



NORTHFACE RESORT CONDOMINIUMS

NEWSLETTER

JUNE 2002

SINCERE THANK YOU

On Saturday, May 25, 2002, a number of unit owners gathered to weed beds and spread mulch around the property. Most of the volunteers worked a half day, but a few work the entire day and the day following.

There are several areas remaining to do (the big bed in the center of the lawn, the entrance sign, and at Buildings 1 and 4. These will be done in June at a date to be determined).

The efforts of these hardy souls saved the Association considerably and we know you will like the results!

A big thank you very much goes out to:

Building 1

Joe & Debby Mooney, Deb's sister Janet and her Dad

Building 2

Marcia Armstrong

Building 3

Paul Gagnon, Tony Bellucci, Mike Smither, and Tony Almeida

Building 4

Andy Byrne

Stratford Building

Jim Rozzell and Dave Bridgwood

A special thank you is also extended to Maria Byrne for sodas and lunch.

If you see your neighbors, please let them know you appreciate their efforts.

If you would like to help in future projects, please email a member of the Board to let them know of your interest.

* * * * *

INDEPENDENCE DAY CELEBRATION

Remember, the Northface 4th of July "gathering on the green" is set for **Saturday, July 6, 2002** beginning at 5 p.m. on the lawn between Buildings 2 and 3.

Please bring a favorite dish or dessert, your chairs, and your favorite drink and join your "North Country neighbors" for a good time.

* * * * *

REMINDERS

-- **Only owners**, who have registered their pets with the Executive Board can have pets at the units. Renters and guests **CANNOT** have pets on-site for any reason.

-- Keys to the units/storage area **MUST** be on file with management and in the fire department's lockbox.

-- **Before** any work is done on the exterior of your unit (plantings, dividers, etc.) a Northface Home Improvement Form must be completed and submitted to the Board for consideration and a decision.

* * * * *

SEWER PROJECT

The plans for the Town mandated sewer project have been completed by *Michael Smither* and are ready to be submitted to the Town and the State of NH for approval.

It is still unknown whether the work will be done later this year or early next year. It all depends on the progress of the Town-retained construction firm installing the lines along Artist Falls Road and Thompson Road.

But at least at Northface, we will be ready to comply.

LIGHT MAINTENANCE

In a further effort to save money for the Association, *Jim Rozzell* has been doing light maintenance repairs around the buildings (changing burnt out light bulbs, fixing railings and steps). When possible, Jim receives help from *Dave Bridgwood, Tony Bellucci, Tony Almeida, and Paul Gagnon*. Thank yous should be extended to these gentlemen when you see them because their efforts are saving YOU money.

For those owners who are in need of a local "handyperson", the father of the new owners of Unit 13, has offered his services. His name is *Joe Carpine, Sr.* and he lives permanently on Artist Falls Road. You can reach Joe Sr. at 1-877-403-4111.

INSPECTION FOLLOWUP

As reported in the last newsletter, four units needed to address repairs/replacement of either their hotwater tanks or washer hoses. To date, two of these owners have taken action and responded to the Board. The other two unit owners are reminded of their responsibility and that compliance is needed by June 15, 2002! Otherwise, the board will have the work done at the owners expense and these owners could also be fined for non-compliance.

MASTER INSURANCE POLICY

The Board recently learned that the carrier who held the insurance on the Northface Buildings and grounds declined to renew the policy. Part of the reason for the refusal to re-write the policy was that the firm was eliminating accounts, such as condominiums, because they felt they were a risk, but primarily it was because of the number of losses (claims) filed against the Northface master policy.

As a result, a new policy with a new insurance firm had to be sought. The new policy will be about \$2,500 over budget for 2001-2002. In addition, the Association's deductible had to be increased to \$2,500 per occurrence in order to keep the premiums increase to a minimum.

The Board's fears of cancellation were realized and this is why the Board is taking a firm stance on repairs that are an owners' responsibility!

The unit owner is responsible for the \$2,500 deductible NOT the Association!

HAVE A PLEASANT SUMMER
AND WE HOPE TO SEE MANY OF
YOU ON JULY 6TH!

