

EXECUTIVE BOARD NEWS

Following the annual meeting on Saturday, November 9, 2002, the five Board members of the Executive Board met to elect officers as follows:

- *Jim Rozzell**President
- *Tony Almeida**1st V. President
- *Paul Gagnon**2nd V. President
- *Bob Lang**Secretary
- *Dave Bridgwood*Treasurer

The Board also approved the following unit owners who volunteered to assist the Board and serve as Board alternates:

- **Joe Mooney
- **Al Psilopolous
- **Bill Coyle

Unless issues dictate, the Board's next meeting will be February 1, 2003.

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NORTHFACE EMERGENCY SERVICE

Should any unit owner have a situation of an emergency basis that involves a common area, they SHould call Selective Property Management at 401-231-8588 or 1-800-498-1181 during office hours and 401-621-4900 after hours.

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CLEANING ASSISTANCE

Joe Carpine's wife, Alice, has a cleaning business for vacation ownership units. Alice is willing to clean units and wash the linens after rentals check out. The rate is \$40 per cleaning. If you are interested, please call Alice Carpine directly at 603-356-4712.

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LOCK OUTS/APPLIANCE DELIVERY

Should any unit owner need assistance with lockouts or deliveries such as furniture/appliances, they can call Joe Carpine directly at 603-356-4712. There will be a charge for this assistance that you can negotiate directly with Joe. Board members should not be called for this type of assistance, as it is not an Association responsibility; and most times, Board members are not readily available to assist you.

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KEYS

In the last newsletter, a list was submitted of those units of which keys to the storage bins were not available. Many of those owners supplied the Northface Board with their keys at the annual owners meeting and we thank them. However, keys are still needed for the units listed below. Please understand that these keys are kept in a secured area and that they are only used for emergencies only (i.e. if a storage area were to be flooded by a problem above, attention could be given to your possessions to preserve them as best as possible). If your unit number is listed below, could you please forward a key either to "SPM" in RI or to Jim Rozzell at P.O. Box 1904, North Conway, NH 03860. Thanks!

Building 1*2, 5, 8

Building 2*13, 14, 17

Building 3*25, 26, 29, 30

Building 4*34, 35 (combination), 37

Plus unit keys for Units 5(deadbolt), 35 (deadbolt) and 44

SNOW REMOVAL

The Association has contracted with a new snow removal firm this year at a much better rate. Because this will be a "learning experience of sorts" for this firm, unit owners, residents, and renters are asked for their understanding, cooperation, and assistance. The long-standing snow removal policy at Northface is:

1. For storms under 2", no snow removal will be done.
2. Until a storm over 2" abates, only the driveways and roadways to parking areas will be kept open.
3. Once a storm stops, the snowplowing firm will return to clear the parking areas. At that time, all vehicles must be moved so a proper job can be done. If you are to be away from the unit, please put your vehicle in an area that will not impede the clearing of the parking areas and walkways.
4. If a vehicle is plowed in, it is the vehicle owner's responsibility to shovel it out. The snow removal firm will not make special return trips, regardless of the reason. Please do not shovel the snow onto already cleared areas.
5. Treated sand in barrels at each staircase is available to residents for use on slick areas in between storms.
6. Because the driveways at Northface are steep and black ice can form, caution and common sense should always be used while traversing these areas!

It is strongly suggested that a copy of this policy be either posted in an obvious area in your unit (i.e. refrigerator door) or given to each renter, as unit owners are responsible for their renters.

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HOME IMPROVEMENT REQUESTS

In the past, unit owners have desired to add alternative heating methods to their units, or install air conditioner to their units, erect privacy dividers on the decks (poolside) between units, or plant on common areas.

All of these items effect common or limited common areas of the Association and require the prior approval of the Association's Executive Board. To obtain this prior approval, a specific form is available for completion. You can either obtain one of these forms from the Association's website or call management (SPM) at 401-231-8588.

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MONTHLY FEES

Please be reminded that monthly fees are due on the first of each month and are subject to late fees if not received by Selective Property Management by the 10th of a month.

Monthly fees should be made payable to Northface Resort Condominiums and mailed to:

*Northface Resort Condominiums

*P.O. Box 299

*Greenville, RI 02828-0299

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AT THIS TIME, BOTH THE
NORTHFACE RESORT BOARD AND
MANAGEMENT WISH EVERYONE
A VERY HEALTHY AND HAPPY
HOLIDAY SEASON!