



# TALL SHIP BEACON

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## MESSAGE FROM THE PRESIDENT

Virginia Sholar

The beginning of 2007 began with a full board complement. The association's December closing of the books will be followed by an annual budget letter of explanation.

Stucco and balcony repairs continued and work was begun on pull stations for the proposed new fire alarm system. The second part of the new alarm system installation was initiated and estimated to be completed by the end of the year. Because of the Realtec settlement, the Board elected not to have a special assessment for the alarm system.

The suit against Realtec resulted in a two-part mediation settlement. A report of the litigation was mailed owners and as a result of the settlement, the Board elected to pay off the construction loan.

At mid-year a vacancy occurred when the Treasurer resigned. No one volunteered to fill the position, therefore, financial reporting and services were assumed by the Property Manager.

Dissatisfaction by owners with the janitorial service resulted in the appointment of an Ad Hoc Committee to review janitorial specifications. The Ad Hoc Committee assisted in the selection of a new janitorial service.

The Social Committee hosted several events during the year commencing with the brunch preceding the Annual Meeting, Annual Meeting,

Kentucky Derby Party, association cocktail and block parties. These events were generally well attended. It's a nice way to meet and get to know your neighbors.

The Board is considering future proposed projects: repair and resealing parking areas; new uniform larger trash room containers, disability ramps and railings.

I wish to take this opportunity to thank all the Board members, Committee chairs, Technical Manager and Property Manager for their assistance and to the owners for their cooperation while repairs and installations were made.

On behalf of the Board, I wish everyone a Safe and Happy Holiday Season.

## *Tech Manager's Report*

*Tom Schill*

### Stucco Repair Project:

We are to the point that the end is finally in sight. All the end walls, bay windows, and most of the balconies have been repaired. As of this writing, there are only



3 balconies in Sq. Rigger and all of Yawl to complete. Below is a typical set up of scaffolding during a balcony repair.

## *Parking Signs*

*Mike Ferrato, Director*

There is a significant amount of minor repair that still will be addressed in the near future. This includes any cracking in the stucco, as well as kick-out installation in the fronts of the building where the rain gutters go into the side of the building.

As the person who had the responsibility of creating and installing the parking signs which have your name, I believe that a refresher statement regarding the parking space signs needs to be revisited, because there appears to be some misunderstanding regarding the history and use of the signs.

### Fire Alarm Upgrade/Installation:

This project was finally completed before Thanksgiving except for the final inspection by the Fire Marshall. The



reason for the delay to complete the installation was due to the lively discussions with a few owners about placement of the Horn/Strobe in the units. Below is a typical installation. A few owners paid extra to have the unit placed over

the closet in the foyer. This was only feasible in the Schooner, Frigate and Clipper buildings.



This new fire alarm system incorporates 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 will be far more reliable than the old outside alarm annunciator ever was.

First, there are not sufficient parking spaces to accommodate two places for every unit. Therefore, the spaces were allotted first come first served and only one parking space per unit is to be taken at location nearest to the entrance of each building. A second space may be used at a point less convenient to the entrances. This is simply common courtesy and consideration for your fellow owners.

Secondly, a parking space is not "owned" by an individual and using it is a privilege. Therefore, when you are not in your unit for weeks at a time, we ask that you turn the sign around so that the white side is showing; that will allow someone else to park there while you are away.

The sign is slotted and can be removed by inserting your finger or ball point pen behind the middle of the sign, and pulling it away from the two blue screws that hold it. To replace it, simply place one slotted end behind a screw and snap the other end into place. Please do this when you leave for a period of time in consideration for other unit owners. When you return, you can replace the sign with your name showing.

Third, a parking sign may be ordered by any owner by calling Goldsmith Inc. at 800 247 2505 or Fax 864 297 6207. They will order the sign and bill you for its nominal cost. It will be picked up from the sign maker and made available to you. Please cooperate in this matter and all owners will find it more satisfying and beneficial.

## WELCOME COMMITTEE

Sylvia Stuart

Linda Weghorst, Unit 208  
Helen Hanff, Unit 108  
Edward Collins, Unit 238  
Timothy & Betty Gillespie, Unit 124  
Mr. & Mrs. Michael Culp, Unit 320  
Michael & Karen Bolton, Unit 127

Please get to know our new neighbors and make them feel at home.

