

NORTHFACE RESORT CONDOMINIUMS NORTH CONWAY, NEW HAMPSHIRE

NEWSLETTER

DECEMBER 2014

ANNUAL MEETING RECAP

The Association's annual meeting was held in November 2014 at the Gibson Senior Center in North Conway. Some of the highlights of the meeting were:

- Joe Mooney was elected for another three year term on the Board.
- The 2015 budget as presented by the Board was approved.
- The passage of the 2015 budget will mean a **monthly fee increase to \$255 per month per unit effective 1/01/15**
- The ownership present agreed that monthly statements will not be sent by mail any longer to save the expense to the Association.
- Monthly fees have always been automatically due on the first of every month, regardless of whether a statement was sent or not; and if the payment is not received by the end of the grace period, which is the 10th of a month, an account is automatically charged a \$25 late charge.
- If a unit owner wants to continue to receive a monthly statement, one will be emailed to you. Please send an email to Selective Property Management (seprma@verizon.net) to verify the email address to which you would want these statements and all other Association mailings to be sent.
- Reminders that are a unit owners' obligation were also discussed; and will be outlined in another section of this newsletter.



UNIT OWNER OBLIGATION REMINDERS

- Many of the thermostats in the units are the original ones that may or may not be working properly. It is a unit owner's responsibility to insure that the heat is set at no lower than 50 degrees when no one is in the unit during the cold months of November-April to ward off frozen pipes. It is very difficult to know if a thermostat is set at 50 degrees or not on the old-type thermostats; usually, it is not known until an exceptionally high electric bill is received and then you know that your heat was on higher than 50 degrees in your absence or a pipe freezes and you know that the thermostat was set lower than 50 degrees. It is suggested that the thermostats be changed out to a newer type that are easier to set. The cost of the new thermostat will more than be made up by the savings in electricity or plumbing repairs from frozen pipes. *Steve Richardson* is available to assist unit owners in this task.
- *Steve Richardson* has also just completed the cleaning of the smoke detectors in all units. These are the smoke detectors that were installed as part of the fire alarm system. Many units (like mine) still have the original smoke detectors as well. If these original smoke detectors start "beeping", it is the unit owners' responsibility to either change the battery; or have *Steve Richardson* or themselves remove the apparatus altogether and patch the hole that will be left in the ceiling.
- The chimneys in Buildings 1-4 have been inspected and cleaned; but it is a unit owner's responsibility to clean the stovepipe going from their stove to the chimney. *Steve Richardson* is also available to do this for you as well. Hot water tanks, plumbing pipes, and washing machine hoses are also the responsibility of unit owners' to maintain and update on a regular basis.
- Attached to this newsletter is the Northface Resort Snow Removal Policy. Please take a moment to refresh your understanding of this policy.

It should be known by all that if damage be caused by something that is a unit owner's responsibility to maintain, the unit owner responsible will also be liable for any damage caused to either their unit or a neighboring unit.

TO ALL,
A HAPPY HANUKKAH,
A MERRY CHRISTMAS,
AND
THE VERY BEST FOR THE NEW YEAR!!!