

**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

March 2024

PRESIDENT'S COLUMN

It's quite a coincidence but two years in a row now we've had some dramatic wind -storms hit us as we exited February. However, unlike last year, we lost mostly branches and no major tree limbs. So, we are most fortunate that we escaped with minimal issues so far this year.

The regular Landscape clean-up and Building Pre-paint woodwork will get underway as the weather warms and the ground firms up. So, now is the time to replace rotted windows which is the responsibility of owners. Get in touch with Property Management for information.

There are several areas that consume a significant amount of our expenses: Exterior Repair & Maintenance, Landscaping, and Insurance. The Board arranged to hold special Information sessions on these topics and invite industry experts to present general information and also conduct a Q&A with attendees. The speakers may be one of our current or past vendors, but they are not here pitching their company but volunteering their time to provide insights into their area of expertise.

Last month it was Exterior Repair & Maintenance which covered rot repair, siding, and painting. This month Insurance is the topic to include our master policy and other insurance topics. Nate Infinger, who is our current broker, volunteered his time as the industry expert. In April, Landscaping will be the focus with a Morins representative serving as speaker and industry expert.

The Insurance information session will begin at 6PM so arrive early. The regular monthly meeting will start at 7PM; all at the clubhouse.

Daylight Savings Time will begin shortly, so we will enjoy the extended light during the evening hours. Brighter, warmer days and evenings brings out more walkers. Please keep your, and any guests, driving speeds down. And walkers please wear reflective clothes or lights so you can be visible. Stay safe.

Spring is on the way!

Peter Antoinette

BUDGET NOTE

From the
Treasurer

Thank you to owners for remembering to change to the 2024 monthly fee; this January was one of the better for fewer owners being delinquent due to not increasing their payments to the 2024 fee. Comparing December 2023 and January 2024, the amount owned by owners decreased by \$1100 to \$3067. The Board collects delinquent payments by using the process in the association's Rule and Regulations.

In 2023 the Board approved replacing one midrise hallway fluorescent bulbs with LED bulbs as a test to see if electricity costs decreased. The electricity cost did decrease and this year the Board approved replacing the bulbs in a second building. These midrise light fixtures on are 24/7.

The Board approved contracting with Solitude to treat the pond to remove the invasive weed at a cost of \$7200 in 2024. The company expects it will take at least 5 years of treatment to eradicate the invasive weed but does not provide a guarantee and the annual cost may increase every year. This expense is not included in the 2024 budget.



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 Peter mentioned, spring is coming and now is the time to replace rotted windows. Once you are ready to hire a contractor to perform the work, make sure you fill out a Property Modification Request form located on the website and submit it to ARC 60 days prior to any work being scheduled. This allows ARC plenty of time to review your request and ask questions or get clarification on specifications before you begin. There is a comprehensive set of guidelines under the Property tab on the website for reference. If you have any questions, please contact us here in the management office.

As part of the annual backflow testing, NE Backflow will be on site March 11th at approximately 10am to begin testing. These tests are done twice a year to maintain compliance with Pennichuck Water. We will send out another reminder to the association prior to their arrival.

To help clarify holiday trash pick up notices, please keep in mind we have two separate processes for trash on the property, curb side which is every Tuesday and mid-rise dumpster pick up each Tuesday and Friday. Depending on the what day the holiday falls on, it affects one, both or neither of these separate pick-up processes. We will continue to notify you of delays in service about a week before the holiday via email to avoid any confusion. Remember to follow the Rules and Regulations regarding when trash cans should be left out and then brought in.

Happy St. Patrick's Day!!!

Steve Palmer

Property Manager

Next Finance Committee Meeting Monday, March 18, 2024, at 6pm in the clubhouse	Foxfire Property Management Contact information Steve Palmer, Community Association Manager spalmer@foxfirenh.com
Monthly Owner's Meeting Wednesday, March 20, 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



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.



Sunday March 17th

Owner Information

It is important that the management office has current owner and tenant information. If you have a new tenant or have made changes to your vehicle, pet, address, phone, or email information, please fill out the Owner Information form located on the website under the Governance/Forms tab and submit to the management office.

Wildlife Sightings

As spring approaches, wildlife sightings will increase. The property regularly has a variety of animals sharing the area. They are generally harmless and will pass through without causing any issues. For the larger species, although rare, they can occasionally cause damage. In that case, we would call the NH Fish and Game Department for assistance. However, if they don't pose any threat to person or property, they will not come out to investigate. Just keep in mind that you may see them, and the best course of action is to observe from afar. Feel free to let the management office know where and when you spotted them so we can monitor them or if they cause damage to any property.





IRISH BEEF AND STOUT STEW



Ingredients

4 pounds beef chuck, cut into 1 ½-inch cubes
¼ cup all-purpose flour
2 cans (6 ounces each) tomato paste
2 ½ pounds new potatoes, scrubbed
2 medium onions, cut into 1-inch pieces
2 cans (14 ½ ounces each) reduced-sodium beef broth
1 can (14.9 ounces) Irish stout beer
10 garlic cloves, sliced
Coarse salt and ground pepper
2 boxes (10 ounces each) frozen baby peas, thawed

Directions

Preheat oven to 350 degrees. In a 5-quart Dutch oven or heavy pot, toss beef with flour; stir in tomato paste. Add potatoes, onions, broth, beer, and garlic; season with salt and pepper. Cover, and bring to a boil over medium heat, stirring occasionally.

Transfer pot to oven, and cook, covered, until meat is fork-tender, 2 1/2 to 3 hours. Stir in peas, and season with salt and 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

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“Never iron
a four-leaf
clover,
because
you don’t
want to
press your
luck.” - Irish
proverb

Submission deadline for the April 2024 Newsletter is Friday March 29, 2024