickleball	6	8	65	
26	Read Newsletter	76	6	0	
27	Playground/Park	21	28	31	
28	Garden Plot	4	3	70	
29	Website	24	51	8	
ASSOCIATION MEETINGS		AGREE	DISAGREE	NO OPINION	
30	I/We attend most association meetings	32	37	10	
31	I/We attend the annual meeting	51	18	7	
32	I/We get the newsletter by email. If not, please provide an email address at the end of the survey so we can save the cost of printing the newsletter.	74	2	3	
KEEP MONTHLY MAINTENANCE FEES LOW BY		AGREE	DISAGREE	NO OPINION	
33	Eliminate irrigation	5	63	7	
34	Decrease Irrigation	56	22	7	
35	Close one pool	12	60	9	
36	Close both pools	2	68	7	
37	Remove walkway shoveling from Snow Removal Contract	10	66	8	

38	Eliminate mulching	8	60	8
39	Other:	0	0	0
40	Other:	0	0	0

QUESTIONS RELATED TO LOWER TENNIS COURT		AGREE	DISAGREE	NO OPINION
---	--	-------	----------	------------

41	We agree to replacing the lower tennis court with a new tennis/pickleball court allowing additional uses to be determined by the Board of Directors.	31	23	19
42	I/WE prefer the lower tennis court be replaced with a different amenity. Please give suggestions that 189 owners will agree to and will cost less than replacing the tennis court.	21	20	19

Suggestions:

43 If you have lived in other condominium associations, how many have you lived in other than LHCA? _____

I/WE OWN A (check the appropriate choices)

44	Detached Home	<input type="radio"/>
45	Townhouse	<input type="radio"/>
46	Midrise/Garden Style	<input type="radio"/>

47 Additional comments and suggestions are welcome:

Name and Address (Optional, unless interested in serving on a committee)

Owners/Residents Name(s)

Unit Address

Please provide email address if management does not have it already: