



**SELECTIVE  
PROPERTY  
MANAGEMENT, INC.**

P. O. Box 299 Greenville, RI 02828-0299

(401) 231-8588

August 13, 2003

Dear Northface Unit Owners:

Effective August 15, 2003, there has been a change in the emergency call person for the Northface Resort Condominium Association.

The arrangement with Joe Carpine was not working out that well. Joe's personal time needed to be given to his elderly father, which is totally understandable and acceptable. However, the Northface Association needed someone who could be readily available, especially for emergency responses.

Plus, there was an issue of insurance coverage. Joe did not have either liability insurance or workmen's compensation; so if something were to happen while Joe was doing work for the Association (i.e. -common area work), then the Association would be responsible.

The new emergency contact person is **Mike Lynch** of North Conway. Mike is a born and bred North Conway-ite and is very familiar with Northface. His firm, Lynch's Landscaping, also maintains the Northface grounds.

As with Joe, Mike will be responsible for responding to alarm calls and any emergency calls. Both the Association's alarm company and the North Conway Fire and Police Departments have been advised of the change in contact person.

Should you have an emergency in your unit, you should contact Selective Property Management ("SPM") directly. If it is during office hours (Mon. - Fri. 8:30am - 4:30pm), you can call 1-800-498-1181 or 401 231 8588.

After hours and on weekends or holidays, you should call SPM's emergency service at 401-621-4900.

A return call will be made to you so emergency assistance can be given to you.

Please remember that unit owners are responsible for any costs associated with emergency calls for lock outs, water leaks, fires, etc.

Mike is willing to assist unit owners with non-emergency situations as well. For those situations, Mike's hourly rate is \$25/hour. Owners should contact Mike directly at 603-447-3048.

We know that a number of unit owners have used Joe Carpine in the past for repairs and work in their unit. If you so choose, Joe is willing to do work for you personally. However, Joe cannot respond to any emergencies that involve the Association.

It is suggested that you keep a copy of this notice in your unit for your easy referral. However, your guests and renters should be informed that if a problem evolves in the unit, they must contact you directly. Emergency calls from guests and renters will not be accepted.

We hope you understand that the reason for the change is for the best interests of the Northface Resort Condominium Association. Your cooperation, as always, is very much appreciated.

Sincerely,



Karen A. Bellucci  
Managing Agent  
Northface Resort Condominium Association

KAB/lb  
Cc: EB- NFRCA