

NORTHFACE RESORT CONDOMINIUMS

NORTH CONWAY, NEW HAMPSHIRE

NEWSLETTER

June 2006

WELCOME

We've had some units sell since last Fall, and we'd like to extend a warm welcome to our newest North Country neighbors:

Bill and Christine Tebbets, Unit 13
John Minihan and family, Unit 2
Paul and Donna Sullivan, Unit 21

Best wishes in your new home!

POOL & TENNIS 2006

The Northface pool is open for the season. On Friday, May 26th, *Al Psilopoulos* powerwashed the concrete patio around the pool. Next, the patio will be painted with special anti-slip paint. Once dry, the poolside furniture will be put out.

Mark Shirey, a licensed electrician, also installed a timer on the pool filter so the filter won't have to run 24/7.

On Saturday, May 27th, *Tony Bellucci and Joe Mooney* swept and blew down the tennis court so that is opened for the season also.

A special thanks to *Al, Mark, Tony B. and Joe!!*

LANDSCAPING 2006

Mike Lynch Landscaping was retained again this year; and the fertilization is being done by Village Green Lawn Care of Glen. Mike Lynch will be loaming/seeding the bare spots on the lawn (Buildings 1 and 2 now with Buildings 3 and 4 being delayed until the Fall due to the roof replacement project); hand weeding all plant beds; and trimming all the shrubs at all 5 buildings.

Once the roofs are complete, the next project will be the replacing of the garden timbers at the parking area side plant beds with railroad ties and then installing with a good base of fresh mulch in ALL beds.

The rotted retaining wall at the front of Building 1 is also to be replaced with a new wall of interlocking blocks.

Perennial plants have already been planted in the common area planters by *Tony Almeida*. Thanks, Tony!

ROOFS

The weeks of rain have put the roof replacement project behind schedule. The work finally began the week of May 30th on Building 3; and both this building and building 4 should be done by the 4th of July.

STRATFORD BUILDING

Professionals have inspected the siding on this building, which is 25 plus years old and very porous. The building was due to be painted in 2007; however, it has been advised that replacing the siding is more advantageous. The products under consideration are composite materials that are more durable but are keeping with the "look" of the building. Some repairs to the staircases on this building are scheduled for 2006; with the siding work scheduled for 2007.

GRILLS

Owners are reminded that per fire codes, no grills of any types can be used on decks or patios of any of the 5 buildings. Grills must be moved at least 15 feet away from the building for use. This rule will be strictly enforced with fines for non-compliance, so be sure to advise your guests/renters.

DOGS

Only owners are allowed to have dogs on the premises and these dogs must be leashed when not in the unit. Dog owners are responsible for cleaning up after their pet and for keeping the dog from barking and disturbing other residents.

OTHER REMINDERS----

- *** Per a policy adopted by the Northface ownership at the 11/05 owners meeting, only a small seasonal wreath/welcome sign can be hung on the building next to the unit entrance door and at the slider door. No other decorative items can be hung from or on the building, including, but not limited to, hanging plants and any type of birdfeeders.
- *** Owners should change the batteries in the smoke detectors (not heat detectors) this Spring. They were not done last Fall when the heat detectors were done.
- *** Inspections/replacement of washing machine hoses/hot water tanks should be done as needed.
- *** The special assessment for 2006 was \$1835. Some owners elected to make quarterly payments. The next quarterly payment is due July 1, 2006. Monthly installment payments are due the 1st of every month through 12/1/06. Every owner has made some type of payment (if not in full) on the special assessment. Thank you!
- *** Only owners, their guests and renters can use the pool and tennis court. Please do not give permission to others to use the Northface amenities. The Association's insurance prohibits this.
- *** Appliances, furniture, carpeting should not be put in or at the dumpsters. Owners/renters must make their own arrangements for such items.
- *** Large boxes should be broken down flat before being put in the dumpster. Lumber should be in no longer than 3 foot lengths to be put in the dumpster. Please ensure that the dumpster doors are closed and locked. We don't need the bears making a mess.
- *** In March 2006, owners/renters were reminded that personal items must be stored in the unit or in the storage bin assigned to a unit. There are still skis, patio furniture, toys, couches, household goods in the common areas of Building 3 and 4. Per the March notice, all items were to be removed by April 15, 2006. Six weeks have elapsed since then without cooperation. Thus, all of these items will be discarded within the next 2 weeks. If you want your "stuff", hurry up and get it stored properly.

*** Many units are still missing screens in the windows. All screens must be properly installed by July 1, 2006 or fines will be incurred. If you need new screens, please send an email to *Al Psilopoulous* at ALCON15@cox.net. He will assist you in being in compliance with this mandate.

*** With windows being opened now, it is important to be cognizant of noise that could be disturbing to your neighbors. Quiet hours are from 10pm to 8am.

*** Should any owners want to install a wall-mounted air conditioner or privacy dividers on their deck or patio, a home improvement request form must be submitted prior to the work being done. The forms can be obtained from management, Selective Property Management, by calling 1-800-498-1181 or emailing them at SEPRMA@aol.com. These forms are also available on the Northface website at nothfaceresort.org.

*We wish you a very happy, healthy and
glorious Summer!*