

# NORTHFACE RESORT CONDOMINIUMS

## NORTH CONWAY, NEW HAMPSHIRE

NEWSLETTER

SPRING 2012

### POOL

The Executive Board met several times over the Winter and early Spring months to discuss the Northface pool. For those that may not be aware, the concrete skirting around the pool is deteriorating, the fencing needs replacing, and a number of the tall pine trees were found to be diseased and unsalvageable. A suggestion had been made, at the November 2011 owners meeting, to have the Board research the possibility and feasibility of constructing an entirely new pool area at another location on the Northface grounds and abandoning the existing pool. Serious consideration was given to this suggestion because work to and around the existing pool is so costly; however, it was realized that the suggested locations for a new pool could not be utilized (lawn area below the center garden in front of Building 2) because the Association's sewer system lines are in those front lawn areas and in the front lawn areas of Buildings 1 and 4 also.

As a result, the Board turned their focus on replacing the concrete and fencing and removing the diseased pine trees at the existing pool. All of the work needed will be afforded by the Association's reserve funds, as approved by the ownership in 11/11; and there won't be a need for a special assessment.

At their recent meeting, the Board members met with the firms that will be doing the excavating of the concrete and the installation of the new pool concrete skirting. Steve Richardson has already begun the removal of the diseased pine trees and will remove the existing aged and deteriorating wooden fencing around the pool. The concrete work is scheduled to start around the first full week in May. Then a new fence will be installed. Every effort is going to be made to have the pool opened for the season by mid-June and definitely by late June.

A new sign with the Association's long-standing pool rules will be installed; and to prohibit unauthorized use of the pool, a passcard entry system is under consideration for the pool gate.

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### SEMI-ANNUAL OWNERS MEETING

At the 11/11 meeting, the Board had advised those present that the practice of a mid-year owners meeting was to be discontinued. Each year, attendance was getting less and less and a quorum had not been met at last year's mid-year meeting. It was suggested from the floor, however, that IF there was a possibility of the pool area being moved with a new pool constructed, that perhaps an owners meeting on May 5, 2012, be held. Since a new pool area is not a possibility, there will NOT be an owners' meeting on May 5<sup>th</sup> nor will there be a mid-year meeting.

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### REMINDERS & IMPORTANT INFO

Attached to this newsletter are several pages of information that should be reviewed by everyone, with a copy kept in every unit as an advisory to guests and renters of a unit.

We'd appreciate it if you would read through this information for your own benefit and advise any guests or renters to your unit of the content, as you, as the unit owner, are responsible for the actions of your guests and renters. Thank you.

**WE WISH EVERYONE A BEAUTIFUL SPRING  
SEASON & AN EVEN BETTER SUMMER  
SEASON!**

### SPRING CLEAN-UP OF GROUNDS

As part of the landscaping duties, Steve Richardson has already started the Spring cleanup by trimming shrubs and ornamental trees and raking out plantings beds. Next he will concentrate on the large bed in the center of the lawn in front of Building 2. Following completion of the cleanup, the Board has approved the spreading of additional mulch in the common area beds. It has been several years since this has been done; and the beds could really use a top-dressing. The Board also authorized the replacement of broken or rotted garden timbers around the common beds. For the Stratford building, the multi-year landscaping plan established several years ago, will be continued this year per the budgeted allowances for this project.

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### BUILDING PAINTING PROJECT

A decision was made, based on the feedback at the 11/11 owners' meeting, to concentrate on repairing or replacing any damaged or rotted wood on Buildings 1-4 in 2012 to prepare the buildings for painting in 2013. Delaying the start of the painting project will actually be a benefit as it will allow the funds allocated by the annual budget to accrue, while getting all the necessary wood work done beforehand. A comprehensive list of needed exterior wood repairs to decking, railings, stairs, trim, etc. has been compiled and will be prioritized based on need; however, should you notice an area near your unit that you think should be on the list, please fee free to send an email to management at [seprma@verizon.net](mailto:seprma@verizon.net). Management will then forward your "list" to the Board for inclusion on their list, if the area is not already listed.

