

NORTHERN WOODS PROPERTY SERVICES

P.O. Box 1288, Conway, NH 03818 Ph. 603-356-3536 Fax 603-356-8757

Management

Maintenance

Rentals

May 1, 1997

Re: Alternative Heating/Monitor Installations

Dear Northface Condominium Owner,

On April 26th, Northern Woods Property Services met with the Board of Directors and proposed a plan that would allow us to offer all Northface Owners an alternative to electric heat. The Board gave us the unanimous approval to approach each of you to determine the degree of interest and whether or not the owners would approve the expenditure to set up the fuel oil tanks required and to pre-pipe the complex. The following is an abbreviated version of the specifications and installation detail.

The new heaters would be Monitor #441 and Monitor #422(s), depending on whether you own an end or center unit. Monitor heaters are highly efficient fuel oil heaters that are direct vented for optimum performance. (See literature enclosed.)

The heaters would be installed;

Center units	#422-in the opposite corner of the brick hearth.
End units	#441-location is somewhat flexible, but should be along an outside wall.

Other components that would be necessary for installation are a fuel pump and a fuel gauge, both of which would be located in the master bedroom closet - out of sight.

The complex would have to be set up to accommodate the installation of the heaters. This would entail the installation of fuel oil tanks: six placed in the basements of Buildings 1, 3 & 4, and three along the outside of Buildings 2 and 3, in enclosures similar to the electric meter enclosures presently in place. There would also be a 4" P.V.C. plumbing chase that would be located in the master bedroom closets of all units regardless of participation. The cost to the association to set up the complex would be \$10,550.00. (That figure includes refunds to two units in the Stratford Building who have already paid for their own tanks.)

NOT FUEL OIL
BUT KEROSENE

There are two options on how to handle the expenditure. Both require owner votes. First is that the association simply allocate the funds from the reserve account as a reserve expense. The second option is basically the same process except that in addition, as each owner independently decides to install their heater, they would pay back the association \$250.00 at time of activation for a "tank charge".

The cost to each owner for the actual heater installation would be \$2,499.00 regardless of end or center unit. (Plus \$250.00 for "tank charge" if so voted.)

Because the fuel meters are located inside the units and would have to be read on a regular basis (monthly or bi-monthly), access to the unit would need to be authorized by the owner. An upside to this is that the units would basically be checked free of charge throughout the winter for freeze-ups, etc.

← ACCESS
NOT GOING TO
HELP ME WITH
RENTERS

Financing is available through local banks, and monthly payments could be as little as \$125.00 per month for 22 months, based on current market conditions.

Based upon past performance of these heaters, and personal usage, pay back could be as quick as 12-18 months, versus electric heat presently in place.

Other benefits include a more marketable property by having economical oil heat versus electric heat. Unlike propane, fuel oil is more stable and not as volatile. Fuel oil is a competitive commodity and prices normally are quite stable and predictable.

← BUT NOT
USING FUEL OIL
USING KEROSENE

Please return the attached ballot by May 31st, so if approved, installation could be completed by the end of summer.

If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

Northern Woods Property Services.