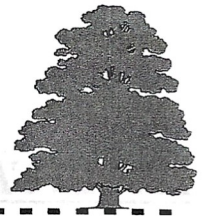


NORTHFACE RESORT

A CONDOMINIUM AT WOODLAND HILLS



NEWSLETTER

November 1999

WELCOME...

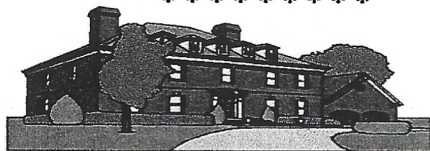
The following new owners are extended a warm welcome into our "Northface family":

- Unit 4 *KT Realty (Steve Kaity)*
- 7 *Alex & Connie Psilopoulos*
- 18 *Spencer Mullin*
- 33 *Gordon & Susan Lothrop*

Welcomes are also extended to the following renters:

- 11 *John Cullen*
- 33 *Bob Randall*
- 36 *Rob & Laura Roy*
- 44 *Ed Laborville*

We welcome all of you and wish you the best in your new homes.



WINDOW SCREENS.....

*If you are not satisfied with the installation of the screens in your unit, please contact NWPS @ 356-3536 immediately for rectification. After 12/01/99, it will be a unit owner's responsibility for any adjustments or repairs to these screens. *****

ASSOCIATION OFFICERS...

Following the annual meeting on 11/6/99, the Executive Board met to elect officers as follows:

- Karen Bellucci -- President*
- Tony Pettinelli -- V. President*
- Tony Almeida -- 2nd V. President*
- Clif Toothaker -- Secretary*
- Dave Bridgwood -- Treasurer*

The Board will meet on-site in the late Winter months or early Spring; but will conduct business in the interim via mail, fax and conference calls unless the need for a special meeting arises.

KEYS.....



New unit owners who may have changed the locks to their units or storage areas and any other unit owner who may have done so in the last 5 months are reminded that they MUST send a copy of the new keys to NWPS. Please remember to label the keys. *This must be done by 12/01/99.* If keys are not on file and emergency access needs to be forced by the local police or fire departments, the unit owner will be responsible for the damage that may be incurred. *Neither management NOR the Association will be responsible!* *****

FINANCIAL INFO...

Due to the confusion that arose at the annual meeting because of incorrect copies being distributed by management, attached to this mailing you will find copies of the minutes of the meeting as well as corrected copies of the Association's 1999-2000 Budget and the financial report for the Association for year-ending 9/30/99.



EXTERMINATION...

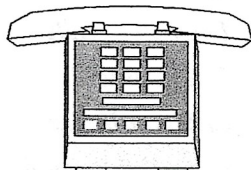


Based on the number of top floor unit owners who are experiencing problems with cluster flies, ants, or mice, the Board has authorized management to solicit bids for treatment of the attic areas in each building (1-4) at the Association's expense on a semi-annual basis.

In the interim, unit owners should inspect their units for possible openings where these pests may be gaining access. It is a unit owner's responsibility to correct these areas and NWPS can assist you. The Association will have the attic areas treated but it will also be a unit owner's responsibility to have the interior of their unit treated if they so choose. NWPS can refer you to a professional pest control firm or offer you advice.

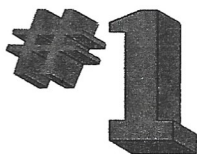
OWNERS LIST...

Attached also is an updated list of all owners at Northface with renter info as available for your files.



This list is for *unit owners only* and is not to be distributed elsewhere or used for solicitation purposes!

STORAGE AREA RE-NUMBERING...



The re-numbering of the storage areas has been scheduled for 12/01/99. Please insure that NWPS has the correct information prior to this date. Also, please remember, only ONE storage area per unit is allowed. If you are presently using two storage areas, you must condense your belongings into the one room that was originally assigned to you. This must be done by 12/01/99 or the items you have in the second storage area will be discarded. *****

SNOW REMOVAL...

