

NORTHFACE RESORT CONDOMINIUMS

NORTH CONWAY, NEW HAMPSHIRE

NEWSLETTER

JULY 2001

WELCOME

Northface Resort Condominiums is pleased to welcome the following new unit owners:

UNIT 2 -- CHUCK HARYSLAK

UNIT 26 -- JOSE & NORMANIA PAIVA

UNIT 28 -- JOE & LINDA LALLY

UNIT 29 -- MARK MCQUIRE

The ownership at Northface has changed considerably in the last two years. The breakdown by State is now: 8 from New Hampshire; 23 from Massachusetts; 8 from Rhode Island; and 1 each from New York, New Jersey, Ohio, Louisiana, and Bermuda! We even have someone from Texas looking to purchase a unit at Northface!

New owners are warmly welcomed.

4TH OF JULY PARTY

The annual gathering was held on Saturday, July 7th and 31 people attended.

The evening was great, the food delicious (and fattening!) as always and everyone had a good time.

The next one is scheduled for the Saturday of Labor Day weekend (9/1/01) so please mark your calendar and plan to attend if you can.

THANK YOU

Special thanks are extended to the following unit owners:

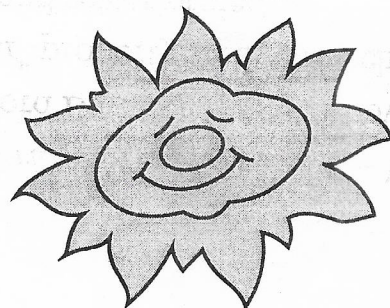
Tony Almeida -- Planting of flowers and the weeding and cultivating of beds

Paul Hutchins -- Consultation and solicitation of landscaping bids

Dave Bridgwood, Jim Rozzell -- Work at Stratford Building, everyday over seeing of "our" property, and research regarding rules and sewer project.

Bob Lang -- Pool research and overseeing, plumbing project and sewer project research, and Northface website.

Paul Gagnon -- Research and review of plumbing and roofing bids.



WEBSITE

Bob Lang of Unit 19 has been very busy inputting information into the Northface Resort Condominium Association Website, which can be accessed at

www.geocities.com/NFResort/home.html

Eventually it will list all pertinent information regarding Northface Resort Condominium Association including the Association's rules.

We would also like to be able to contact owners via e-mail. If you have e-mail, could you let either *Bob Lang* (langrsh@yahoo.com) or *Karen Bellucci* (KAB919@aol.com) know your address. It will be entered into the Northface e-mail address book.

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POOL WALKWAY

The new concrete walkway to the pool was installed recently. This walkway is easier on pedestrians' feet as well as on the pool liner. We hope you enjoy it.

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CONDOMINIUM DOCUMENTS

Not long ago a complete set of the Association's condominium documents were mailed out to all unit owners at a considerable expense to the Association. Please remember to keep these documents in a safe place for future referral and for potential sale of your unit. By law, unit owners are required to give a copy to the purchaser of their unit. If you misplace your copy, you must contact management and there will be a fee for the additional copy.

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EXECUTIVE BOARD NEWS

The Board has been very busy this year. We negotiated very thorough contracts for landscaping, snow removal, pool/amenities services, and management with NWPS.

Also considerable research and discussion has been put into necessary work such as: roof replacement, chimney repairs, retaining wall replacement, interior attic repairs based on an architect's finding, and the upcoming sewer line installation.

The sewer project has been delayed for one year by the North Conway Water Authority so the decision on a licensed civil engineer required by State law to assist the Association has been tabled for now. However, the Association should be ready to install the lines on the property between 2002 and 2003 and owners will have to pay to "tie in" by 2004. The cost estimates for unit owners are not available at this time.

The Board has also diligently worked to reduce our receivables situation and will be conscientious about doing so in the future.

Also under consideration are plumbing repairs in units/buildings that could reduce the number of washing machine hose problems as in the past. Some of the work will be a unit owner expense, but it will be at a group rate so hopefully, it will not be that expensive. More information on this will be available at the November Annual Meeting (tentatively scheduled for November 3, 2001).

Expenditures are being monitored closely and plans are wisely thought out. All of this is being done with you, the unit owners, in mind. No one wants further fee increases or special assessments.

We hope you are satisfied with our efforts.

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RULES

Because there are so many new owners at Northface now, it was felt that the Association's rules and regulations should again be distributed.

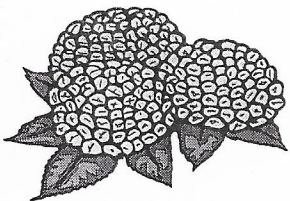
Over the week of the 4th of July, many dogs (thought not to belong to unit owners) and grills of all types were evident.

A copy of the Association's rules and regulations are attached. Please make sure to give a copy to every renter of your unit as well as have it posted in your unit. You, as the unit owner, are responsible for the actions of your family, guests, children, renters, and sub-contractors.

We are highlighting a few of the more prominent rule violations:

1. **NO GRILLS of any type can be used on the decks or close to any building.**
2. **Only unit owners may have dogs and these dogs must be leashed at all times.**
3. **Driving speed is only 10 MPH. There are many children playing about.**
4. **Nothing can be hung out of windows or over railings on buildings.**
5. **Quiet Hours are from 10 p.m. to 8 a.m.**
6. **Air Conditioners are allowed in kitchen windows only. Other locations for such equipment require prior Board permission.**
7. **No food, glass or rough playing is allowed at the pool.**

Everyone's cooperation is expected and you are thanked for your cooperation and understanding. However, further violations will incur \$25 fines against the unit owner per occurrence.



**HAVE A VERY PLEASANT, RELAXING
YET SAFE SUMMER!**

