

NORTHFACE CONDOMINIUM ASSOCIATION

A Resort at Woodland Hills

UPDATE

May, 1997

Dear Northface Unit Owners:

Finally, it's Spring again! I admit I've been guilty and took the Winter "off"; but I guess Spring fever has hit me and I recently organized a meeting with the Executive Board at Northface and with Northern Woods Property Services "to get the ball rolling again". I hope all of you had a good Winter season and are like me, glad its over.

I want to update you on the progress of projects at the complex. Some have been completed, some are underway, and some will be started very soon -- all to improve your investment (and mine, too!) In a selfish way, I'm anxious to get all accomplished by the beginning of September because Tony and I are to be grandparents in late September and will be heading West to lavish attention on "our new baby". (In the meantime, much to Tony's chagrin, I'll be spending my time at Carter's at Settler's Green, especially if the baby is a girl!!!)

...The cage to store maintenance items i.e., hoses, wheelbarrow, pool equipment, etc. has been built in the basement of Building 4. It's empty right now, but as soon as our "Grounds Beautification Specialist", Clif Toothaker, can tear himself away from the beautiful weather (and golf courses) in FLA, I'm sure it will be utilized. (Of course, no one is reading envy in my statement about Clif and his wife wintering in Florida, are we????)

...The insulation was installed in the attic areas and basements per the proposal and a number of unit owners have reported that they realized a difference in the warmth of their units and their electric bills. It's not drastic, electric heat is never cheap, but it is somewhat a relief.

...The exterior lighting was installed in the late Fall and held up well throughout the Winter season. The contractor that did the work will be returning to put concrete footings in for the lampposts.

...Dave Bridgwood, our new Treasurer, reviewed all our accounts and has faithfully been co-signing all checks issued from any account of the Association. Dave has worked hard researching good investments with good returns for us and has made a number of changes to the accounts. Of course, his work is ongoing to insure the best for the Association but we certainly appreciate all his efforts.

...The wildflower bed at the lower lawn section was installed. Flowers should be evident this year but it will take several seasons for the bed to re-seed itself to realize its full potential.

...The painting committee drew up the necessary specs for having the buildings painted in the new "updated" colors. These specs will now be used by Northern Woods Property Services to solicit bids from local, qualified contractors. The Board will approve a bid in May and the work is scheduled to start in mid-June and be completed by mid-August, 1997.

...A bid has been approved to replace the liner of the pool and NWPS will finish the necessary repairs to the pool patio and pool rule sign and have the pool opened for the Memorial Day weekend. (Who says I'm not thinking positive!)

In the meantime, both the Board and NWPS will be working on specs and soliciting bids for the following:

- ...Sealcoating the asphalted areas and patching several areas at the Stratford building.
- ...Installing a defined walkway from the main buildings to the Stratford buildings, maintaining a rustic look.
- ...Drawing the specs and soliciting bids for the dumpster enclosures approved by the ownership at the annual meeting. The plan is to have the enclosures started in July for completion by August, 1997.
- ...Having the fruit trees along the driveways pruned properly for better growth.
- ...Installing the remaining beds at the rear of the buildings.
- ...Top dressing all the mulched areas of the grounds.
- ...Having the septic systems pumped out for all buildings.
- ...Considering the replacement of the rotting retaining wall at the pool, especially at the driveway side between buildings 3 and 4.
- ...The planting of flowers around the grounds. Any volunteers? Please excuse me but with my lack of a green thumb and with my allergies, I count myself out. If you are interested in helping the Association, please let NWPS know and they'll give your name and number to Clif or speak to Clif directly.
- ...If you have any other ideas you would like the Board to consider, please put them in writing and send either to Northern Woods or to a Board member directly.

ALTERNATIVE HEATING METHODS

Both NWPS and Dave Bridgwood spent the Winter season researching alternative ways for heating our units. This research was discussed at the recent Board meeting and the proposal from NWPS was the one approved by the Board to present to the owners. Under a separate mailing to be sent to each owner soon will be a full description of the proposal with costs, plans, financial lending information, etc. This proposal will definitely decrease our ridiculously high electric bills and will raise the value of our units considerably according to surveys of the local real estate agents. A number of Associations in the valley have converted their heating systems with great results. The conversion of our heating systems will require a vote of the ownership; therefore, a ballot will be enclosed with the descriptive mailing. The work should be done in the Summer months to be operational by the Fall, so time is important. When you receive your mailing, please review it carefully and send your decision back to NWPS as soon as possible. A decision by the Board will be made at their next meeting scheduled for 5/24 and will be based on the majority vote. If you have any further questions after reviewing the descriptive material, please contact Ken Tremblay at Northern Woods and he can explain further, I'm not that great at the technical end of this. I'm more concerned with where the element will be located, do I have to rearrange furniture, will it fit my decor, is there an odor, do I lose storage, etc. Ken answered all my questions satisfactorily and I didn't even ask how much once I learned I'd recover the costs within several years of not paying NH Electric my lifesavings in one year! Thanks in advance for your prompt cooperation.

LANDSCAPING 1997

The Board is considering a contract with Northern Woods Property Services again for 1997. This contract will be based on specs researched and approved by the Board in the Fall of 1996. A thorough Spring cleanup with beds edged, weeding and weed control done, the beds turned over, mulch replaced, stone areas weeded and replenished as needed, garden timbers replaced where needed, definite trimming done, trees pruned and shrubs trimmed where needed, fertilization done to the lawn areas, and a definite Fall cleanup. Along with the lawn cut and trimmed on a regular basis, the Association will expect the patios and walkways "blown clear" each time, and weeding of all beds done regularly. Northern Woods will present a revised contract to the Board at their next meeting.

REMINDERS...

In anticipation of the warm months approaching and people being outside more frequently, we must remind you of several situations...

...Only owners are allowed to have pets on the premises. No renters, long-term or short-term, are allowed to have pets at the complex per the amended ruling from the owners meeting in November 1996. Owners are reminded of the leash law for their pets and are expected to uphold the ruling.

...The concept of a bike rack at each staircase was declined by the ownership. Therefore, bikes should be stored in the storage areas or in the units and not on any portion of the common area except for short-term "parking" (i.e., several hours but not overnight!).

...Pool rules will be posted as will pool hours. These rules must be adhered, especially regarding no running or horseplay, unattended children, inflatable items in the pool, or glass items at the pool. Courtesy rules as far as the tennis court.

...No type of grill can be used on the decks or patios of the buildings. Please use the grass areas.

...Only the rear staircases can be used on Buildings 2 and 3. The front stairs are for emergencies only.

...Owners are responsible for the actions of their renters and a copy of the Association's rules must be posted in the unit in a prominent place for renters to review. Owners are also responsible for their rental agents as well.

We will keep you informed of the Association's progress and as always, we thank you for your cooperation in all matters.

HAVE A WONDERFUL SPRING AND SUMMER!

Sincerely,

Karen Bellucci