

NORTHFACE CONDOMINIUM ASSOCIATION

A Resort at Woodland Hills

UPDATE

June 1996

Dear Northface Unit Owners:

Finally, Summer is almost here! With the anticipation of the nice weather, the Board has been having many conversations regarding work and improvements at Northface. This letter is to update you on the progress and decisions made.

- ...The installation of ridge venting on the roofs of Buildings 1, 2,3, and 4 was approved and the work will commence very shortly.
- ...New pool furniture (tables, chairs, loungers, and umbrellas) were purchased.
- ...Installing insulation in the basements and attic areas of Buildings 1,2,3, and 4 has also been approved and this work also will be started shortly.
- ...Reseeding of the lawn area in the front of building 4 has been approved.
- ...Signs at the rear of the buildings depicting the unit numbers are to be ordered and installed very soon.
- ...The concrete landings in the front and rear of building 1 were removed and replaced already and really came out well.
- ...The Northface sign is in the process of being redone and should be installed any day now.
- ...Brenda McKeon has been in contact with Northern Woods in regard to the landscaping improvements planned for this year and she will be "up" soon to do more.
- ...Repairs to the front staircases on Strafford building have been approved.
- ...The grove of apple trees approved for the field area in the front of the buildings that was approved at last year's owners meeting was installed.
- ...The flower beds are all to be edged and re-mulched. Brenda has planted a number of perennials that are starting to come up.
- ...The building re-painting program is in effect as started several years ago.
- ...A price has been requested to have the unit doors painted on the exterior.

Others areas that the Board is awaiting bids on, such as driveway lighting/parking area sealcoating/dumpster enclosures, will be discussed and possibly approved at the next Board meeting scheduled for 6/22.

Several unit owners have approached the Board regarding landscaping improvements for the parking lot side of the buildings and one unit owner has done drawings and plans of an improvement that would really enhance the back side of the building. These plans will be discussed at the 6/22 meeting and possibly accomplished this year.

The management company has been asked for a price to have a retaining wall built along the embankment of the parking area to improve the looks of that area as well as prevent this embankment from eroding.

The proposals for the emergency stairs on the fronts of Buildings 1 and 4 are on hold for now until the Board does further research as to absolute necessity and building code requirements.

The goal of the Board is to make Northface the showplace of North Conway, a reputation that is long-deserved.

REMINDERS

As unit owners, everyone must be reminded of several situations that are disturbing to other owners/residents. Owners are always responsible for the actions of their renters. Please reiterate this ruling to any renters you may have in your unit:

- a. Use of the storage rooms in the basements should be limited to the hours of 9 a.m. to 8:00 p.m., especially if using the garage door entrance at Building 4. If you really must retrieve something after hours from the storage areas, i.e., firewood, please be considerate of the people in the units above the basements. Any level of noise really reverberates through the building.
- b. It is a unit owner's responsibility to insure that there are screens on every window. Technically, the window inserts should be in every window as well since that is how the building was designed. Uniformity is the concept of condominiums and everyone should comply with this concept. Missing screens and inserts give the same appearance as missing teeth. If a unit is rented long-term, unit owners should consult with their renters to insure that at least the screens are installed. At this time, the issue of the window inserts will not be pressed but cooperation in this matter would also be nice.
- c. Pets, especially dogs, still remain a persistent problem. Dogs are to be leashed at all times when in any portion of the common area, or at least able to respond quickly to voice command. On a recent stay at the complex, I counted 6 different dogs roaming freely throughout the grounds over a three day period. It was the same dogs all the time and these are dogs that I have observed roaming on other occasions. The Board has received complaints regarding these loose pets and must insist that pet owners be more responsible. There is real concern now regarding this issue since considerable expense is going into the improvement of the grounds. The issue was overlooked more in the Winter months when most people were indoors but now that the pleasant weather is here, people are out and about more frequently. If a unit is rented, it is the unit owner's responsibility to advise their renter of this requirement. The Board really does not want to enact a No Pets ruling or a fine procedure but if immediate cooperation is not received, the Board's opinion may change.
- d. With the purchase of poolside furniture, owners are reminded to advise their renters that the pool furniture is on a first come, first serve basis and that there should not be any "reserving" of the furniture for exclusive use. Pool floats are also not allowed nor is any glass products.
- e. The use of any type of grills is not allowed on the decks (either front or rear) of any building. Remember, these are wooden buildings!
- f. Owners should also advise their renters that the stairs on the fronts (poolside) of Building 2 and 3 are for emergency use only. Access to the pool and front lawn areas for the upper units is by the back staircases only.
- g. Sometime ago, a full set of the Association's rules and regulations were reprinted and put in plastic and distributed to all owners to be placed in a prominent place in the unit. Please insure that these rules are available for the renters to review.

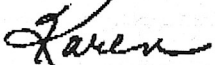
In this regard, to assist me in insuring that my renters are aware of the rules of the Association and to avoid any possible "headaches" or "phone calls" to me, I always give a copy of the rules to my renters with a confirmation letter of the rental and the directions to Northface. I'd like to suggest that every other owner do the same and if an owner uses a rental agency then insist that the rental agency do the same. The cost of reprinting the rules to be given to your renters is nothing compared to problems that could occur from an uninformed renter. I'd also like to see the rental agents show a little more responsibility when renting units. Having used a few rental agencies in the Valley, myself, in the past, I really wasn't impressed with their services. I had the fun experience of having one local rental agent having her abusive ex-husband living in my unit in between rentals and unbeknownst to either Tony or I!

It is not the intent of the Board to be the "Northface police" but the above-mentioned issues are very disturbing to residents and renters alike. Please, please, please help us to control situations and make Northface a real pleasant place for everyone!

Thanks in advance for your cooperation.

Well, now that I've expounded long enough, I'll sign off by wishing everyone a wonderful, happy, healthy Summer. I look forward to seeing many of you out and about this year!

Sincerely,



Karen Bellucci
President

KAB/b