

NORTHFACE RESORT CONDOMINIUM ASSOCIATION

C/o Selective Property Management
P.O. Box 299, Greenville, Rhode Island 02828-0299
Telephone (401) 231-8588 Email – seprma@verizon.net

December 16, 2016

REMINDERS to All Northface Resort Condominium Owners

There are several attachments to this notice; and below we are including several reminders, for all Northface Unit owners:

1. The first attachment to this notice is a copy of a statement for your unit with the Association. This statement includes any prior balance that may be due, any prepayments that may have been made, as well as the 1/01/2017 monthly fee and the **2017 special assessment** for the deck/staircase replacement and building painting projects. As a reminder, the full special assessment is \$2500 per unit. A unit owner may pay the special assessment in full; or they could elect to make payments as follows: \$500 due in October 2016; \$1000 due 1/01/17; and \$1000 due 1/01/18. For the 2017 and 2018 installments, the owner had the choice of paying the \$1000 due each year as one payment; or they could pay it quarterly (\$250 due 1/1, 4/1, 7/1, 10/1 each of the two years); or they could make monthly payments (\$83.33 per month for each of the two years). Owners are reminded that the same due dates (1st), grace period (received by 10th), and late charges (\$25 per month) will apply as with monthly fees for this special assessment.
2. The second attachment to this notice is the **Winter Vehicle Parking Policy** that was adopted in 2015. All vehicles (owners, guests, renters) must have a NFRCA parking pass displayed in the vehicle to be parked on the Northface premises from December 1st through April 15th of each year. This Winter parking policy is to be strictly enforced so unit owners must advise their guests and renters of the policy ahead of their visit to Northface!!!
3. Unit owners are also reminded that the following are a unit owner's responsibility to maintain and/or address:
 - a. A homeowners' insurance policy that covers the Association's master policy deductible and upgrades to the unit, typically known as an HO-6 policy.
 - b. Hot water tanks should be changed out every 6-7 years maximum to avoid the tank from letting go and causing damage to other units or common elements, for which the unit owner would be responsible.

- c. A number of years ago, the Association, on the recommendation of the master insurance carrier, mandated that all washing machine hoses be the stainless steel flexible type. If the washing machine hoses in your unit are not the stainless steel type as recommended, you are advised to change the hoses, as you will also be responsible for damages caused to the common elements/other units should your washing machine hoses let go.
- d. Unit owners are also responsible for having their dryer venting thoroughly cleaned out at least once every two years by a professional vent cleaning firm. So many house fires are started by clogged dryer venting; and we are sure no one wants such a tragedy at Northface.
- e. The same holds true for the cleaning of the stove and stovepipe in a unit. The Association has the chimneys cleaned each year; but it is a unit owner's responsibility to maintain the stove and stovepipe.
- f. The heat in each unit should be kept no lower than 50-55 degrees from December 1 to April 15 of each year to avoid frozen piping and flooding damage that could occur when these frozen pipes thaw out.
- g. Only unit owners may have a pet on the premises. Renters and guests are not allowed to have a pet on the property. Unit owners should advise their renters and guests of this long-standing policy BEFORE the guest/renter arrives at Northface.
- h. The staircases on the fronts (lawn/poolside) of Buildings 2 and 3 are for emergency situations only. Please advise any guests and/or renters of this fact, so as not to disturb the privacy of the units below.
- i. Lastly, the Association has a long-standing policy with regard to the storage of firewood on the decks of buildings, including any newly built decks. Only 1/3 cord of firewood can be stored on the front (lawn) side of a unit and 1/3 cord of firewood on the rear (parking) side of a unit. Infringement of this policy could result in the excess wood being removed and discarded, with the unit owner responsible charged for all removal/disposal costs.

We thank everyone, in advance, for their cooperation with the above matters; and we wish everyone a **very Merry Christmas, Happy Hanukkah, and the very best for the new year!!!**

Sincerely,

Executive Board
Northface Resort Condominiums

EB-NFRCA/b
Enc.