




# Northface Condominiums

North Conway, New Hampshire



August 18, 2000

Thomas Holmes  
Tax Assessor, Town of Conway  
P.O. Box 70  
Center Conway, NH 03813



Dear Mr. Holmes:

This letter is in regard to the Northface Resort Condominium Association, located on Northface Circle in North Conway, NH, and your proposed tax increase for our Association as well as other condominium associations in the Town of Conway, NH.

Northface Resort Condominium Association is a 44-unit complex that is approximately 14 years old. This Association has had many, many situations that have had to be overcome in these years, such as, developer-altered roof trusses which have added to the deterioration of the existing roofs, a pool that undermined twice, no paving on the driveways and parking areas, poor construction, no dryer-venting, no fire security protection, improper chimneys for woodstoves, and a building that was sliding off its foundation into a ravine!. The reputation in the "Valley" was to "stay away from Northface if you know what is good for you". It has been a long, arduous and expensive struggle over the years.

Now, we learn all in one week that we are to have an 18%-20% tax hike plus we are being mandated to hookup and support the North Conway Sewer Authority (or whatever it is to be called) in their endeavor to bring sewers to our area. This is being estimated to cost about \$125,000+ and it must be completed by 2002. These two "surprises" are in conjunction with learning that our supposedly "25 year" roofs are not going to make it to 15 years, which will amount to \$140,000 to replace along with painting and paving repairs. That is about \$300,000 that the Association will need in about 2 years!

With these expenditures facing our Association, which must be handled by a special assessment to each owner, AND a tax increase, the number of sales and the sales prices will drop drastically. We, in a blink of an eye, have dropped back in time to a period of at least 10 years ago, almost like when the property was first built.

Additionally, we are in close proximity of the new North-South road and also the E-2 bypass. We are actually "sandwiched" in between both and yet neither will be an advantage to us. The noise from the construction of these projects as well as the resulting traffic will only be a deterrent to our property values not a bonus!

Out of the 44 units at Northface, only 3 units are occupied full-time. The remaining 41 units are "vacation memberships" or second home. The 3 full-time occupied units are owned by people who are in their late 60s or 70s, so it is sure that no one at Northface uses the local school system!

We, at Northface, feel like "second-class citizens". The only Town services we receive are Police and Fire. We support ourselves, including Northface Circle, which was made a "road" to appease the 911 emergency service but which is not accepted as a "Town" road. We pay for everything ourselves, such as, snow removal; trash removal; roadway maintenance, repairs, and lighting; septic systems; water; hydrants, etc. We ask for nothing from the Town of Conway yet our taxes keep increasing.

To 41 unit owners, to add insult to injury, although we pay property taxes to the Town of Conway, we cannot vote nor partake in "specials" offered to the "Town" residents such as ski passes at local areas at a discount because we are not considered "Town" residents. Apparently, we are not alone in this feeling. Please see the enclosed article reprinted from the 8/12/00 issue of the Providence Journal (RI). Perhaps it is time for all of the condominium associations in Conway, NH, to organize, retain legal counsel, and fight the local authorities for some rights and privileges.

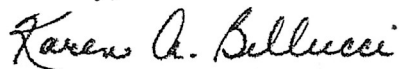
The entire Northface Resort Condominium Association is appealing to you to reconsider the proposed 18%-20% tax increase as listed for our Association in the 8/10/00 Conway Sun.

Also, why are other condominium associations in our area receiving a tax reduction supposedly because of their proximity to the North-South road and the E-2 bypass and yet our Association receives a sizable increase when we are in the same situation if not worse?

Should you want to discuss any of the information stated in this letter, you can contact me at 401-231-5145 (home), or 401-231-8588 (work), or the Association's property manager, Philip Tarr, of Northern Woods Property Services at 356-3536. You may also contact Nancy Grant of North Conway, NH, who aside from being a unit owner at Northface Resort Condominiums, is a local real estate agent. She will confirm the statements regarding Northface's past "reputation" in the Valley and the difficulty and hardships that poor sales and sale prices have caused and will cause many owners at Northface Resort Condominiums.

Any consideration you may render is appreciated

Sincerely,



Karen A. Bellucci

President

Northface Resort Condominium Assoc.

Mail should be sent to:

17 Mann School Road  
Smithfield, RI 02917