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2020... A new decade for Northwest Point Resort

SAVE THE DATE

AGM: Nov. 7 2:00 pm

IMPORTANT

Resort is CLOSED to all guests Sept 8-Oct 1 inclusive for upgrades, major repairs, and refurbishments to be completed (as passed at the 2019 AGM).

Owners are welcome.

See inside for Owner feature, latest happenings, rental information, details on the AGM, and more.

Your Name:



Greetings from EC Chair:

Dear owners,

Wishing everyone a Happy 2020! It is sure to be a tremendous year! I hope everyone has had a chance to visit Northwest Point Resort (NWPR) to escape the winter weather. I know up north it has been cold. If you have visited, I am sure you noticed the lush green foliage and how clean the grounds appear. Buildings I & II are in great shape and the roofing issues have been resolved.

The Executive Committee continues to work hard implementing projects and capital improvements. In order to be compliant with government laws, the parking lot lines, and handicap spaces have been completed. The NWPR truck, for Charles use, is being refurbished since heavy wear and tear since the hurricane have taken their toll. Charles is in negotiations for road grating which should be underway shortly.

One of the first capital improvements underway is the replacement of the beach rake. As we all know it is imperative to have seagrass management at the resort for aesthetics and guest reviews. The belt is currently being held together with zip ties and bailing wire. The main shaft is worn and rusted, and the hydraulic fittings are rusted. The committee is currently in the process of negotiating the cost, terms, and delivery of the new rake.

Other projects underway are replacement of some pool furniture, replacement of irrigation pumps and filtration system, supplementing the landscape lighting, security cameras just to mention a few. The committee is working together with Charles to accomplish these projects. His knowledge, organization and connections will be instrumental in successful completion of the improvements.

2020 will prove to be a great year for progressing our resort forward. Updating infrastructure and making improvements throughout will ensure that our slice of paradise will be cherished for years to come.

Thank you for all your support on behalf of the entire Executive Committee,

Regards,
Chris Potts
Executive Committee Chairman
Northwest Point Resort

Staff Feature: Niki–Poolman/Groundskeeper Extraordinaire

Given Name: Philip

Your Island Name: Niki

What you name would you prefer homeowners use to address you? Niki

When did you join the NWPR team? In 2012 – 8 years ago

What is your job/position at NWPR? Maintenance

What do you like most about NWPR? I like to be busy. There is lots to do here at Northwest Point Resort. When I started here there were only 4 of us, 3 on the maintenance crew.

What are your hobbies? I like to spend time with my family. When I was younger, I enjoyed roller-skating but I’m too old for that now. I also like to work on vehicles.

What island are you from? I am from Freeport/Nassau Bahamas

Optional: Tell us about you and your family—I live in Long Bay with my wife. My children and grandchildren live nearby. I have 2 children: Robert 36 and Dominic 29. I have a grandson and granddaughter.



What would you recommend to Guests and Homeowners as a “Island Must Do or See”?

The fish fry. My wife also likes the Big Hole she tells everyone to go there.

There is no bottom to it!

Picture with son and grandson

Owner Feature: Terry and Donna 2-201

Terry, Donna and sons Alan and Kevin and their families are from Ontario Canada. They have always enjoyed their ‘adventure holidays’ travelling around the world, always enjoying the people and cultures wherever they went. Terry did his scuba diving in many ‘exotic’ locations.

When did you purchase your unit at NWPR?

In February, 2015 we rented a condo and found the staff very friendly. We met several of the owners who made us feel quite comfortable during our stay. Between scuba days, Terry wandered around the resort and found some units for sale. We put a bid in on B2-201 and after we arrived home we were advised that we purchased the condo. We returned in April to take possession of our ‘home away from home’ as a family vacation spot. Our son Kevin and his family joined us and we spent 2 weeks renovating and refreshing our new home.

Why did you choose NWPR for your vacation destination?

NWPR has become our place to go. Our family has been there several times and cannot wait to return.

How often do you visit NWPR and your usual length of stay?

We try to return for 3-4 weeks in January, April, and October when we do a refresh and a few upgrades and a bit of scuba and relaxing.

What do you enjoy most about NWPR?

At NWP we can be completely relaxed–no crowds, no noise and we are close to anywhere on the island when we need to leave the peace and quiet. We have a very nice beach, restaurant, great neighbours and lots to do to keep out of trouble.

What is your favorite memory of NWPR?

We remember the devastation of the 2017 hurricanes and the complete rebuilding of the resort, making it better than ever.

What do you love most about the island?

We love the people, always friendly, courteous, and helpful. We can get to many fabulous uncrowded beaches, restaurants or shopping within minutes.

What is one “must do” for your every visit to the island?

Scuba diving with Aquatci, soaking up the sun on a deserted beach, and conversing with everyone you meet.

What is your favorite restaurant in Turks and Caicos?

Eddie’s at NWP, Mr. Grouper, Sharkbite, Magnolia, Las Brisas, +++++.

What is your favorite Island activity?

