



# Northface Condominiums



North Conway, New Hampshire

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June 25, 2002

Dear Northface Resort Unit Owner:

At a recent meeting of the Executive Board of the Association, a number of concerns to owners/residents at Northface were discussed as promised to you when you brought your concerns to the attention of a Board member.

We would like to inform you of these concerns so if you are one of the "guilty" parties you can address the situation amicably and expediently.

1. No birdfeeders or wind chimes are allowed outside of units. These items are disturbing to other owners/residents (especially birdfeeders with dropping seed coverings)
2. The natural exuberance of children is understood; but they cannot be allowed to run and jump up and down stairs, while in units, or at the pool. With regard to the Northface buildings, it may not be realized that the walls and floors are not very insulated and soundproofed, so noise does carry quite a distance, especially with windows open or a building only partially occupied.
3. NO TYPE OF GRILL can be used anywhere near the building (patios and upper decks). If you want to grill, please either do so on the lawn of the poolside or in the rear parking area.
4. Driving speed while on the premises is 10 miles per hour AT ALL TIMES.
5. Please close the dumpster doors after disposing your trash and never leave trash on the ground outside of the dumpster. Northface has a new "mama" bear and her cubs and this means "mama bear" is not very friendly (or very neat!)
6. The stairs on the poolside of Buildings 2 and 3 are for EMERGENCIES ONLY. Access to the pool is by the rear staircases only.

We would appreciate your informing your renters of these concerns so everyone can have a very pleasant Summer. Perhaps you can post this notice next to the rules and regulations that are supposed to be posted in each unit. Because, if, however, violations continue, the unit owner responsible will be fined **per occurrence**.

Sincerely,

Executive Board  
Northface Resort Condominium Association

PS On a cheerful note:

- ✓ The pool liner is in and the pool is operating very well.
- ✓ We have had good response following the Board inspections of units in May. Every owner informed of problem areas (washer hoses, hot water tanks, missing keys) has responded with the exception of 2 units who still have not turned in their keys to Jim Rozzell. We urge these 2 owners to do so to avoid fines.
- ✓ The new landscaping firm is doing a super job and Jim Rozzell has spent many hours addressing maintenance issues around the buildings. Jim still has some mulch to be spread in the bed in the center of the lawn. If you would like to help Jim, please let him know directly and thanks Jim!
- ✓ The Northface website can be reached at [www.northfaceresort.org](http://www.northfaceresort.org)
- ✓ Remember the gathering-on-the-green on July 6<sup>th</sup>. We hope to see you there!