

NORTH FACE RESORT CONDOMINIUM ASSOCIATION

December 2, 2005

Dear North Face Resort Condominium Unit Owner:

Following the recent annual owners' meeting, there are a number of issues herein that effect every unit owner, so please take a moment to read on and digest the information. Thanks.

Monthly Fees

The monthly fee for all units will be increased to **\$175/month/unit** effective 1/1/06. All fees are due on the 1st of a month and are subject to a \$25/month late charge if received after the 10th of a month.

2006 Special Assessment

A special assessment of **\$1835/unit** was approved for 2006. The special assessment is due and payable as of January 1, 2006. Payments can be made in full, for which the unit owner doing so will realize a discount of \$100 if the payment is received by management by 1/10/06. Other options are quarterly payments of \$458.75 due 1/1/06, 4/1/06, 7/1/06, and 10/1/06; or monthly installments of \$153 for 1/1/06-12/1/06. All installment payments will be subject to a late charge of \$25/month if payment is not received in the management office by the 10th of a month.

2005 Special Assessment

The 2005 special assessment must be paid-in-full by the 10th of December to avoid a late charge and a lien being placed on the unit. For any liens placed, the unit owner(s) will be responsible for all collection costs/legal fees. To learn your balance due, you can call "SPM" at 1-800-498-1181 or email them at SEPRMA@aol.com.

Woodstove Use/Stovepipe Repairs

On Friday, 11/25/05, Tony Bellucci and Al Psilopoulos met with Channing Snyder, "The Chimney Man", regarding the issues raised with stovepipes and chimneys in numerous units. The Association had been mandated by the local fire department to rectify the issues. For the convenience of those owners effected, the Association coordinated the repairs and bore this expense. However, on the invoices for 1/06, the cost incurred for a unit will appear. The cracks in chimney flue liners were also repaired and those effected units can commence using their woodstoves. The two units (43 & 44) who have issues with the brick facing on their fireplaces are advised that they must coordinate these repairs themselves as this is not an Association responsibility.

Common Area Issues

At the owners' meeting, complaints were fielded that owners/residents are:

1. Not shutting the lights off in the basements of Buildings 3 & 4.
2. Not closing/locking the basement entrance or garage doors.
3. Not replacing their screens.
4. Are parking at Building 4 in a manner that effects the residents in this building or impedes access to the Building 4 basement.
5. Are disposing items into the dumpster that prohibits normal household trash and are not breaking down large boxes.

Rule Policy/Enforcement

Complaints from owners at the annual meeting were received that the Board is not enforcing the rules/policies or that rules/policies are not strict enough. The ownership present at the meeting adopted the following policies:

- a. Nothing can be stored or kept in the common area walkways.
- b. Nothing, with the exception of a holiday/seasonal wreath and welcome plaque at the entrance door, can be affixed to the building/railings/overhangs, etc. This includes all types of birdfeeders, hanging plants, window/rail planter boxes, and any other type of item thought to be decorative to the unit owner.
- c. No personal items can be placed in the common area planting beds at a unit.
- d. Decorative/functional items on a limited common area (both unit entrance side and patio/pool-side deck) must be very limited to insure passage for emergency exit.
- e. The ruling that only unit owners can have a dog is to be strictly enforced. Unit owners with dogs must strictly adhere to all of the pet rules/policies. Any violations regarding pets will result in an automatic fine of \$100 per occurrence. There is to be no appeal on violations where a renter has a dog on the premises.
- f. The list of rules/policies for the Association are to be revised and a copy enclosed herein. Unit owners should provide a copy to every renter before they arrive at North Face and the owners should also put a copy in the unit for easy referral.

Board of Directors

At the recent owners' meeting, Al Psilopoulos was elected to a 3-year term on the Board. The officers of the Association are:

President—Tony Almeida (unit 32) 2007
1st Vice President—Paul Gagnon (unit 22) 2006
2nd Vice President—Al Psilopoulos (unit 7) 2008
Secretary—Elsie Bessette (unit 31) 2006
Treasurer—David Bridgwood (unit 41) 2006
Alternate—Joe Mooney (unit 5) Annually

Website

Thanks to Bob Lang for being the North Face "webmaster". To access, a unit owner can go to www.northfaceresort.org

Management Info

Selective Property Management ("SPM"), PO Box 299, Greenville, RI, 02828-0299
(401) 231-8588 (office)
1-800-498-1181 (office)
(401) 621-4900 (emergency after-hours number)
(401) 233-2325 (fax)
SEPRMA@aol.com (email)

HAPPY HOLIDAYS TO EVERYONE!