Snorkeling at Turtle Cove, wading at Taylor Bay, walking forever at NWP beach, and Scuba diving with my favourite AQUATCI.

Here is a picture of Kevin and family with Terry and Donna on a recent visit.



Beach Clean up



Our beach looks cleaner than ever! Lots of owners and guests regularly

pick up garbage and that is wonderful.

Feb 17 was a group clean up morning with several owners, guests, and our staff pitching in!



Condo keys

Our bylaws require that the front office must have two keys to access our condos. It is for the protection and maintenance of your property and our mutual ownership of this beautiful resort.

The 2020 AGM

The AGM is **November 7, 2020** at the Resort Restaurant at 2:00 pm.

Why attend the AGM?

- It is your best opportunity to participate in the decision making process that is relevant to your ownership at NWPR.
- It's an opportunity to gain up to date information of past, current and future issues that will determine the forward progress of NWPR.
- To ensure your HOA is governed that best represents the majority of members to enhance the quality and value of the NWPR community.
- Executive Committee Elections. The HOA is governed by a volunteer Executive Committee. Each year an election of EC members takes place at the AGM. HOA members are encouraged to announce their intentions to run for a seat on EC. If you should be interested in participating please send a notice to the current EC announcing your candidacy, followed by an email to the HOA with your intention to run, including a brief resume. The appropriate number of EC members will be discussed and approved at the AGM prior to the election.

The Restaurant:

Thank you for your continued support in the restaurant. Eddy and I working towards additional featured evenings such as the Christmas and New Years buffet. The most recent Valentines Dinner had a great turn out, thanks to the supportive owners that help promote it. The restaurant relies on the support of owners and guests in order to remain sustainable and offer guests an amenity that benefits all of us.

Our restaurant can deliver **take out to rooms and offer "to go" options**. Fish Tacos continue to be very popular and we are researching some new additions to come. The restaurant extension is now available on the phones inside all condos and the number is labeled.



I'm looking at hosting a weekly meet and greet with complimentary rum punch and light snacks one day a week. Announcement will be sent via facebook owners group.

On behalf of Eddy and myself thanks for your continued support and we hope that everyone has a good season.

Hours: Currently open at **10:00- 6:00 for regular daytime hours.** Reservations **only during the evening after 6:00 pm.** Please contact Eddy, Lisa, or the front desk to make reservations.

Thank you everyone for your continued support of our restaurant. It has been a pleasure to host you and your guests last season and we look forward to another successful season.

Cheers and stop by for a complimentary rum punch!

Complimentary Rum Punch is available for all guests on arrival day.

Contributed by Lisa Franklin



Our new chandelier made by our very own Christine Kaufmann....it looks wonderful! Guests and owners alike have been commenting on the beach vibe in the restaurant.

Rental and guest reminders:

****Important information replicated from previous newsletter for owners who rent**

As a reminder, regardless of your rental format (VRBO, HomeAway and AirB&B), if you rent your unit you must register a Business Name for vacation rentals as well as a Business License. Both must be displayed in order to comply with Turks and Caicos laws and regulations in regards to villa rentals. For more information, please check the TCI Government Website.

A further reminder, each Homeowner who rents their unit is required to provide a copy of their current Business License and liability insurance to the front office to comply with NWPR Rules and Regulations.

NWPR must report our daily occupancy in a monthly report to the Government.

*****All homeowners who rent their units must submit guest lists to the office in advance of any arrivals.**

Send list to both Charles Whittaker, Property Manager: manager@northwestpoint-resort.com and Marilyn Stephens, Assistant Property Manager: office@northwestpoint-resort.com

Owners are responsible for ensuring the complete details on the list including arrival and departure dates, the names of all guests staying in your unit and the the ages of any children.

All guests are required to register at the office on arrival or the following morning if a late arrival. Guest information is vital for NWPR to remain compliant with the new government ordinance and of course is necessary for general safety protocol and emergency situations.

Our **official website** is northwestpoint-resort.com and if you are listed on VRBO it is (or can be for future) linked to the website.

Thank you for your attention and cooperation of the new Government requirements.

Happy Birthday to Kim Porter.....always better to celebrate with the NWPR Family! Thanks for the fish JP, for cooking Eddie, to lots of owners for bringing dishes to share!



Free Lending Library



Remember that we have a **Free Lending Library** for the enjoyment of you and any of your guests. It is located in the restaurant—see a book take a book. If you've finished reading books you brought that you think someone else might enjoy just leave it behind in our little lending library. Thanks to Lisa for bringing the shelves and decor to update the library and the information centre!

From the EC: Processing of NWPR Work Orders

Non Emergency Work Orders: issues brought to the attention of the Property Manager and Assistant Property Manager for repairs or special requests.

Homeowners send an email to Property and Assistant Property Manager with their concerns or requests. Management provides an email response within 48 hours to the homeowner acknowledging request, outlining the scope of work, a timeframe for completion and potential cost. A signed approval is required by the homeowner if costs exceed \$500. Work order under \$500 needs to be acknowledged by the owner and approved. Costs of repairs will be billed to the homeowner, payment is due upon completion.

