

NORTHFACE RESORT CONDOMINIUMS

NORTH CONWAY, NEW HAMPSHIRE

NEWSLETTER

SEPTEMBER 2003

Tennis Court

Over the Labor Day weekend, it was reported to the Northface Board that the tennis court surface was very slippery. An inspection of the court revealed a crack in the surface as you enter and that the rubberized playing surface appears to be worn in many areas.

Therefore, to avoid any slip and fall incidents, which could be very costly to the Association, a decision was made to close the tennis court for the season until the area can be professional assessed and repaired.

We are sorry if this disappoints you and your guests; but it was better to be safe than sorry.

Pool Closing

Per the contract with the pool maintenance firm, the Northface pool will be closed for the season as of 9/15/03. It was a great Summer for the pool and it certainly did get a lot of use this year.

Although Tony and Karen's 6 year old grandson, Andrew, has a question for us. "How come the kid section (the low end) is so small and the adult section (deep end) is so huge, when there are more little kids in the pool than adults?" This question was posed to Karen and Tony Almeida when there were about 20 little kids in the pool. The "mayor" has offered to look into an extension for Andrew. (I hope Tony realizes that Andrew has a memory like an elephant!)

Annual Meeting

The annual meeting of the Northface Condominium Association is scheduled for Saturday, November 8, 2003. Please mark your calendar so you can attend.

Landscaping 2003

After the firm retained by Glen Builders, (who installed the sewer lines) returned to re-do the grading and re-seeding and the Northface landscaper was retained to do a regular watering program of these areas, the Northface lawns look great. Except for a few missing or dead trees/shrubs, no one can really tell that the lawn had been disturbed.

Lynch's Landscaping will be trimming all the ornamental shrubs in the next few weeks and will be working with the Board on plans for 2004.

Board News

At their September meeting, the Board will be assessing the repainting and replacing wood trim/posts on buildings, the roof replacement project, tennis court, landscaping 2004, snow removal 2003-2004, and also begin to prepare the Association's annual budget for 2004.

Resale of Unit

Please remember, if you are selling your unit, you (or your real estate agent) are required to contact management (1-800-498-1181) for the necessary paperwork for the "closing of your sale". You will need the date of closing, the name(s) of the buyers, their mailing address, the name/address of the mortgage company involved, and the name, telephone number, and fax number of the closing attorney. This information should be provided to Selective Property Management at least 10 days before the closing to allow time for the paperwork to be prepared and sent to the closing attorney.

Rule Violations/Fines Clarification

A number of Northface owners, who were assessed fines this Summer for rule violations committed either by themselves or their guests/renters, have approached management or the Board, with regard to the fines.

Some felt that warning letters or phone calls were more in order than automatic fines.

Over the Memorial Day weekend, throughout June, and especially over the 4th of July weekend, rule violations were rampant. Therefore, at their 7/6/03 meeting, the Board agreed to bear the expense of another mailing regarding the Association's long-standing rules. The mailing also advised owners that they **MUST STRESS** the rules to their guests and renters as fines would be automatic.

This July mailing apparently was not read by a number of owners, as rule violations by owners and their renters and guests continued. Some were repeat violators!

The Board, nor management, want to be Condominium Police, but some of the violations effect the pool furniture, the lawns, the buildings, and most of all, the health and welfare of anyone using our facilities (i.e., glass at the pool).

Therefore, the policy of automatically assessing fines for rule violations will continue until total compliance is received. Those who have already been assessed fines are obligated to pay them, as they will remain on your account until satisfied.

Exterior Building Lights

Recently, it was learned by the Board that the lighting fixtures on the rear staircases are not installed per electrical codes. This was discovered when two fixtures needed to be replaced.

The Board, as a result, approved the purchase of new fixtures for all of these areas; and Mark Shirey, the new owner of Unit 18, who is a licensed electrician, has submitted a proposal to the Association to install these fixtures according to code at a very good rate.

Mark will be doing the work in the next few weeks.

A special thanks is also extended to Al Psilopolous for researching the fixtures and purchasing them at a great price!

We hope EVERYONE
has a great Fall season
and we look forward to
seeing you in November!

