

NORTHRIDGE AT CAMELBACK NEWS

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WINTER 2010

COMMUNITY UPDATE

As we enter the full swing of ski season, we would like to take this opportunity to remind all homeowners of our "Single Family Policy". This policy can be found in your documents as well as your Northridge Handbook. We also sent out letters to all homeowners in April of 2009. We have been very pleased with the results of homeowners who have made the proper changes to adhere by the Community Rules. However, we have received a few concerns from owners as well as concerns from Security that a handful of owners are choosing to ignore this rule. Please be advised, should you have a rental agent, it is important that you as the owner make sure they are only renting to single families. Going forward, we will issue a warning letter to the owner and rental agent. After this we will impose a fine to the owner account for violation of Community Rules. As the owner, you are responsible for any guest/tenant in your home. We appreciate the cooperation of all members of Northridge at Camelback to follow our rules and regulations to ensure the continuing quality of life that we all enjoy here

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SECURITY:

Vector Security now has a new cell number. Please write this down and disregard the old cell #. **570-760-6197**. Security hours remain as follows: Monday thru Wednesday 4pm to Midnight. Thursday, Friday and Saturday they are on 4pm to Midnight and Midnight to 8am. Sundays they are here all day until Midnight. Should you need assistance when they are not on property please call the police.

TRASH COMPACTOR

Over the Martin Luther King holiday weekend, we had some construction debris turn up in the compactor, i.e. *GREEN COUNTER TOPS AND BATHROOM PORCELAIN SINKS AND A DOUBLE SIDED KITCHEN SINK*. Trash of this nature is not allowed. If you are remodeling the inside of your home, you must remove the debris yourself. **DO NOT** leave it lay on the side of your house and **DO NOT** put it in the compactor. ***The compactor is for household trash only.*** Not only did Melissa get charged with the task of removing it from the dumpster, 2 homeowners had the respect to help her out. Not only are you causing a greater expense for the Community, you are disrespecting your fellow neighbors.

MISSION STATEMENT

To promote and ensure the present and future residential living conditions relating to the health, safety, public morals, convenience, comfort and beauty of the dwelling units, common lands, amenities and common roads located in Northridge At Camelback. To also work in partnership with the members to create a special sense of community by consistent communications and providing superior community services.

**NORTHRIDGE AT CAMELBACK
2010 MAINTENANCE FEE
& COLLECTION POLICY**

The Northridge Advisory Board has resolved that the following Maintenance Fee Collection Policy for calendar year 2010 be adopted:

Now, therefore be it resolved that Notice is hereby given to all members of Northridge At Camelback of the following Maintenance Fee Collection Resolution:

Calendar year 2010 annual Maintenance Fees are set as follows:

(1) \$2784.00 annually for single family homes/lots; twin patio homes; single patio homes; and town homes. Said sum is payable in equal installments of \$696.00 per quarter.

(2) \$1,392.00 annually for lot only ownership. Said sum is payable in equal installments of \$348.00 per quarter.

Quarterly payments are billed on the 1st day of each quarter, and due as follows:

Billing Date	Due Date
1/01	1/15 but no later then 1/31
4/01	4/15 but no later then 4/30
7/01	7/15 but no later then 7/31
10/01	10/15 but no later then 10/31

Each quarterly payment or part thereof that becomes delinquent after the due date shall be subject to a 2% per month late fee for each unit in which a delinquency exists. Notice of the delinquency and late charge will also be directed to the Owner at his last known address by ordinary mail. Said Notice shall be conclusively presumed to have been delivered five (5) days after deposit in the United States mail.

plan for any unit or member. This decision shall be dispositive of all matters relating to the same.

2010 Maintenance Fee & Collection Policy (Contd.)

Northridge At Camelback shall have the power at any time or from time to time, to establish, modify, recognize or ratify the manner or type of any payment. In the event maintenance fees become delinquent, the member shall be subject to legal or equitable action. Also, Northridge At Camelback shall have the right to file for collection of delinquent and accelerated maintenance fees to the end of the fiscal year. In the event Northridge At Camelback shall be required to commence collection proceedings, Northridge At Camelback may add to the charges reasonable counsel fees incurred, in addition to the aforesaid late fee and such costs as allowable by law. No legal proceedings for collection shall be instituted until fifteen (15) days after the date of such Notice.

For the convenience of Northridge At Camelback:

A. Envelope postal dates will be the determining criteria for penalty for mailed payments. The date of delivery will be the criteria for penalty for hand delivered payments.

B. Further by way of explanation and limitation, the term "member in good standing" as used to determine the rights and/or privileges shall include but not be limited to amenity privileges and other initicia or privileges, and/or rights.

Any section, subsection or part hereof held to be illegal or otherwise stricken shall not affect the remaining portions.

