

NORTHFACE RESORT, A CONDOMINIUM AT JODLAND HILLS

North Conway, New Hampshire

January 21, 2004

Dear Northface Unit owners;

An incident occurred in a unit last Friday evening that the Executive Board of the Association feels should be brought to everyone's attention.

Long-time unit owner, Tony "the Mayor" Almeida, lit a fire in his woodstove. Sometime thereafter, he noticed that the black piping leading from his stove to the chimney was bright red. There was a fire in the stovepipe, probably from built-up creosote. Tony grabbed the fire extinguisher in his unit and was able to put out the fire.

The result was a stovepipe that had blistered black paint, smoke in the unit, and yellow filmy dust from the extinguisher. It was not a pretty sight and was much to clean. The stovepipe also had to be replaced.

Tony had Gary Brooks, the local contractor who has been doing great work for Northface, replace the stovepipe. While Gary was working, Tony consulted him with regard to what occurred.

Gary could not stress enough the need to have the stovepipe cleaned frequently and that it be done **NO LESS THAN EVERY OTHER YEAR!** Creosote builds up and can catch fire. Tony had cleaned his stovepipe no more than 3 years ago and yet it happened to him. If Tony had not been present, considerable damage and loss could have occurred.

As a result, the Executive Board is mandating that all unit owners clean or have their stovepipes cleaned **no later than May 1, 2004.**

Gary Brooks is available to do so for those owners who cannot or would prefer not to do so. The cost would be \$60. He will disconnect and dismantle the stovepipe, clean it thoroughly and the reassemble and reconnect it properly.

The Association is also scheduled to have the chimneys on the buildings cleaned this year as they do every other year, so the timing would be perfect for the stovepipe and chimney cleaning.

Attached is a brief questionnaire that we are asking each unit owner to complete with regard to the stovepipe cleaning. Could you please complete it and return it to management **no later than February 10, 2004,** which is also the end of the grace period for monthly fee payments for February.

Thank you for your prompt cooperation as always.

Sincerely,

Executive Board
Northface Resort Condominium Association