

# NORTHFACE RESORT CONDOMINIUMS

## NORTH CONWAY, NEW HAMPSHIRE

NEWSLETTER

MAY/JUNE 2003

### Welcome

A warm North Country/Northface welcome is extended to our newest neighbor:

*Marc & Jean Shirey -- Unit 18*

Best wishes in your new home!

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### Get Well

A speedy and full recovery is wished to Jim Rozzell following his recent illness. Jim is up and around now and looking well, and we want him to stay that way! He's been a great friend to many of us since he returned here to Northface from Saudi Arabia.

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### Deepest Sympathies

Sincere condolences are extended to Diane Karamas, owner of Unit 35, on the passing of her mother, who resided in the unit since Diane had purchased the unit in late 2002.

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### 4<sup>th</sup> of July Celebration

The annual Northface 4<sup>th</sup> of July lawn party is again being organized this year. It will be on Saturday, July 5<sup>th</sup>, at 5:30 PM on the lawn area between Buildings 2 and 3. Again this year, it will be a "covered dish" or "pot luck" style of affair. Those attending should bring their favorite beverage, a dish or dessert, and if possible, a chair. Paper goods and ice will be supplied. There were about 18-20 units represented last year. It's a great way to meet your neighbors and have some fun. We hope to see you there!

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### Flower Planters

You'll notice that there are new planters at each building and at the pool. A special thanks is to be given to Tony Almeida and Tony Bellucci for the time they spent "hunting down" these durable planters. The area near the Northface entrance sign was also cleared and updated. Special thanks to Tony "A", Tony "B", Paul Gagnon, and his daughter, Danielle, for all their hard work on a damp, rainy Sunday moving out the old broken planters, and planting in the new ones and at the entrance.

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### Board News

At their recent meeting, the Executive Board of the Northface Resort Condominium Association regretfully accepted the resignation of Jim Rozzell as President of the Association and as a permanent Board director due to personal reasons and commitments. Tony Almeida will now be **Acting President** and the Board will elect officers and appoint a director to fulfill Jim's seat at their next meeting. Despite his busy schedule, Jim has, fortunately for the Association, agreed to serve as a Board alternate and as a "Town liaison". Through his position with the Town of Conway, Jim has been invaluable with his referrals and contacts!

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### Landscaping 2003

The same firm that did the groundwork last year has returned again this year. Until the sewer line project is complete and the lawns that are torn up are replanted, the Board is only having the firm maintain the grounds on a limited basis. Once the sewer project is complete, plans call for shrub trimming, mulch installed in the big bed at the fronts of buildings, and the lawns aerated and treated as recommended after our lawn soil was tested.

Your patience and understanding during this construction phase is appreciated!



## Pool Season 2003

The Northface pool is now open for the season. Now only if the weather ever gets conducive to swimming, maybe the pool will get some use.

Some repairs to the pool fence and the concrete around the pool are needed and will be addressed by Joe Carpine as his time at Northface allows. The good news is the cracks in the concrete are just stress cracks. The pool is not undermining nor does it have any other serious problems.

The pool service firm also will be addressing the area where the pool liner has slipped.

When you are at Northface, you'll notice that there are new loungers, tables, and chairs poolside. The pool furniture was in need of replacement. A special thanks is to be given to Al Psilopolous and Tony Bellucci for researching new furniture. Al was able to get the Association a great discount and then drove from RI to NH to deliver the furniture, unload his vehicle and carry it all into Building 4's basement by himself and returning to RI all on the same day.

On Saturday, 5/10/03, Jim Rozzell, Dave Bridgwood, Tony Bellucci, and Jim's son-in-law, Larry, put out the picnic tables adjacent to the pool. Joe Carpine put out the poolside furniture last week.

Now that the pool is open, please remind your renters and guests of the following:

- Pool hours are 9:00AM-9:00PM
- NO children under 18 can be at the pool without an adult
- NO glass or cans should be at the pool
- NO children who are not toilet trained are allowed in the pool per Department of Health regulations.
- No towels, bathing suits, or swimwear/gear can be hung over the deck/patio railings.
- Remember, if you carry food containers, wrappers, etc., PLEASE carry them out with you. There is NO ONE to clean up after pool users.

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## Sewer Line Installation

Glen Builders is ready to begin installing the sewer lines at Northface and connecting these lines to the Town's lines on Thompson Rd.

The materials were delivered in March/April, then the road ban was put on and not lifted until 5/10/03, and since then the weather hasn't cooperated.

The work is again scheduled to start on Tuesday, 5/27/03, and will take 2-3 weeks to complete (again weather-permitting).

All of you should have received your first sewer usage bill with your April water bill. This invoice for sewer usage has to be paid even though there are no sewers at Northface yet. The bills will be quarterly and will be charged at \$9.00 per 1000 gallons of water consumption.

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## Real Estate News

Both management and Board members have received reports from local real estate agencies that units at Northface are being listed and sold at prices that are too low. These agents have suggested that end units (in good marketable condition) be listed in the \$170,000--\$175,000 range; and that inside units (again in good marketable condition) be listed in the \$150,000--\$160,000 range. They also state that units in the Stratford building could easily sell for \$250,000 or more.

For anyone who has owned at Northface for a number of years, this is mind boggling. Until about 7-8 years ago, real estate agents acted as if Northface was the bane of the valley. Now they cite the active Association, the grounds, upkeep/colors of buildings, and of course, the million dollar view as pluses along with the close proximity to the No/So Rd., the village, shopping, etc.

This sure makes the Board feel proud and we hope it makes you proud also that your investment is being so well protected!

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Maintenance Issues 2003

Joe Carpine has been keeping busy addressing maintenance issues at Northface. His list includes (some of which may have been completed already by the time you read this):

- A.) Repairing/painting the picnic tables
- B.) Repairing/painting the pool fence
- C.) Repairing/painting the concrete at the pool
- D.) Installing a fine mesh shield at the pool fence to keep out debris from lawns/shrubbery beds
- E.) Replacing garden timbers that have deteriorated over the years.
- F.) Repairing the fencing in the front of Building 4 and along the second driveway
- G.) Keeping all of the exterior lights burning.

Joe has become a great help to the Northface Condominium Association.

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Reminders

We have always tried to keep the newsletters to you on an upbeat tone; but, regrettably, reminders on long-standing Association policies must be given, such as:

- 1.) No grills of any type can be used on the decks or patios of a building. If using a grill, have it at least 15 feet from the building.
- 2.) Only unit owners can have pets at Northface, and these pets must be registered with the Northface management beforehand.
- 3.) Cars are not allowed to be parked in the walkways leading to units except for a very short time to load or unload the vehicle.
- 4.) Should an owner want to make any improvements and/or changes to the limited common or common area near their unit, they MUST complete a Northface Home Improvement Form first and have it reviewed and approved by the Northface Board BEFORE any work is started (or completed).
- 5.) Monthly fees are due in the management office by the 10<sup>th</sup> of a month. If not, a \$10/month late charge is automatically assessed to the account.

Where applicable, we would appreciate your renter/guest knowing of the above policies before they arrive at Northface; because, ultimately, YOU as the unit owner are responsible.

Thanks!

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**WE HOPE EVERYONE HAS A GREAT SUMMER!**

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