

THEFACE CONDOMINIUM ASSOCIATION

A Resort at Woodland Hills

NEWSLETTER

DECEMBER, 1995

PRESIDENT'S REPORT

Following the annual meeting of our Association on 11/18/85, the Board of Directors for 1995-96 met briefly to elect officers. The slate of officers for the next year will be:

Karen Bellucci	--	President and Director
Ralph Morrison	--	Vice President and Director
Karyn Stranberg	--	Secretary and Director
Bob Townsend	--	Treasurer (appointed)
Dick Goulden	--	Member-at-large (appointed)

Sometime after the upcoming busy holiday season is over, the Board will meet to organize our thoughts and plans for 1996. Over the next year, we would like to see the remaining settlement work completed while moving forward with improvements to "our" property concentrating on roofing vents, landscaping, additional lighting, etc.

We are fortunate to have a number of owners who will be permanent residents at the complex now. Bob Townsend will be in residence from Fall to Spring; Ralph Morrison and Cliff Toothaker are in residence from Spring to Fall; and Gerry Morrison is in residence year-round. Since Northface is my "second" home, I'd like to ask the assistance of these owners in being my "eyes and ears" when I cannot be there.

Should you have a problem whether it be common area, in your unit, or rule violations, I encourage you to always put it in writing to Al Landano at Northern Woods Property Services. Emergency situations, of course, should be called in to Northern Woods as soon as possible (603-356-3536).

I'm always available by telephone should the need arise. You can reach me in a number of ways:

Home Address: 17 Mann School Road
Smithfield, RI 02917

Home Phone: 401-231-5145
Business Phone: 401-231-8588
Fax Number: 401-233-2325

Because of the nature of my business, I have to be available 24 hours a day. If it is absolutely necessary, you can call my answering service and they'll "beep" me. The number is 401-621-4900. (Over the years, I've been "beeped" for many reason including "What's my condo fee balance?" even though its midnight on a Sunday; "Mom, can I make brownies?" or "Mom, can go and so sleep over?"; and now that my sons are in their early twenties and late teens, it's more like "Mom, I need money!" or "Mom, what time are you coming home?"--I can only guess what they mean by that!!!). Forget the cellular phone, I don't even give out the number or turn it on, I instruct everyone to beep me or I'd be broke!

As I stated above, now that the majority of the settlement work is over, I'd like to move forward and make Northface become the showplace of the Mount Washington Valley. We, as owners, deserve it for having the faith and foresight in Northface over the past ten years to see beyond the problems. We have the most spectacular views of any condominium complex in the Valley. Our location couldn't be better; and although our facilities are not elaborate, we do have a tennis court, a pool, storage, woodstoves, patios, and now pavement. (Anyone who owns a first floor unit, like I do, can really appreciate the paving -- no more constant "indoor gravel pits"! Now, when I'm there I won't feel like Hazel sweeping and vacuuming the pebbles all the time!)

Brenda McKeon, our landscaping coordinator, has some great plans for our grounds. She works very hard at it and tries to do a great deal within the funds allotted each year. Should there be any owners who have a "green thumb or two" or who just have a good back, no allergies, and an avid interest in helping Brenda, I encourage you to do so. You can reach Brenda through Northern Woods.

On behalf of the entire Association, I'd like to thank the preceding Board for all their work in realizing the construction problems facing our Association from the onset, for setting the wheels in motion to recover the finances for this work, and for having the work done. Names from the past of owners who worked so diligently include Brenda and Dennis McKeon, Bob Moore, Dorothy Lowry, Leo Kennedy, and especially Frank Hogg.

At the annual meeting, again on behalf of the entire Association, both Ralph Morrison and I tried to thank Frank for his tireless work over the years in regard to the problems, resulting lawsuit, and then the settlement work. Countless hours were expended by Frank in discussion and meetings regarding all of it. This time is all "volunteer" and the small token of appreciation from the Association presented to Frank at the meeting could not even begin to express our gratitude. Although he didn't make decisions single-handedly, it was he, who met with contractors and attorneys, oversaw projects, and then conferred with the other Board members. Frank's wife, Gwen, should also be thanked for putting up with all the "trips north" so Frank could do this. They missed many good ski days, postponed many family visits, etc, so our Association could be successful in its endeavor. For the Association, I wish both Frank and Gwen the good health and fortune to enjoy their retirement! (But don't go too far away, i.e., Australia, because I know we're going to need your advice and expertise to finish the work!)

Another person that should be thanked is Al Landano. Being a fellow property manager, work and cases such as that facing Northface, are really over and above the normal duties of a property manager. In many instances, the Board relied on Al's construction knowledge, contacts, and experience to see us through. Dealing with sub-contractors daily, I know for a fact how frustrating and time-consuming it can be trying to solicit competitive bids, meeting deadlines and budgetary restrictions, and dealing with irate homeowners, and still conduct the daily operations of an Association. Yet, there was never a time when I met Al either on-site or at a local social function that he wasn't patient and pleasant.

Attached you will find copies of the minutes of the 11/18 annual owners meeting, a reporting of the settlement work done to date and the finances in this account, and some advice we'd like to extend to each owner to help keep Northface a real pleasant place to be.