NWPS will be doing the snow removal again this year. As part of their duties, they will be putting snow stakes around the complex as well as sand barrels for residents' use. NWPS is very familiar with the snow removal policies at Northface but the new unit owners/residents may not be. It is a resident or renter's responsibility to move their vehicle when they see or hear the plow truck clearing the areas. *If a vehicle is not moved, it will be plowed in. NWPS will NOT return to plow out these vehicles. It will be the vehicle owner's responsibility to shovel themselves out!* If they don't, they should not take a space that is clear and prevent someone who did cooperate from parking. *Please inform ALL your renters of this ruling.* *****



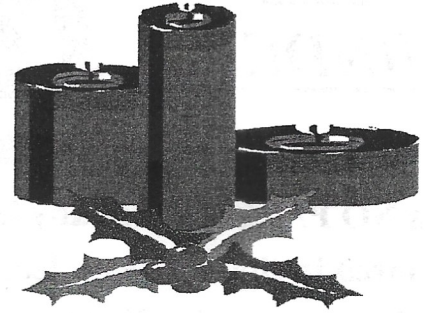
PRE-PAYMENT DISCOUNT??

A suggestion was made to offer discounts to those unit owners who pay their monthly assessment fees in advance.

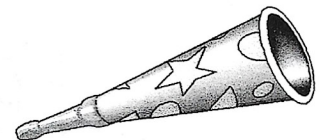
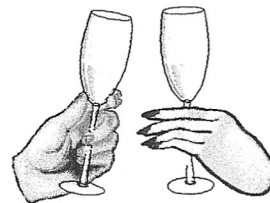
Using a formula of a 5% discount for someone who pays the entire annual amount in January each year (\$1620 less 5% = \$1539) and a 2% discount for someone who pays in advance on a quarterly basis (\$405 less 2% = \$8.10) will cost the Association approximately \$1000 per year estimating that 5 units take advantage of the 5% discount and 10 units take the 2% discount. This estimate of \$1000 could be higher depending on how many unit owners utilize the discounts.

To assist the Board in making this decision which would impact the Association's income, we are polling all unit owners. Attached is a ballot where you can vote your opinion and write your comments.

Please return this ballot with your next monthly payment, send it now to NWPS, or fax it to them at 603-356-8757. Thank you.



WE WANT TO WISH
EVERYONE
A
HAPPY & HEALTHY
HOLIDAY
SEASON
&
BEST WISHES
IN THE NEW
MILLENNIUM!!



PARKING
REMINDER.....

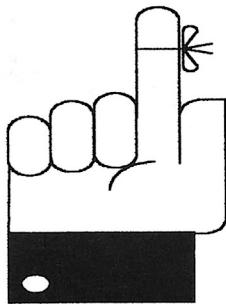


There is **NO PARKING** for any length of time allowed in the walkways leading to units unless you are loading or unloading a vehicle.

Once a vehicle is loaded or unloaded, it **MUST** be removed *immediately (15 minute maximum allowed)*.

Over this past weekend, vehicles were observed parked for long lengths of time (even overnight) in the walkways in front of Units 9 and 12.

If you know it was you, please refrain from this practice. If you think it may have been your renter, please speak with them about this. As it happened, emergency vehicles were needed at Building 2 on Saturday evening, 11/6, and a car was in the walkway!



MISCELLANEOUS
REMINDERS.....



1. Only a 1/5 cord of wood can be stored outside of a unit (front & back) and it must be kept close to the unit.
2. Nothing may be stored or erected on any portion of the common areas. If you are unsure of what is considered a "common area", please call management or a member of the Board or consult your condo docs.
3. Unit owners are responsible for the action of their renters (both full or part time renters).
4. Each unit owner should have some type of homeowners insurance for their unit and its contents. The master policy does not cover liability or contents for a unit owner.
5. Heat must be kept at no lower than 55 degrees. Pipe freeze-ups are a unit owner's responsibility.

Thank you