



TALL SHIP BEACON

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MESSAGE FROM THE PRESIDENT

Carlos Luria



Considering the state the economy and the housing market, we have survived the year pretty well. Although there were several nibbles, none of the prospective buyers were able to secure the necessary financing, and not a single unit sold in 2009. The buy-in fees from such

sales are not applied to operating expenses but to our reserves, and those reserves did not benefit from the boost they had received in previous years.

Reminder: Our Annual Meeting will be held on Sunday, 13 December, preceded by a Brunch at noon. At least 41 owners must attend, or be represented by proxies, to achieve a quorum. If you are unable to attend, please be sure to sign and return the proxy that will be mailed to you within the next few days.

Financials:

For Rob Routman,

Treasurer



Despite some heavy and unanticipated expenses, we have remained solvent and at this writing it appears that we will end the year a little ahead of the game. Profits, if they do materialize, will be transferred

to our reserves, and we anticipate that we will not have to raise Regime fees for 2010. Our proposed budget is posted on a website for your inspection, and will be finalized at our November board meeting, and discussed at our Annual Meeting on December 13th. As a reminder, you can access our bylaws, minutes, and budgetary matters at <http://www.tallshipscondos.com>, by clicking on "**Now Here This!**"

Technical Report

Tom Schill

Most of this year's stucco repair work has been on the Clipper and Frigate building systems, both 2-building complexes.



There was extensive fascia damage throughout the front areas and courtyards of both. Most of this required scaffolding except the ground level damage.

In a lot of the work it was simply stucco removal and replacement, but many others required removal and replacement of rotted wood structure as well.



Additionally, there are many places where the roof gutters run into the building wall, requiring installation of 'kick-outs' to divert water away from the stucco, as well as repair of the damage from this poor installation technique.

We are blessed to have a really good work crew doing this portion of the repairs. I feel sure that Chris and Gary will be able to carry on the planned work after I leave at the end of October. Other than the chimneys, which need special attention to protect from the birds, Schooner is the only building not completed on the front fascia and kick-out repairs

I have enjoyed my association with Tall Ship folks, and wish you well in the continuing battle to upgrade your dwellings to a significantly higher state of repair than when I first moved here.

(Editor's Comment: For the larger projects -- from roofing, to stucco repairs and the installation of the new fire alarm system, we have benefited greatly from Tom Schill, who monitored the contractors' work. Tom is now moving to Spartanburg, and we are going to lose what has been a most valuable asset. We will miss him and his cheerful and unflappable disposition, and owe him a great debt of gratitude.)

Property Manager's Report

Cathy Mays

We have now completed the refurbishment of the landscaping in the upper four buildings, Cutter, Sq. Rigger, Ketch and Yawl. Next year we hope to be able to continue replacing and replanting at the lower buildings. Old and overgrown landscaping can really date a community and especially in these times we need to do all we can to improve property values. Sometime mid to late November after the leaves have fallen we will be adding pine straw at the fronts and sides of all the buildings.

Before the end of the year the Clipper and Schooner building exterior railings, floors and doors will be cleaned and repainted.

We hope you have noticed an improvement in the cleaning of the exterior of the buildings. For the next few months as time permits they will be cleaning the dirt off the fronts of the buildings and under the stairwells of the buildings not scheduled for painting. Note pads have been placed in each of the trash rooms. If you notice something that needs to be taken care of, such as a light out, spots on the floors, etc. please make a note and the cleaning service will take care of it on their next visit and record the completion date.

New trash cans have been purchased for the trash rooms. Please remember not to place boxes in the trash rooms. Boxes must be taken elsewhere for disposal.

By the end of this year we will have completed several maintenance projects. We hope the minor inconvenience you may have experienced while the work has been ongoing will be worth it in the long run. Not only maintaining but increasing the property values is most important.

Social COMMITTEE

Sylvia Stuart



This year is coming quickly to an end. We are looking forward to the Holiday Season of +Thanksgiving and Christmas!!

Thank you for all your help in hosting these events over this past year:

Kentucky Derby -Weldon & Judy Coolidge-Fill, Bob Dunlap, Barry Stuart

Cocktails - Don and Mary Lee Davis

Block Party – Ray and Barbara Nykaza, Peter and Kathy Stanton

Getting together is fun!! Sharing our thoughts and ideas with our neighbors and enjoying each other's company helps us get to know each other better!!

REMEMBER:

December 13

12:00 P.M. Luncheon - Palmetto Room

(R.S.V.P. By December 10)

Call the Club - 944-2151 – for reservations. Be sure to specify Tall Ships

2:00 P.M. Tall Ships Annual Meeting

Happy Holidays!!

We are planning next year's social activities. If you would like to serve on this fun committee or have any ideas to pass along, please e-mail me at barstu@juno.com or call me at 944-5735.

