**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
Lucy Rodriguez, Assistant Property Manager

Owners' Hours at Clubhouse

Monday thru Friday 9am-3pm

June 2024



President's Column

As we move into summer, we can all enjoy the warm weather, walks around the property, and the pools which were quite busy this past weekend.

The new exterior painting approach, so far, is being well received. We are using a new system first starting with a special primer formulated for older wood siding designed to prevent and address peeling or paint cracking. That is followed with a paint, rather than previously used stain, designed to work hand in hand with the primer to create a far thicker coating that is to smooth, seal, and extend the life of older weathered surfaces. This two-part system will also be used on newly installed wood siding, even though that siding is pre-primed, to provide a matched surface. Some expressed concern that we would get a flat aluminum siding look. So far, we have seen that the "grain" of the siding still shows through, and the character of our exteriors is being preserved. Close attention will be paid to this new approach but it's off to an excellent start.

As the pools are getting used, please remember that you and your guests need to follow pool rules. It's very important to close the shade umbrellas to prevent damage from winds that may accompany summer storms. And please put furniture back into place.

Also, we and our guests need to keep speeds down as there are many walkers out and about. Please do not park on the grass. Often, guests think they are doing a favor by parking somewhat off the roadways. It should not be done as this can damage our sprinklers that run alongside the roads. So, please park fully on the roads. The same applies to contractors who may be working on your unit.

Peter Antoinette

Enjoy the start of summer and stay safe.

BUDGET NOTE

From the
Treasurer

Penchansky has completed the audit of the 2023 Ledgewood financials and the audit is clean. Owners may review the audit by making an appointment with property management. As part of the audit process, the auditor determines the amount of taxes owed on the interest earned on investments. In 2023, Ledgewood earned about \$80,000 in interest and paid approximately \$4000 to the State of New Hampshire and \$12,000 to the IRS. Ledgewood's investments currently are earning a high interest rate and producing funds that will help pay for current and future capital projects. At the May 2024 Board meeting, the Directors approved the following expenses: \$39,200 to repair the upper tennis court (reserves item), \$9500 to repair the road on Iris (reserves item), \$5000 to repair cracks in lower tennis courts (reserve item) and \$12,610 for Phase III paving repair, annual crack filling on roads, installing a berm around mailbox at 12 Heather, and 12-18 Heather parking space repair (all operating items).

FROM THE POOL COMMITTEE

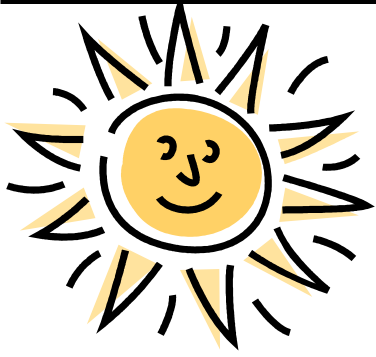
The Pool Committee would like to welcome Neil Lenk to the committee servicing the upper pool. Please see the next page for pool rules reminders.



Grilling Season

With grilling season upon us, please review the Rules and Regulations on the use of grills in Section 8.7.





The Pool is OPEN!

Daily open hours: 8:00am – 10:00pm

Adults only: 5:30 pm – 7:30pm at the clubhouse pool.

The Pool Committee reminds you of the following highlighted rules to ensure the safety and enjoyment of all residents. Thank you!

- **Only Ledgewood Hills residents and accompanied guests may use the pool and facilities. Residents are responsible for their guests.**
- **Limit 4 guests (including children) per resident household. All guests must be accompanied by a resident age 16 or older.**
- **All resident children under age 13 must be accompanied by a resident age 16 or older.**
- **Children under 3 years old must wear waterproof pants while in the pool.**
- **No swim floats, balls, water toys or other such objects are allowed in the pool or pool area. 'Noodles' are acceptable.**
- **No diving, running, rough playing or excessive noise is allowed.**
- **Smoking is prohibited within the pool area.**
- **No audio equipment except those which are used with headphones and not audible to others.**
- **Please lower table umbrellas and position chaise lounges correctly when you leave.**

A complete list of the Pool Rules is included in the LHCA Rules and Regulations posted on our website.



PROPERTY MANAGEMENT COLUMN:

The 2024 Phase Cycle is progressing well with the good weather. As the contractor continues to work their way up Ledgewood Hills Dr, please look out for their staff and equipment in and near roadways as well as around your units. As they come to your home, your doors will be tagged with a notice of when and what type of work you can expect along with instructions as to how to best prepare for them. If you have any questions, please contact the management office and not the contractor on site.

Per the Rules/Regulations, decks should be painted by the owner after every two years between phase cycles. That means every third year between an 8-year cycle, you should arrange to have your deck painted. You can find details on the Ledgewood Hills website for your cycle as well as paint colors.

We have had some owners ask us how to retire their worn US flags. Most American Legions, VFWs and Boy Scout Troops will accept old flags and retire them at their next flag disposal ceremony. With flag day approaching on June 14th, this is a good time to review flags and change them out as needed.

When moving in or out of mid-rise units, it is the unit owner's responsibility to ensure no items are moved via the front entrance of the building. All moves should be made via the garage. If you need the elevator pads installed, contact us here in the management office for assistance. No doors should ever be propped open or left unattended, the owner should grant access to the movers and ensure the building is secure while the move is ongoing. Thank you for keeping your building safe.

Enjoy the warm weather.

Steve Palmer

Property Manager

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| Next Finance Committee Meeting Monday, July 15, 2024, at 6pm in the clubhouse | Foxfire Property Management Contact information Steve Palmer, Community Association Manager - spalmer@foxfirenh.com Lucy Rodriguez, Assistant Property Manager lrodriguez@foxfirenh.com |
| Monthly Owner's Meeting Wednesday, June 19, 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



Clubhouse Rental

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.



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.



Recipe Corner

Bing Cherry-Amaretti

Directions

Ingredients

- 1 envelope unflavored gelatin
- 1/3 cup cold water
- 1 cup sour cream
- 1/2 cup sugar
- 1 tablespoon lemon juice
- 1/2 teaspoon almond extract
- 1/2 teaspoon vanilla extract
- 2 cups coarsely chopped fresh Bing or other dark sweet cherries, divided
- 1 cup heavy whipping cream
- 1 cup coarsely crushed amaretti cookies (about 16 cookies)
- Optional toppings: Fresh mint leaves

Step 1- In a small saucepan, sprinkle gelatin over cold water; let stand 1 minute. Heat and stir over low heat until gelatin is completely dissolved. Let stand 5 minutes..

Step 2- Place sour cream, sugar, lemon juice, extracts, 1 cup cherries and gelatin mixture in a blender; cover and process until cherries are pureed. Transfer to a large bowl

Step 3- In a small bowl, beat cream until soft peaks form. Remove 1/2 cup whipped cream; reserve for topping. Gently fold remaining whipped cream into cherry mixture. Fold in crushed cookies and remaining chopped cherries. Divide mixture among 8 dessert dishes. Refrigerate at least 2 hours.

Step 4- Serve with reserved whipped cream and optional toppings as 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.



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**“EACH DAY PROVIDES ITS OWN GIFTS”.
- Marcus Aurelius**

Submission deadline for the July Newsletter is Friday, June 28.