

NORTHFACE RESORT CONDOMINIUMS

NORTH CONWAY, NEW HAMPSHIRE

NEWSLETTER

MAY 2004

WELCOME

A warm welcome is extended to our newest North Country neighbors:

<i>Unit 1</i>	<i>Scott Nichols</i>
<i>Unit 8</i>	<i>Michelle O'Dell</i>
<i>Unit 9</i>	<i>Patrick & Carol Jean Carroll</i>
<i>Unit 10</i>	<i>John Davison</i>
<i>Unit 30</i>	<i>Scott & Doreen McGrath</i>
<i>Unit 44</i>	<i>Raymond & Janet Berthiaume</i>

Good wishes to all of them with their new home!

POOL OPENING

The Northface pool will be opened for the season as of Memorial Day weekend. The poolside furniture will be put out then.

Some reminders regarding the pool are:

1. No glass (bottles or containers) is allowed at the pool.
2. Pool hours are 9:00 a.m. to 9:00 p.m.
3. Children under the age of 16 cannot be at the pool unless accompanied by an adult.
4. No running or rough play is allowed in or at the pool.
5. Please put poolside furniture back where you found it after use.

Other pool rules are posted on the pool gates.

GRILLS

With the warm weather approaching, Northface owners and their guests are reminded that grills of any type cannot be used on the decks or patios of the building. Grills must be used at least 15 feet from the building.

FIRE ALARM SYSTEMS

As part of the mandated repairs/upgrades required for the fire alarm system in each of the five buildings at Northface, several Board members and unit owners will be changing the batteries in all of the heat detectors in every unit on **Saturday, May 29, 2004. Entry into every unit will be necessary on that day,** beginning at 8:00 a.m. in building 1 and working forward until completion.

If your unit will be occupied that weekend, please advise your occupants that this work is to be done that day with an alarm testing per building following the battery changing.

If you have changed the keys to your unit (doorknob and/or deadbolt) since June 2003, **YOU MUST** forward two keys (or sets of keys) to management to be received by **May 27, 2004.**

The fire department requires keys to a unit be kept in their lockbox for emergency access. The Association also requires a set for their lockbox for emergency access only.

TENNIS COURT

To save the Association, a group of unit owners have volunteered to powerwash the tennis court and re-stripe it over the Memorial Day weekend.

AIR CONDITIONERS

Please remember, that per the Association's condo docs, air conditioners can be installed in the kitchen window only.

HOME IMPROVEMENT REQUESTS

Should you want to do any improvements to your unit that involve any part of the common or limited common area, please remember that prior Executive Board permission is required. Such improvements include screens, windows, privacy dividers, wall air conditioners, monitor heating, etc. A form is available to assist you in obtaining Board permission. You can obtain the form by calling or emailing management or you can download it off the Association's website - www.northfaceresort.org

SURVEY RESULTS

Earlier this year, a survey was done as to smoke detectors, washer hoses, dryer vents, and stovepipes.

- The smoke detectors in a unit are more than likely the original ones installed almost 20 year ago. These smoke detectors are hard-wired only; and per newer fire safety codes, these detectors should be hard-wired with battery backups. A number of unit owners have elected to have the Association's representative, *Mark Shirey*, change the smoke detectors in their unit. Mark is a licensed master electrician and also the owner of Unit 18. If you also would like Mark to do the changing for you, the fee is \$45. The charge would be added to your monthly statement. Please let management know as soon as possible at either 1-800-498-1181 or SEPRMA@aol.com. Mark will schedule the work for early June.
- Unit owners are reminded that they are responsible for changing the hoses to their washer, especially if they are a few years old. The hoses become dry and brittle and can burst without notice. The new metal flexible hoses are recommended as replacements.
- Unit owners are also responsible for thoroughly cleaning out their dryer vents at least annually from the wall to the exterior vent cover. Should you want the Association's maintenance representative, Gary Brooks, to clean your vent, please let management know. Gary has not quoted a firm cost per unit yet because he is waiting to see how many unit owners would want this service.
- Stovepipes on wood stoves must be cleaned annually. A number of unit owners signed up to have Gary Brooks clean their stovepipe. The cost is \$60. This work was to be done in either February or March; but because a number of owners asked for a delay so they could continue using their stoves without interruption, the work is scheduled for early June. The cost charged will appear on your monthly billing statement. Two unit owners have already paid for this service and their payments will be deposited when the work is done.

**WE HOPE EVERYONE
HAS A GREAT MEMORIAL
DAY WEEKEND AND
A WONDERFUL SUMMER!**