

# *NORTHFACE RESORT CONDOMINIUM ASSOCIATION*

C/o Selective Property Management  
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January 7, 2009

Dear Northface Unit Owner:

An email was sent the other evening to many of the Northface unit owners which does not correctly represent the incident that occurred on January 1, 2009. As a result, the animosity amongst Northface unit owners is once again, unfortunately, being perpetuated.

An unfortunate incident involving a 19 year old youth, who was a guest of a long-time Northface unit owner, occurred shortly after midnight on New Years. This incident resulted in damage to a light post and two trees at Northface. These are REPLACEABLE items. There was no injury to a human being. The incident was an accident. It was not done out of spite or done maliciously.

Granted, the youth used poor judgment in not reporting the incident immediately to the unit owner in whose unit he was staying; and that the unit owners' children should have reported it to me, as the next door neighbor and the property manager or to Tony Almeida as the Association's President. But come on folks, let's be real, we were all young once and I'm sure we've all made a few questionable decisions along the way. Just be grateful that the damage wasn't worse or that no one was injured!

It was NOT NECESSARY to involve the local police or the county sheriff's department.

We are all neighbors at Northface. We ALL have an investment in the property; and it is very dear to ALL of us. Otherwise, why would we continue to own 1/44 of the Northface property.

The neighborly thing to do would have been to identify the vehicle owner, which unit was responsible for this guest, and alert the unit owner of the incident without police intervention.

I have owned a unit at Northface for 21 years, I have served on the Board for 11 years, and have been involved in the management of Northface for 5+ years. Tony Almeida has owned his unit for 11 years and has served on the Board nearly all that time. Before this incident, there isn't one past or current unit owner that I could honestly say wouldn't accept the responsibility for the damage and the incident had it happened to them.

There, but for the grace of God, goes any of us. My now thirty-something sons grew up from youngsters at Northface as did and ARE many of your children. Many of us now have grandchildren that also love and respect Northface; and hopefully, none of us will be faced with such an incident when the young kids of now and the grandchildren come of age.

The email sent the other evening, whether intentional or not, cast aspersions on the young man, the other young people in the unit, the unit owners, the Board President and Northface management.

As I said, Tony and I happen to live directly next door to the unit in question; and we were on-site the entire weekend, from Tuesday December 30<sup>th</sup> through Sunday January 4<sup>th</sup>. In the email that we all received, the following wasn't presented properly:

...There were no "loud parties." We never knew who or how many people were in the unit until we spoke with the unit owners on Friday evening, January 2<sup>nd</sup>. On the Thursday evening, January 1<sup>st</sup>, a few of the young people were night sledding on the Northface hill; but if I hadn't seen them through my slider door, I never would have known they were there. Later that same night, a few of them were on the patio of the unit smoking. At first I thought that I would have to speak with them to quiet down so as not to disturb others. But as I started to go out the door, I realized they quieted down of their own volition, showing that they know responsibility.

...The driver of the vehicle did admit culpability and offered restitution, so who decided he should be arrested?

...Neither the Association's President or I, as property manager, were made aware of the incident until AFTER the police were involved. Steve Richardson knocked on our door asking if we knew who owned a particular pickup truck and informed us that the vehicle had caused damage to the trees and a light post. At no time were we told that charges were to be filed against the driver, once identified. Had we been advised of this, we would have advised Steve that the long-standing owner-approved policy was to contact management and the Board President and the unit owner responsible. Then, and only then, if a resolution couldn't be reached would police intervention be requested.

...Even when the driver and unit responsible were identified, neither Tony nor I were then notified that the owners responsible were our neighbors and friends. Had we known, we definitely would have notified them first as well as the Board President. Never once did I expect the police to be involved.

...Tony and I did observe a young man being put into a police cruiser in handcuffs; but it was well after the time that Steve had been at our door. We only saw the young man and policeman, but did not see which unit the young man had been in, and did not know the reason for the arrest. Again, never thinking it was because of damage to Northface's private property.

...The President of the Association didn't learn of the incident or the damage or the resulting arrest until we told him.

None of the Board members or management learned who called the police and pressed charges until the Board meeting at 3:30pm on the following day, January 2, 2009.

The Board members and management had many questions as to why the police were involved?; Who gave Steve Richardson such authority to file a complaint in the name of the Northface Condominium Association?; Why wasn't the Association's President kept apprised of the situation?; Why wasn't the unit owners immediately contacted by Steve and Ray since they knew what was going on? Wouldn't you have appreciated such a courtesy call?

In the aftermath, except for the previous email, not one other Northface owner has come forward to support how this incident was handled, at least not to me as property manager or to Tony Almeida, as the Association's President. It has been quite the contrary. Most owners, especially as they learn the identity of the unit owners, are appalled. Each of these owners have all expressed their faith and support that these owners and family and guests would resolve this situation and damages amicably and responsibly.

We want to assure you that the paperwork and actions have commenced to drop the legal charges filed against the young person. The situation will be handled, as it should have been from the onset, between these owners and the Association.

We further want to assure each of you that the owner-approved policy that was agreed upon at an owners meeting will be the only policy followed. Unless it is an issue of bodily harm or where police intervention is necessary, because an affected unit owner feel threatened, an incident involving unit owners, their families, or their guests will be kept private without police intervention, unless the unit owner and/or Board majority and management deem it necessary.

We are not writing this email to chastise anyone but to explain facts.

Let's put this issue behind us. Let's consider it a learning process where the correct procedures are re-affirmed. Let's overcome the accusations of "cliques" and unite again as the friends and family that has always made Northface such a great place that it has been throughout the years. Harmony and support of one another is key. We should all be one united in this goal as Northface is home to all of us, whether it be our primary or secondary home.

Sincerely,

Karen and Tony Bellucci  
Tony and Mary Almeida