

# NORTHFACE CONDOMINIUM ASSOCIATION

C/o Selective Property Management  
P.O. Box 299, Greenville RI 02828  
(401) 231-8588

December 15, 2006

Dear Northface Resort Condominium Association:

## Reminders

\*\*\*\*\*A special assessment in the amount of \$1260 per unit for 2007 was approved to complete the three-year capital improvement program. This special assessment is due and payable on January 1, 2007. If paid-in-full by January 10, 2007, a discount of \$100 will be applied. Payments can also be made in quarterly installments (1/1/07, 4/1/07, 7/1/07, and 10/1/07) in amounts of \$315 each; or monthly payments of \$105 can be made. All payments are due on the first of the month and subject to late charges if not received in the management office by the 10<sup>th</sup>.

\*\*\*\*\*Monthly fees will remain at \$175 per unit per month for 2007. Fees are due on the 1<sup>st</sup> and subject to late charges if not received in the management office by the 10<sup>th</sup>. Fees are to be sent to Northface Resort Condominium Association, c/o Selective Property Management, P.O. Box 299, Greenville, RI 02828-0299.

\*\*\*\*\* The final installment of the 2006 special assessment is due in December 2006. This special assessment must be **paid-in-full** by December 31, 2006 or a lien will be placed on the unit.

\*\*\*\*\* Only 1/3 cord of firewood can be stored on any decks at any given time.

\*\*\*\*\* Thermostats in units should be set no lower than 55 degrees until the cold weather season ends.

\*\*\*\*\* At the annual meeting, the owners again insisted that the rules be impartially enforced with fines assessed, especially with regard to dogs.

\*\*\*\*\* To reiterate, only owners can have dogs on the premises. The dogs must be leashed when out of the unit and owners must clean up after their dogs. No parts of the lawns or common areas are to be used for dog "curbing". Please use the woods only.

\*\*\*\*\* Per a mandate of the North Conway fire chief, two sets of keys to every unit and storage room must be kept on-site in secured locations. If you have changed your locks, please promptly give two labeled sets to management or a Board member.

\*\*\*\*\* Shovels should be kept in every unit in case a vehicle is not moved and gets plowed in.

\*\*\*\*\*Treated sand barrels are strategically located, please use on icy walkways and steps as needed.

\*\*\*\*\*Quiet hours are from 10pm to 8am. Please keep voices, TV's, stereo volume down, and please don't vacuum during these hours.

\*\*\*\*\*Please alert any of your guests and renters to these rules and policies as you are ultimately responsible.

2006 has been a "tough" year for Northface Resort Condominium Association; probably the toughest in 20 years. Let's all pull together, mend fences, and move forward for a harmonious and glorious 2007!

## Happy Holidays to All!

# IMPORTANT INFORMATION AND NUMBERS

Below are numbers and email addresses that you may need. Please keep a copy of this list available both at your home and in your North Face Resort unit.

## EXECUTIVE BOARD

<u>NAME</u>	<u>HOME</u>	<u>UNIT</u>	<u>EMAIL</u>
Tony Almeida (President)	(401) 434-0761	(603) 356-6810	none
Al Psilopoulos (1 <sup>st</sup> VP)	(401) 944-8711	(401) 451-1122	<a href="mailto:alcon15@cox.net">alcon15@cox.net</a>
Ray Berthiaume (2 <sup>nd</sup> VP)	(603) 356-0175	same	<a href="mailto:Beechhill40@verizon.net">Beechhill40@verizon.net</a>
Patrick Carroll (Secretary)	(207) 839-8196	(603) 356-3853	<a href="mailto:CJLCarroll@aol.com">CJLCarroll@aol.com</a>
David Bridgwood (Treasurer)	(603) 356-4767	same	none
Elsie Bessette (Alt.)	(401) 658-2382	(6030) 356-3853	<a href="mailto:ENB7188@cox.net">ENB7188@cox.net</a>
Joe Mooney (Alt.)	(401) 358-5058	(603) 356-7447	<a href="mailto:josmoonps103@yahoo.com">josmoonps103@yahoo.com</a>

## MANAGEMENT ASSISTANCE

(Emergencies, Financial, Correspondence)

**SELECTIVE PROPERTY MANAGEMENT ("SPM")**  
**P.O. BOX 299, GREENVILLE, RI, 02828-0299**

**OFFICE HOURS: 8:30 AM – 4:30 PM MONDAY-FRIDAY**  
**(401) 231-8588 (800) 498-1181**

**(Karen, Heather, Tony)**

email address: [SEPRMA@aol.com](mailto:SEPRMA@aol.com)

**AFTER HOURS (emergencies ONLY) (401) 621-4900**

## MAINTENANCE ASSISTANCE

**Mike Lynch (603) 662-9126**

**NOTE: If you have an emergency (i.e. leak, alarm sounding, etc.) please call SPM.**  
They will contact the necessary personnel to assist you. However, you should understand that unless the emergency is caused by a common element, the cost of the service call will be the obligation of the unit owner responsible.