

NORTHFACE RESORT CONDOMINIUMS

NORTH CONWAY, NEW HAMPSHIRE

NEWSLETTER

SEPTEMBER 2001

THANK YOU

Special recognition is to be extended to the following unit owners who raked beds and turned the mulch, edged beds and weeded, trimmed trees and cut down trees for better views at Building 4, and trimmed shrubbery. Their hard work saved the Association hundreds of dollars!

*TONY ALMEIDA
TONY BELLUCCI
DAVE BRIDGWOOD
PAUL GAGNON
JIM ROZZELL*

Tony and Mary Almeida also are responsible for the flowers planted at the entrance sign and the barrels in front of each building. Aren't they beautiful this year!

Dave Bridgwood and Jim Rozzell are the ones who keep the Stratford Building looking so good.

Special thanks to all for a job well done!

2001 ANNUAL MEETING

Mark your calendar! The annual owner's meeting is scheduled for Saturday, November 3, 2001 at 10:00 a.m. A formal notice will be sent in early October.

POOL

The Northface pool did not fare too well this year. The pump motor burnt out and had to be replaced, a line in the pumphouse began leaking and needed repair, the liner slipped in several places, and also had a number of holes in it that had to be patched, the ladder had to be repaired, and the concrete patio is cracking.

As a result, considerable attention to the pool will have to be given next Spring.

Special thanks go out to *Bob Lang, Harry Lang, Paul Gagnon, and Tony Almeida*, for repairing the leaks in the liner. This, too, saved the Association considerably.

Bob Lang is presently doing research on a new, better quality liner and a proper fitting pool cover and has spent a lot of time taking chemical readings of the pool and teaching the pool careperson the proper methods of chemical testings and applications.

GET WELL WISHES

A "Get Well Soon" wish is extended to *Gerri Morrison*, who has had a bad time of it lately.

BEST WISHES

A Happy 40th Anniversary is extended to *Tony and Mary Almeida*. That is quite a milestone!

LABOR DAY OWNERS' PARTY

The annual Association's Labor Day Party was held on Saturday, September 1st. 26 people attended and had a great time despite the wind and drop in temperatures.

New owners are always welcomed and should be aware that the owners' gather around every 4th of July and on the Labor Day weekend. It is a great way to get to know your New Hampshire neighbors.

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BUDGET 2001 - 2002

The Executive Board of the Association is presently preparing the annual budget for 2001-2002 along with management and copies will be distributed in early October.

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NORTHFACE WEBSITE

The access to the Northface website is www.geocities.com/northfaceresort Check it out, it has some great photos and information on it.

Bob Lang has spent a considerable amount of time developing it and appreciates owner input. He can be reached either through the website or at langrsh@yahoo.com

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REMEMBERS

--- Unit owners are reminded that they must give a key to NWPS if they change the lock(s) on their unit entrance door. This key must be kept in the special key box that is used by the local police and fire departments for emergencies.

--- Owners should also let management know if they change their home, work, or New Hampshire telephone numbers, especially for emergency situations.

--- Please keep the dumpster doors closed and use the chain locks. The bears have been very active this year. You would be surprised at the messes they left in the woods behind Northface because they got into the dumpsters. They have provided entertainment by showing up but they are also jumping on owner's cars and staying around longer. Use caution if you see them.

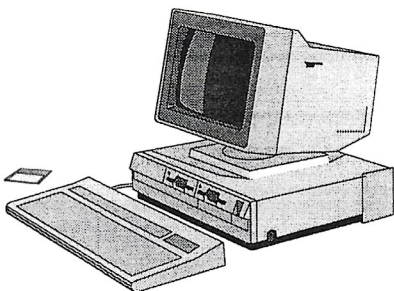
--- If you have not done so already, please change your washer hoses as a precautionary measure.

--- Those owners whose units have a hot water tank that is 10 years old or more should strongly think of changing them.

--- With the colder temperatures approaching, owners are reminded that the thermostats must be kept no lower than 55 degrees to prevent pipe freezeups.

--- Firewood season is upon us. Please remember that only a 1/5 cord of wood can be stored on your porch at any given time.

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SEWER PROJECT

Several members of the Board have been meeting with Gary Chandler, head of the North Conway Water Precinct, about the impending installation of sewer lines along Artist Falls Road, Thompson Road, and Bear Puddin Lane. To update everyone, the contract to install the lines was awarded to Coleman Construction in mid-August. Coleman now has approximately one-year to complete the project and then the Association has 90 days to tie-in to the lines. Therefore, the Association has to be ready-to-go by September 2002. Thankfully, the Association's reserves will afford the projected tie-in costs.

The Board is presently interviewing engineering firms to design a plan for the Association's tie-in operations. The good news is that owners will not be assessed anything in addition by the Town or North Conway Water precinct. However, once the system is operational, owners should expect Sewer Usage Bills on a quarterly basis which will be based on a unit's water consumption.

As more news is learned, we will keep you informed.

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ASSOCIATION FALL PROJECTS

As part of the long-range plan to maintain the buildings, the following major projects will be done in the next few weeks.

-- The septic systems will be pumped out

-- The chimneys on Buildings 1 -4 will be repaired with new more efficient, longer lasting covers on them. The work is scheduled to begin on Building 1 the week of September 3rd.

-- The roof on Building 1 is scheduled to be completely redone beginning around September 17th and will be completed this year.

A very special thanks goes to *Paul Gagnon* for all the work he did and time he spent on these projects interviewing firms, checking references, reviewing bids and making recommendations to the Board.

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**WE HOPE EVERYONE HAS A
VERY PLEASANT FALL AND
WE HOPE TO SEE YOU ON
NOVEMBER 3RD!**