Example of Non Emergency Work Orders: bugs, sink and shower caulking, cable box or WiFi not functioning, Bushes or branches that may need trimming in front of balconies, power washing, etc.

Emergency Repairs: these issues will be addressed immediately by Management. Unit access is imperative in emergency situations. Homeowners are required to provide management with two functional keys. The unit owner will be contacted promptly. For emergency corrective measures resulting in costs that exceed \$500. a signed work order will be required. Work order under \$500 needs to be acknowledged by the owner and approved. A/C units must be paid for in advance. Cost of repairs will be billed to the homeowner, payment is due upon completion.

Examples of Emergency Repairs: water penetration, non functioning hot water heaters, drain backups, A/C not functioning, etc.

Major Unit Renovation Projects: must be completed during the month of September after the Labor Day Holiday. Projects must have prior EC approval. A Work Order Remodelling Agreement must be completed and signed by all parties including the Property Manager. The form is designed for in house and/or outside contracted work. The Agreement was designed to protect the Association, the homeowner and the HOA Staff. The Document was produced and approved by the EC in 2019.

Examples of Major Unit Renovations include but not limited to retiling floors, kitchen or bathroom renovations, moving of or blocking off interior walls, exterior renovations, electrical meters, major electrical or plumbing work.

Storage Units:

Reminder that our owner storage lockers are completed and are located in a locked basement section of the old fitness room building and are available for between \$50 and \$100 per month depending on the size. Please contact Jan TerHart at jterhart@me.com if you are interested in obtaining one of the remaining units.

Thanks to all of the owners who took advantage to rent extra storage space on site to date!

Key Contacts:

EC General Mailbox: ecnwpr@gmail.com

EC Chairman: chrisnwpr@gmail.com

EC Owners Liaison: christinemkaufmann@gmail.com

Charles Whittaker, Property Manager: manager@northwestpoint-resort.com

Marilyn Stephens, Assistant Property Manager: office@northwestpoint-resort.com
or info@northwestpoint-resort.com

Website and updated contact information reprinted from recent EC email:

Please make note of the new website address northwestpoint-resort.com. The changes to the website are underway and the new design is to be launched early in 2020. This will be a mechanism for owners to advertise their NWPR properties. This new web design will follow SEO best practices to increase chances of website traffic with the ability for direct bookings. Owners will still manage and have complete control over bookings either directly with a renter, through a management company, or VRBO/homeaway, etc. More details will follow for any owners still interested in listing their unit on the website. There is a one time fee of \$250.00. For more information please contact Chris Potts, EC Chair.

Please make the following changes for email addresses for Charles and Marilyn. They are as follows Charles manager@northwestpoint-resort.com, Marilyn is office@northwestpoint-resort.com and info@northwestpoint-resort.com. Please make the necessary changes to your address books.

Do you know what the colors of the Turks and Caicos represent?

RED was chosen to represent the nation's capital, Grand Turk. The color is taken from the red/pink fruit found on the national plant, the Turks Head Cactus. They were once found in abundance on Grand Turk before they were removed to accommodate the salt ponds.

WHITE was chosen to represent Salt Cay. The color came from salt. The salt industry was largely responsible for populating the islands of Salt Cay, Grand Turk and South Caicos.

ORANGE was chosen to represent South and East Caicos. The color comes from the Spiny Lobster and fish and reflects the fishing industry in the "Big South."

TAN was chosen to represent Middle Caicos. The color is taken from the raw material (thatch) that once covered the roofs of the houses. It is also used to make straw hats, baskets and brooms. Middle Caicos is known for the superior quality of native craftwork.

GREEN was chosen to represent North Caicos and Parrot Cay. The color is taken from the fruit trees and other types of trees that flourish in the most fertile of all the islands. North Caicos is also home of Wade's Green Plantation, the most successful of Caicos Islands cotton plantations.

TURQUOISE was chosen to represent the islands of Providenciales, Pine Cay and West Caicos. The color is taken from the beautiful turquoise waters that surround these islands on which our famous Caicos fishing sloops sail. These turquoise waters also contribute to our newest industry, tourism.

PINK was chosen to represent the beautiful conch shell, flamingoes and the numerous uninhabited cays that make up our chain of islands.

YELLOW represents God's glory as the sun shining down on all our beautiful islands and cays. The sun also contributes to our newest industry, tourism.

<https://www.tcmuseum.org/culture-history/lucayans/>

Eight hundred years before Columbus arrived in the Bahamian archipelago, Native American peoples thrived on these islands. The Lucayans (pronounced lu-KIE-an) were the original inhabitants of the Bahamas archipelago before the arrival of Europeans. They were a branch of the **Táinos** who inhabited most of the **Caribbean** islands.

Owners Facebook page is our unofficial means of information sharing. If you have not joined already please do so. Our newsletter served as an information vehicle but we are using facebook more and more so please go to Owners at Northwest Point Resort and request to join!

Images around the resort: Niki cooks Christmas dinner and Chris Potts at ring toss!