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### SAD NEWS

Usually we try to keep our newsletters upbeat while informative, however, at this time, with sadness, we must report

...The recent passing of long-time unit owner, Frank Hogg. Gwenyth and Frank Hogg are considered one of the few original "settlers" of Northface Resort Condominiums that are still remaining at Northface. Frank served as the Association's second President and was very instrumental in the Association's prevailing in its lawsuit against the developers.

...On Friday, April 27<sup>th</sup>, Tony Bellucci, a 25 year unit owner at Northface, passed away after a courageous 15 month battle with cancer. Although not an "original settler", Tony and Karen Bellucci purchased their unit a year after the property was developed. Over the years, Tony has been very involved with the Association both as an individual, assisting the Board in all facets of overseeing the property, and assisting Karen in her management business (SPM) after retiring from his 40 year career at RI Blue Cross/Blue Shield.

Our condolences go out to the wives and families of both gentlemen; to many of us, they were an integral part of Northface, and they will be missed very much.

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## **IMPORTANT INFO or REMINDERS – Spring 2012**

1. Most NFRCA communications are sent by email. If you are new to the Association, or if you have changed your email address or server, please send an email to management, Selective Property Management (SPM), at [seprma@verizon.net](mailto:seprma@verizon.net) to be included in all emailings.
2. In a separate emailing, a copy of an updated unit owners' list will be sent. This list is for unit owners' info ONLY; and is not to be used and/or distributed for solicitation purposes.
3. Unit owners, who change or want to change the locks to their units (deadbolt and/or doorknob) or to their storage area, must coordinate the change with Steve Richardson BEFORE having the work done. The changed locks must be keyed to the Association's master key system; and two copies of the unit keys or storage room keys must be submitted to either a Board member, management, or Steve Richardson. One of these keys is to be given to the North Conway Fire Chief to be kept in a secured Knox box on the premises; and the other key is to be kept in the Association's secured key box also kept in a secure location on the premises. If compliance with this policy is not received, and emergency access to your unit is needed, you need to know that the local fire department will just break down the door. YOU, as the unit owner, will then be responsible for immediately replacing and painting a new door. If you have changed your lock and haven't already coordinated the change with Steve Richardson, we advise you to do so immediately.
4. The key to your unit or storage area kept by the Association is used for emergency access that may not require the fire department; or for inspections of the fire alarm systems, chimney/stovepipe cleaning, etc. If you or your guests/renters require assistance for a lockout, Steve Richardson or a Board member is available to assist in the situation; however, there is a charge associated with such assistance, which will be added to your account and invoiced to you, if you do not pay the person providing the lockout assistance.
5. Only unit owners are allowed to have pets on the premises. These pets must be registered with the Association via management beforehand; and the unit owner MUST be present when their dog is on the premises. Pet owners MUST walk their pets in the woods surrounding the property and must immediately cleanup should after their pet, especially if an "accident" occurs on the Association's property. Unit owners' pets MUST be on a leash whenever the pet is outside of a unit, including on the decks of units. Remember, having a pet on the premises is a privilege; and abuse of the long-standing pet policies can result in having this privilege revoked.
6. Personal items can only be stored INSIDE the storage area assigned to each unit. Any items left outside of a storage area are subject to disposal without further notice and without any liability on the Association's part.
7. Unit owners are responsible for maintaining the appropriate insurance on their units; whether the unit is occupied by the unit owner on a full-time basis, as a second home, or as a rental. Per the insurance industry, each unit owner should have an HO6 homeowners policy with a loss assessment clause of at least \$2500 per occurrence. Such a policy will provide coverage for all that a unit owner is responsible inclusive of liability coverage, contents, damages to their unit and adjacent units caused by appliances (including hot water tanks, dishwashers, washing machines, ice makers, woodstoves, and plumbing in the unit). The Association's deductible, which is \$2500 per occurrence, will be passed onto the unit owner for claims against the master policy that were a direct result of a unit owner incident. If you are unsure if you have the proper coverage, you should contact your insurance agent for clarification or assistance in this matter.
8. Unit owners should inspect the hot water tank and washing machine/ice maker hoses in their units periodically. The lifespan of an average hot water tank (if not the marathon style HW tank offered by NH Electric) is approximately 8-10 years MAXIMUM, regardless of use. With the units at Northface being 25 years old or more, hot water tanks in every unit should have been replaced twice already; and serious consideration should be given to changing any tank that was last replaced in 2004 or earlier. Hoses for washing machines should be the stainless steel flex type.
9. Per National and State fire codes, and per the Association's long-standing policy, NO grills with open flames (charcoal, hibachi, wood) are permitted; and any gas grills may NOT be used unless the grill is at least 10 feet away from a building and/or staircase. Grills cannot be stored in walkways when not in use.

