

# NORTHFACE RESORT CONDOMINIUMS

## NORTH CONWAY, NEW HAMPSHIRE

**NEWSLETTER**

**JULY 2005**

### Welcome

A few units have sold at Northface over the past few months and a warm welcome is extended to our newest North Country neighbors:

*Carole Cotton & Jo Minverini -- Unit 1*

*Michael & Karen Howe -- Unit 34*

*Kristen & Jared DiSanto -- Unit 43*

Best wishes in your new home!

The ownership makeup now consists of 7 owners living permanently at Northface, 3 investor-owned and 34 second home units. Of these 37 units, the owners are from Massachusetts (17); Rhode Island (10); Southern New Hampshire (3); Florida (2); New Jersey (2); and one each from Maine, New York, and Ohio.

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### Wood Replacement / Painting Project

These projects are progressing, perhaps not as quickly as originally hoped; but they are moving towards closure. All of the rain in May and then the extreme heat in June delayed the work considerably. However, the wood replacement work is scheduled to be completed during the week of 7/18 and the painting shortly thereafter.

Board members will be inspecting the work done and compiling a punch list for each firm.

As owners, you can help by notifying the Board or management of any areas that may have been missed or need touchup/correction. Please email your info to either management at [SEPRMA@aol.com](mailto:SEPRMA@aol.com); Al Psilopoulos at [alcon15@cox.net](mailto:alcon15@cox.net); Paul Gagnon at [prg457@msn.com](mailto:prg457@msn.com). You can also fax it to Tony Almeida at (401) 434-0761; Elsie Bessette at (401) 724-2830; SPM at (401) 233-2325; or Dave Bridgwood at (603) 356-4767.

We thank everyone for their understanding and cooperation during these projects.

Unit owners are also reminded that even though the projects may be ending, the special assessment payments must still be made. There are 4 unit owners who have paid nothing at all towards the special assessment and 23 who are making payments.

Late charges are being incurred by those who have not made any payments; however, these owners could incur a lien on their unit if something towards this special assessment is not received soon.

The wood project ended up costing more than planned because the window casings on the gable ends of each building need to be replaced. This unplanned cost has to be paid as well.

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### Pool

The Northface pool has been opened for over a month now and the fencing/pool shed painted. However, the Board has learned that people who are not Northface owners or guests/renters staying in a Northface unit are using the Northface pool.

Some of these people have admitted to Board members that they live locally and were given permission by Northface owners to "feel free to use the pool." Others are neighborhood children and teenagers who state "their Mom said it was okay." There have even been some elderly "gate crashers"!

Unless a person is a Northface owner or staying in a Northface unit, they CANNOT use the pool or tennis facilities. The master insurance policy prohibits such actions. Should an incident occur whereby someone is hurt, or something is damaged, the Association is liable. Whether insurance coverage is available or not, the Association's annual premium will greatly increase, with such increases passed on equally to each of us.

If you have given such permission, you must rescind the permission immediately.

Also, if you see someone at the pool who you feel doesn't belong there, notify a Board member/management immediately or contact the local police immediately to remove the trespassers.

We need to work together to protect our investment!

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### Other Rule Violations

...Glass at the pool

...Dumping furniture, large items such as mattresses, recliners, boxes in or at the dumpsters. (The trash removal firm charges the Association and these charges will be passed onto the owners responsible.)

...Dogs unleashed and allowed to roam. (Remember, only unit owners can have dogs on the premises!)

...Quiet hours are from 10pm-8am, 7 days a week. (This means no loud TVs, stereos, voices, or vacuuming during those hours.)

...Two keys to every unit and storage area must be kept on file. If your locks have changed, you must give two sets of each to a Board member ASAP.

...A/C equipment can be in the kitchen windows only unless special prior Board permission for medical reasons was granted or unless the A/C is mounted permanently into the wall under the kitchen window. This, too, requires advanced Board permission.

The pool rules are posted at the pool and highlights of the other rules are posted on every unit entrance staircase. Every unit should also have a set of the Northface rules and regulations posted in a prominent place. If an owner needs another copy of these rules so they can be post them, they should contact management ASAP.

The above rules are subject to fines per a fine program established and publicized a number of years ago: \$25 (1<sup>st</sup> violation); \$50 (second violation); \$75 (third violation); and \$100 (for each violation of the same nature thereafter).

To avoid fines, your cooperation and that of your guests and renters, is encouraged.

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# Have a happy, healthy and safe remainder of the Summer!