I encourage all owners to inform their renters and rental agents of the rules of the Association PRIOR to their staying at Northface. Many unpleasant situations can be avoided if people, owners and renters alike, are kept informed.

Per the Northface condominium documents, owners are responsible for the actions of their renters. Cooperation in upholding the rules is expected by all. No one, especially me after having to do it career-wise all week long, plans on being a "watchdog" and the rules will continue to be as liberal as possible; but please understand that if repeated violations occur by someone, they will be dealt with firmly by the Board on an individual basis.

Several months ago, an abbreviated list sanctioned by the Board of the rules dictated by the Northface condo docs was placed in every unit by Northern Woods. These rules should be prominently displayed in the unit. If you need an additional copy of these abbreviated rules for advance distribution, please either contact Northern Woods or myself.

To keep owners informed, one plan of the Board is to resume the newsletters to the owners on a periodic basis. They will keep you apprised of happenings at Northface and also inform you of situations regarding rule violations that may have occurred and need reminders.

I'm excited about the future of Northface -- the horizon now looks a lot brighter. We're moving into the stages of maintaining and improving. If you have any recommendations regarding improvements, please forward them in writing to Al at Northern Woods, who will insure that they are forwarded to the Board. All recommendations will be considered; and, as finances allow, could be carried out. (Since my drive up from Rhode Island takes a minimum of 3 1/2 hrs, I'd like my first recommendation to be a heliport, preferably on the grounds somewhere! If it's good enough for Bill and Hillary and the Mayor of Providence, why can't I have it as President? Who's saying I'm power hungry?????????)

At this time, I'd like to take the opportunity to wish each and every one of you a happy and healthy holiday season and best wishes for the new year!

Sincerely,

Karen Bellucci

Karen Bellucci

*****ASSOCIATION NOTICES*****

NEW BASEMENT ENTRANCE DOOR KEYS

A discussion has been held amongst Board members and it has been observed that a number of unit owners are losing firewood they have stored in the basement areas of Buildings 3 and 4. Concern has been expressed that the locks on the entrance doors have not been changed for quite some time, if at all, and that keys to these locks may still be in the possession of people who no longer reside at Northface and should not have access to the basements. Therefore, Northern Woods has been instructed to change the entrance door locks and to give each owner, who has a storage room in a particular building, a copy of that key. The key will be sent to you directly at your usual mailing address unless you notify Northern Woods differently. It will be up to the unit owner to make extra keys and, if they so desire, give them to their renters.

FIREWOOD STORAGE

Owners, although reminded at the annual meeting, are again being reminded that per an Association policy, only a 1/5 cord of wood per unit may be stored on the decks of the buildings. Excess wood can also be stored in the basement of the building in which you have a storage room. Please be advised that those owners and/or renters who do not comply with this policy will have the wood removed for them and then contact with Northern Woods will be necessary to obtain the location of the wood. The cost of the removal will be borne by the unit owner. The reason for the policy is the concern for the structural integrity of the decks if there is too much of a weight load allowed. Just imagine if every unit on every floor stored wood on the decks and the allowances weren't met!

In a related topic, please do not use someone else's firewood and please advise your renters not to do so either.

Also, should you store wood in a basement area, please be considerate of your neighbors and do not stack wood or retrieve stored wood during the early morning or late evening hours. The noise level from the basement areas really echoes.

SNOW REMOVAL

Following a snowstorm and the initial opening of the roads, Northern Woods will return to plow the parking areas. Please move your vehicles to a cleared area to allow for the proper clearing of the parking spaces. Any vehicle not moved will be plowed in and it will then be the vehicle owner's responsibility to shovel the vehicle out. It would be a good idea if each owner kept a small snow shovel in their unit in the event this should happen.

INSURANCE CLAIMS

Should a problem occur in a particular unit that causes damage in another unit, the owner of the unit experiencing the problem and causing the damage will be responsible for the first \$1000 in damages (the Association's deductible on the master policy). All owners should have liability coverage, whether it be a separate policy or a rider on your regular homeowners policy to assist should a situation occur.

BASEMENT CLEANOUT

Over the years, and especially while the construction on Building 4 was going on, a number of items were stored in the open spaces of Building 3 basement. These items must be removed. If the items are not removed by January 10, 1996, they will be removed and discarded.

NOISE CONTROL

Now that the busiest time for rentals and occupancy is upon us and it is the type of season that most people stay indoors when at the complex, we are asking that all owners advise their renters to keep their noise level down to a minimum. The people on the upper floors apparently don't realize how the noise sounds in the units below.

Loud stereos and TV's can be heard but the biggest problem seems to come from children who tend to run back and forth all the time and also jump on and off furniture. We realize people may be on vacation and may forget to be as conscientious as they would be in their own homes. Perhaps a gentle reminder would resolve this issue.

UNIT INFORMATION

Recently a notice was sent regarding rental units and that leases should be submitted to Northern Woods. It is not necessary to send a copy of a lease; however, for units that are rented for an extended period of time (one month or longer), owners should notify Northern Woods of the renter's name and telephone number in the event of an emergency, problem, or if necessary access is needed into the unit.

All owners, when next paying their monthly assessment fee, should include their home address, their home telephone numbers, work telephone numbers, unit telephone numbers, and storage bin numbers so the Northface records can be as current as possible.
