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**Property Management**

Steve Palmer, Community Association Manager

**Owners' Hours at Clubhouse**

Monday thru Friday 9am-3pm

# MAY 2024



## May 2024 Newsletter Presidents column

The warm temperatures and rains have certainly helped green-up our property. We can see that this year, despite a couple of late frosts the flowers of the ornamental trees and shrubs are beautiful, and we can all enjoy the beauty of our property.

The landscape clean-up is proceeding with the first mowing. The Phase exterior wood -work is also underway. The irrigation system has been commissioned but will not be turned on until dry weather makes it necessary to do so. Plow damage around the property has been noted and will be addressed.

We are taking the first step to address the invasive water chestnuts in the pond. We contracted with Solitude Lake Management to treat the pond with herbicide to reduce the growth of the plants. Solitude was clear that this is likely to take many years to see real success. The water chestnuts have coated the bottom with seeds that continue to germinate. The herbicide should not negatively impact the fish life and other plants around the banks. They are the experts so we will have to see how the program goes.

The warming weather brings out more walkers. Please be careful when driving. Memorial Day gatherings at the end of the month will bring many new visitors to Ledgewood. Remind your guests that they have to drive slowly, staying alert for walkers, runners, and bikers - especially at dawn and dusk. Many try to be polite and park with wheels on the grass so as not to block the roadways. It is much appreciated but **don't do it!** This potentially damages the sprinkler systems that run along the sides of the roads. The same applies to contractors. Please ask them to park completely on the roadways. The best of intents can unknowingly cause real and expensive damage.

Please keep your dogs on leash lengths that allow you to fully control your dog. Please clean up after your pets. And walk them in areas away from units so not to create stained and dead grass in front of units. Be a great neighbor.

Most of all, enjoy the May weather!

*Peter Antoinette*

## BUDGET NOTE

From the  
Treasurer

One agenda item the Board reviews every month is the Accounts Receivable Report that shows owners with monthly fees and fines that haven't been paid by the due date. Around 5 years ago, there were months when the accounts receivable was in tens of thousands of dollars mostly due to owners not paying all or part of the special assessment for the roof project. All the delinquencies due to that special assessment have been paid with those owners paying fines and legal fees in addition to the special assessment. The accounts receivable in 2024 is much less. On March 31, 2024, the accounts receivable was \$3209, a decrease from February. The good news is by April 17, 2024, that amount was reduced to \$478. The Board thanks Steve Palmer for nudging owners to pay their delinquencies and for these owners responding positively to him. Seldom do owners willfully elect to not pay their monthly fee or fines, but it is usually due to forgetting to pay because the owner is out of town or a glitch in the payment method.

If there is something you would like to see explained in the Budget Note, please let property management know and Steve will pass it along to the treasurer.

## FROM THE LANDSCAPE COMMITTEE

The Landscape Committee will be displaying this year's phase plan for owners to review from 6-7pm in the clubhouse prior to the regular monthly owners meeting on Wednesday May 15<sup>th</sup>.



## Mowing Schedule

During the summer months, Morin's tries to keep the mowing schedule on a M-F rotation. In the case of wet weather like we saw last year, they may need to mow on Saturdays. If this is the case, we will notify you they will be on site. Please watch for workers and equipment near roadways as you drive the property.





The pools are scheduled to open starting Memorial Day Weekend, Saturday May 25<sup>th</sup>. Please review the Rules and Regulations for pool usage standards and guidelines.



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:**

We are finally getting some warm weather and the spring season is blooming around the property. Morin's is in full swing completing spring clean up and they are addressing winter repairs in many areas. Please be aware of them as they move through your neighborhood.

As we get into the hot months, AC units may need upgrading and replacement. Please make sure to submit all requests to ARC 60 days in advance for approval prior to any work being done. The Property Modification Request form is on the website along with the guidelines for replacement.

As Peter mentioned, the phase work for this year is in full swing with rot repairs beginning on Lilac Ct. As they finish that street, they will continue up the hill onto Ledgewood Hills Dr. As the contractor completes repairs, they prep the sections they repaired for painting. When the painting team arrives, they will prep the areas that didn't require repair to finalize the process before painting. All areas of the buildings are reviewed for completion prior to painting. Any areas of concern should be addressed to Property Management and not to the contractor directly. Please email the office if you have questions.