Fire Alarms

The new fire alarm system was completed, tested, and has resulted in a sharp decrease in false alarms. As previously reported, it features the latest communication technology incorporating a radio system that allows the building fire status to be checked by the monitoring station every couple of minutes. With the installation of the horn/strobes in each unit, the notification of the residents of an alarm situation is far more reliable than before.

That has raised its own, though not unanticipated problems: while it is not meant to awaken the dead, the alarm is loud enough to be heard by an individual taking a shower, or sleeping with his bedroom door closed. It is loud -- and annoyingly so. Some owners or renters have disabled their alarm by cutting the wires leading to it.

Unfortunately, these devices are wired in series, and when one is disabled by disconnecting or cutting its wires, it automatically disables *all* of the alarms downstream of it. That of course endangers the entire building; it also happens to violate both federal and state laws, subjecting the

perpetrator to severe penalties. **When an alarm is thus disabled, it shows up on the alarm company's monitoring panel, so that there is no question about the perpetrating unit.**

The annual inspection of the individual alarms will take place as follows:

11/9/09 Cutter, Sq. Rigger, Ketch

11/10/09 Ketch, Yawl, Schooner

11/11/09 Schooner, Frigate, Clipper.

Janitorial Service

Owner dissatisfaction with the janitorial service resulted in the selection of a new contractor, with many favorable comments following.

In that regard it may be appropriate to note that the black streaks that still remain on some of the walkways are not oversights on the part of the janitorial crew. When water collects on the walkways due to a heavy rain, they can become quite slippery. To combat this, several years ago we experimented with a non-slip paint that had a high grit content. It was not one of our smarter moves: it cut down on the slickness, but made the floors virtually impossible to clean, for the grit tangled with and pulled threads and fibers out of the mops. Over the years, most of that grit has worn away, but that which remains has turned dark. We would have to power sand the decks down to their concrete base to get rid of all of it.

Pest Control

Orkin, our pest control provider, has stated that the external spraying of our buildings' perimeters is more effective than the spraying of each unit. We have agreed to try it for three months, but will return to internal spraying on a bimonthly basis if we see an increase in infestation. We urge you to notify our property manager, Cathy Mays (CBell@GoldsmithPA.com), if you find this to be unsatisfactory.

Pets:

Our house rules do not prohibit pets in the Tall Ships, but some owners, renters or both are becoming a bit thoughtless in attending to their pets' bathroom needs. They are not picking up after them, as they should, and some of our plantings and lawns are literally dying from an excess of urine. We have wooded areas near each of our buildings where pets can be watered, and we respectfully ask each pet owner to carry a plastic bag with him and pick up his pet's droppings.

Balcony Maintenance

The Association takes responsibility for the structural maintenance of all balconies, but the upkeep of their appearance falls upon us. Many of our rails are in need of repainting, and if enough homeowners sign up we can arrange to have the work done for \$150 each. The contractor will remove the ropes and blue plastic handles, paint the rails and replace the panels with fresh ropes for that price.

Many of the units have a southwestern exposure, and their panels have become seriously bleached, and The Association has the authority to require the replacement of unsightly panels.

One solution is to turn the panels so that the unbleached portion faces outward but then the portion facing inward is rather unsightly. We are negotiating a price for the replacement of such panels and early next year owners will be notified if their panels must be turned or replaced. At the same time all owners will be given the opportunity to sign up for the painting of their rails at the \$150 price. But we will have to reach or surpass the minimum number in order for that price to prevail.

Storage of Flammables

Because a fire starting in one of the basement's storage cubicles could spread very quickly to

adjoining cubicles and to the stack of units above them, flammable materials are not to be stored in those cubicles. Signs listing the materials that are forbidden are posted in the storage areas and cubicles will be inspected periodically for the presence of such materials. The Association's By-Laws grant it the right to enter, inspect for, and if found, remove flammable materials, but will make every reasonable effort to contact the owner in advance of such an entry.

Building signage:

The wooden signs identifying our buildings have become old and shabby; the board voted this year to replace them. Bob Stojetz and Lester Essex scoured the market and came up with a design and that was attractive and also satisfied Keowee Key's environmental committee. You can preview them by going to our web site at <http://www.tallshipscondos.com>, clicking on the blinking link (be patient, it takes time to come up!) and then using your down & up arrows to cycle through them. The contract for their manufacture has been signed, and they will be installed within the next few months.

On-Line Communications:

Your Association is only required to send out bills and the annual voter package, but it *prefers* to keep owners informed about significant developments as - or even before - they occur. E-Mail and our web site are obviously the best and least expensive ways of doing so.

If you are not already on our e-mail list, just send an e-mail to info@tallshipscondos.com to be included. And check out and bookmark <http://tallshipscondos.com>. It has a ton of useful information as well as a Comments and Polling Booth section. Some sections require a name and password; your "password" is your three-digit Unit Number.