

NORTHFACE RESORT CONDOMINIUM ASSOCIATION

**C/o Selective Property Management
P.O. Box 299, Greenville RI 02828
(401) 231-8588 email - seprma@verizon.net**

December 10, 2014

To ALL Northface Resort Owners:

This is to bring a serious issue to EVERYONE's attention -- COOPERATION DURING SNOW REMOVAL EFFORTS

Before the Winter season in North Conway really starts to kick in, it is felt that this notice, which was distributed to all owners last year, should be sent out again to "refresh" everyone's memory and avoid the problems that occurred last Winter. This policy is for the owners, guests, and renters in all 5 buildings of the Association.

On long weekends, during the Christmas-New Years week, and during the MA and RI school vacation week(s) in February, it has long been known that Northface Resort is well-occupied. Add snowstorms to that mix, and parking becomes a premium, especially when vehicles aren't moved so a proper cleanup of the parking areas can be done.

Last year, people were not moving their vehicles, despite the snow plow driver sounding his horn repeatedly to alert residents/guests that he was on the premises to clear the parking areas. The plow driver would then have to return to the property over and over again in the hopes that these uncooperative vehicle owners would have finally moved their vehicles so he could complete the snow removal process to enable more parking. It is to be realized that for each return trip, there is a cost involved, which could affect the budget and mean a special assessment or increase in monthly fees for extra costs.

To avoid the same situations this year, each owner should take a moment to review the Northface Resort snow removal policies below and should provide a copy to all of their guests or rentals in their unit.

- **Snow removal is normally not provided for storms that are 2" or less; unless it is felt that the snowfall will not melt away shortly afterwards and icy conditions could develop.**
- **Owners are responsible for advising their guests and renters that vehicles must be cleared off and moved as a snow storm is abating so a proper cleaning of the parking areas can be done.**
- **It is the responsibility of everyone who has a vehicle at Northface Resort during a snowstorm to be cognizant of when a storm abates and the snowplow arrives to clear the parking areas. IT IS NOT THE RESPONSIBILITY of the snowplow driver to get out of his truck, climb 2-3 flights of stairs, and bang on doors to alert people that he is on-site. It is also not the driver's responsibility to wait until it is MORE CONVENIENT for someone to go out and move their vehicle.**
- **Should a vehicle not be moved, it will be plowed in; and it will be the vehicle owner's responsibility to shovel out their own vehicle. When doing so, they cannot shovel the snow onto an already cleared area nor can they just move their vehicle out and park in an already cleared area when they return, leaving the space they were originally parked in full of snow so no one else can park in the space either. If a vehicle owner is observed doing this, their license plate will be recorded, ownership traced, and the unit owner responsible will be automatically fined \$50 per vehicle per occurrence.**
- **The walkways will be cleared AFTER the roadways/parking areas have been cleared.**
- **There are barrels of treated sand located at the parking area staircases for use in icy conditions on the walkways and steps leading to units. Please do not use any salt products on the concrete or wooden steps as it will ruin the surface materials of these areas. These barrels, however, are not to be used for TRASH of any type, as has been done in the past.**
- **Owners should also advise their guests and renters to use caution when going down the driveway between Buildings 3 and 4 because this driveway has a tendency to have "black ice" conditions.**
- **If someone is going off for the day, they should take all of their vehicles with them if snow is predicted. DO NOT all pile into one vehicle and leave the other vehicle(s) behind with no one around to move the vehicle(s) during the snow clearing efforts.**

We thank everyone in advance for cooperating with this policy; and since unit owners are responsible for the actions of their guests and renters, it is suggested that a copy of this notice be kept in a prominent place in the unit and that guests/renters be advised ahead of time of this policy so they are aware that their cooperation (& common sense) is required also.