10. No long-term or overnight parking is allowed in the walkways leading to units. Short-term parking in these areas is allowed for loading and unloading purposes ONLY.
11. Unit owners are responsible for the windows and doors (including any glass slider doors) at their unit. If a unit owner desires to change their windows and/or doors, they MUST complete a Northface Home Improvement form and submit the completed form for Board permission PRIOR to any such work commencing.
12. Birdfeeders of any type are not permitted; and only one seasonal wreath/deco may be affixed to the building adjacent to the entries at each unit.
13. The staircases on the front (lawn side) of Buildings 2 and 3 are for EMERGENCY USE ONLY. Regular access to units on the upper floors is by the staircases located on the parking lot side of these two buildings.
14. The Association has the chimneys at all buildings inspected and cleaned on a regular basis; however, unit owners are responsible for any stovepipe affixed to the chimneys or any chimney for a fireplace in their unit. The chimney/stovepipe inspections/cleaning is to be scheduled for early September, before wood-burning season begins. All owners will be notified in advance of the impending inspections/cleanings; with the stovepipe inspections and any required repairs to a stovepipe noted and invoiced to the unit owner directly.
15. All units are now connected to the new fire alarm system. Per the fire codes, each unit has the required amount of heat detectors, strobe lighting/horns, pull stations, and smoke detectors. Unit owners are encouraged to have at least a 2.5lb fire extinguisher readily available in their unit. The heat detectors, strobes, pull stations are all connected to the main panel at each building, which is monitored by a central station connected to the North Conway fire department. This equipment is tested annually at the Association's expense. The smoke detectors in the sleeping quarters (bedrooms) of a unit are also connected to the main panel for a building; but the other smoke detectors in a unit are not. These smoke detectors are considered "locals", meaning that if they go off for some reason, they sound in the unit only and will not send a signal to the Fire Department/central station. In essence, because the smoke detectors in the sleeping quarters are connected to the main panel, it is recommended that the doors to the sleeping quarters be closed when cooking. Should smoke from something being cooked enter the bedrooms/sleeping quarters, the smoke detectors will sound as well as alert the local fire department and the fire department will respond. Such situations, if they occur, will be considered a false alarm by the fire department and the Association will be charged a false alarm charge. This false alarm charge WILL be passed on to the unit owner responsible for the unit in which a false alarm occurred. Unit owners are also responsible for the smoke detectors in a unit that aren't connected to the main panel. These smokes, which are hard-wired with battery backup, do fail after a time and must be replaced. If you change the batteries in the smoke detector in your unit that has been giving out a warning "beep" and the beeping continues, it may mean that you need to replace the entire smoke detector. The same type of smoke detector must be used when replacement is necessary. The Association uses Pope Security for the testing/maintenance of the systems; and unit owners are encouraged to utilize Pope Security's services for equipment that is a unit owner's responsibility.