As the pool season begins, parking is limited at the upper pool lot. Please ensure to follow the parking guidelines and have guests park in designated guest spots or at the overflow parking at the lower tennis courts. As we had to park the dumpster for the phase work in that lot, spaces need to be kept open for people using the pool or tennis courts. Also, that dumpster is for the contractor's use only and no municipal waste should go in there.

Have a great spring.

***Steve Palmer***

Property Manager

<b>Next Finance Committee Meeting</b> <b>Monday, May 13, 2024, at 6pm in the clubhouse</b>	<b>Foxfire Property Management</b> <b>Contact information</b> Steve Palmer, Community Association Manager  <a href="mailto:spalmer@foxfirenh.com">spalmer@foxfirenh.com</a>
<b>Monthly Owner's Meeting</b> <b>Wednesday, May 15, 2024, at 7pm in the clubhouse</b>	

### **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





## Mid Rise Reminder

When you are expecting a delivery or moving large items in and out of the building, please notify property management 3 days prior to the expected move so the elevator pads can be installed. Maintenance isn't on site each day, so the advanced notice allows us time to complete your request. Only the garage access is to be used for large item deliveries and moves. Nothing should be brought through the front entrance doors.

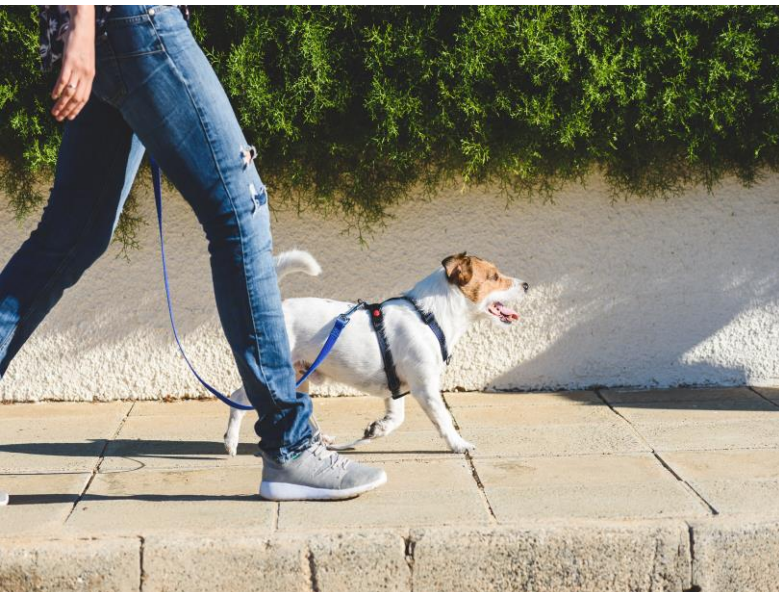
## Solicitations

As we get into warmer months, we generally see an increase in solicitation attempts on the property, especially during election years. If you are approached by anyone, please let them know solicitation is prohibited on the property and politely ask them to leave. Do not confront them further and report the incident to property management. If we are on site, we will address it with them and escort them off the property.

## Pet Reminders

Please be a good neighbor and pick up after your pets when walking them. There are pet waste stations located in various areas around the property with bags available for use. Also, if you haven't filled out a pet registration form and submitted it to property management, please do so. You can find the form on the website.

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.



# Recipe Corner

## GRILLED ZUCCHINI

### Directions

### Ingredients

**2** medium zucchini, sliced into thick strips

**1 tbsp.** extra-virgin olive oil

**1/2 tsp.** lemon zest

**1/4 tsp.** crushed red pepper flakes, plus more for garnish

Kosher salt

Freshly ground black pepper

**4** basil leaves torn into medium pieces

**Step 1-** Preheat grill on medium-high. In a large bowl, toss zucchini with oil, lemon zest, and red pepper flakes. Season with salt and pepper.

•**Step 2-** Once grill is hot, carefully use tongs to rub an oiled paper towel over grates.

•**Step 3-** Using tongs, place zucchini on grill. Cover and cook, 3 minutes. Flip and continue cooking on high, covered, 2 to 3 minutes more.

•**Step 4-** When zucchini is tender, remove from heat and garnish with basil and more red pepper flakes.





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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Attitude is the ‘little’ thing that makes a big difference. – Winston Churchill

Submission deadline for the June Newsletter is Saturday, May 31<sup>st</sup>.