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IMPORTANT REMINDERS

VEHICLE PARKING

Residents are reminded that there is a limit of two (2) vehicles per unit. Compliance with this regulation is extremely critical during the ski season. Any additional vehicles may be parked in the overflow lot located directly across from the Northridge Management driveway. **DO NOT park vehicles in the Northridge Management parking lot or in the lot that holds the compactor.** The gate to the Management Office is locked in the evenings. You will be unable to move the vehicle until the following morning when the office is open for business. Also, during high occupancy weekends, we cannot always guarantee a parking spot directly in front of your unit. Residents renting their units are tasked with the responsibility of insuring their rental agents inform all tenants of the parking rules and regulations. Please remember you are responsible for your tenants and guests. When a tenant/guest violation occurs, i.e. parking, and a fine is issued, it is applied to the homeowner's account. Also, **PLEASE DO NOT PARK VEHICLES ON THE MAIN ROADS. IT INHIBITS OUR SNOW REMOVAL EFFORTS.** All residents are requested to comply with the parking regulations for the benefit of all our members.

REGISTRATION FORMS

Do not forget to send in your tenant registration forms during ski season or call to let us know "guests" will be occupying your unit. This information is critical to Northridge Management for snow removal services. In addition, the information provides the office with a list of all "authorized tenants and guests". We have had numerous owners who are renting for themselves forget this detail. Please be advised we will only accept unregistered tenants one time. We will then issue a fine to the owners account.

MAINTAIN HEAT

With the winter weather in full swing, please remember to turn on your heat. As many residents know, the cold temperatures can come in with just a snap of the fingers. Nothing ruins an owner's winter fun as much as frozen water lines breaking inside the unit. Heat should be maintained at a minimum of 55 to 60 degrees. A few year's ago, we sent out emergency notices to owners urging them to increase their heat setting to 65 degrees after several units froze. The damaged units either had no heat on or had the heat set below 55 degrees. It is in your best interests to insure that your heat is on and maintained at a reasonable level.

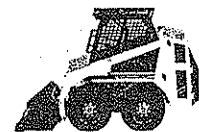
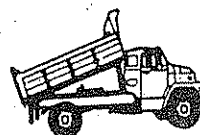
FIREWOOD

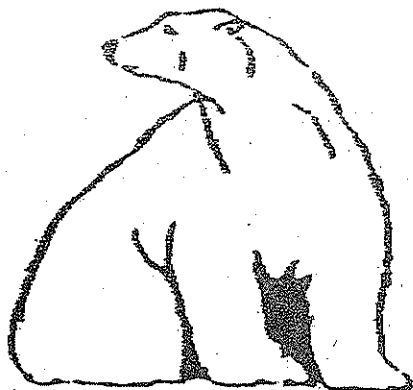
The firewood policy will provide access to the shed to all residents from the last week of September through the end of March. We will continue to stock the shed and firewood will be available to you through the entire winter season, six days a week from 8:00 a.m. to 7:00 p.m. Please cooperate with us this season.

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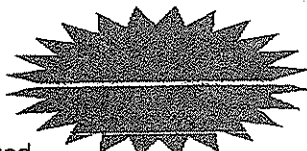
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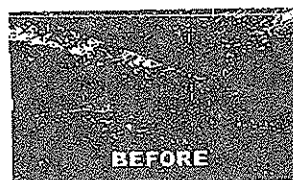
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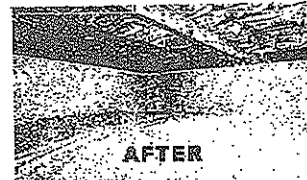
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BEFORE



AFTER

HAS YOUR CONTACT INFORMATION CHANGED?

OWNER DIRECTORY UPDATE

To insure the accuracy of our records, we are asking any member that has experienced a change in their contact information on file with us to complete this form, drop it off at the office or return it by mail, fax or e-mail. It is extremely important that we have telephone contact with you in the event of an emergency or to confirm house key authorizations if you forget to call the office. Many of our daytime work contact numbers are incorrect due to changes in employment. Also, some residents have not notified us of an area code change. We ask that you provide us with your work number, home number and cell phone number (if applicable). Please take the time to provide us with the correct information in the event of an emergency with your property.

Northridge Unit No. _____

Owner(s) Name: _____

Primary Address: _____

Home Phone No. _____

Work Phone No. _____

Cell Phone No. _____

Email: _____

Attn: Jennifer Mezzina, Community Manager
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Phone: (570) 619-5576
Fax: (570) 620-3053
e-mail: jen@northridgemanagement.com

WELCOME NEW OWNERS

*Rachel Maher
Viliam Pavliak
Danka Pavliakova
Douglas & Sherry Pelet
Daniel & Lorie Schoenfeld
Jeremy & Wendy Smith*

(If we missed anyone, our sincere apologies. Please contact us so we can welcome you in our next issue)

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