## Tech Corner

Carlos Luria

### SATELLITE TV

Most authorities agree that satellite TV (SaTv) delivers a much better picture to your screen than cable, and at this writing SaTv subscribers have access to a far greater number of channels in High Definition (HD) format. Furthermore, Homeowner Associations are not allowed to deny members access to this medium, though to keep a veritable garden of antennas from cluttering up the landscape, they can establish certain rules, and the Tall Ships has done so:

- 1) You must download and sign a Consent Form (see <http://tallshipscondos.com/notices.htm>, and click on Satellite),
- 2) If there is already an antenna in place that provides access to the service you want you must connect to it.
- 3) If an appropriate antenna is *not* already in place, you must agree to let future subscribers attach to it. **NOTE:** you will *not* be sharing an account (each has his own account, decides on what package of channels he wants, and pays his own bills) but you will merely be sharing an antenna.
- 4) You must use an installer authorized by the Association to make modifications to Tall Ships common areas. Names and phone numbers are provided in the document cited above.

In regard to the latter, when you sign up for a new account, so-called “normal” installation costs are free, and the SaTv provider will order a local, independent dealer to make the installation. Naturally, they will choose the dealer that quotes the lowest price, but our experience with some of those has been very poor. The ones authorized by the Tall Ships comply with the Association’s guidelines and have proven themselves to be reliable. **INSTEAD OF ORDERING FROM DISH- OR DIRECT-TV, ORDER FROM ONE OF OUR AUTHORIZED DEALERS.** The cost will be the same and you will be eligible for all of the special discounts the satellite companies have in effect.

### 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](mailto: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.

## Social COMMITTEE

Sylvia Stuart

The Kentucky Derby was a success as usual with around 35 attending. No big winners!! We gave 5 Door Prizes (\$10.00 each) from proceeds of the last several years. Good food and a good time were shared by all. Thanks go to Bob Dunlop and Barry Stuart for their help with the Pari-mutual betting.

Cocktails At Frigate are always a plus in my book. Thanks go to Mary Lee Davis And Kathy Boydston for making this possible. A good time we had.

The Block Party was fun when we decided where it was going to be. It rained at the Picnic Shelter and it was a very muggy day. So the Marina was our best bet and everybody agreed. Many thanks to Barbara Nykaza, Kitty Miller, and Sylvia Stuart for a good time even though it was inside.

Don't forget the Tall Ship Brunch prior to our Annual Meeting on December 9.

I want to thank everyone for all there help this year. Our Tall Ships is a wonderful place to live. Happy Holidays!!!

## *From A Realtor's Perspective*

*Bob Stojetz  
Director*

This is the second installment of  
"The Rise and Fall....and Rise of Tall Ships"

'From 1987 through 1989, the re-sales of the Tall Ships started. The average selling price was \$158,000. During the 1990's Tall Ships saw a decline in value. The average selling price was \$129,000. The lowest and highest priced units during those years both sold in 1999 for \$95,000 and \$166,500 respectively. During 2000 through 2002 we saw a slight rise in the average sales price - \$145,000.

It was after this time that there seemed to be a reawakening of interest in the Tall Ships condos. Why? The Conference Center had been sold to Keowee Key by the developer and in turn that land was sold to a private developer who built Sunrise Pointe Luxury Townhomes. These units provided nothing short of spectacular lake views,

and, prices in the \$300K-\$500 range. Buyers who wanted condo living with waterfront or close enough proximity that they could walk, but couldn't afford those prices, now took a second look at the Tall Ships condos, whose prices were a lot less and provided the nearness to the lake that they wanted. In 2003, the average sales price was \$171,000 with 7 Tall Ships selling in the \$200,000 range. It wasn't until 2005 that the average sales price finally jumped over the \$200,000 mark - \$210,789. It was also in this year that the sales price for units in the Cutter Building finally went over the \$200,000 mark. The Frigate and the Clipper Buildings could boast of the highest sales prices, \$250,000 and \$255,000.

2006 was a good sales year and saw another substantial increase in value of the Tall Ships condos. The average sales price was \$258,000 – a 23% increase in one year! The sales prices went over the \$300,000 range with the highest being \$350,000 for a unit in the Frigate Building. The lowest sales price was \$200,000 in the Square Rigger Building.

During the last two years we also saw the value of the Sunrise Townhomes increase with sales prices in the \$900,000 range and two units presently listed for \$1,000,000+. So far in 2007 one of the two Tall Ships sold has a sales price of \$385,000.

Will this trend continue? As a realtor, I certainly hope so, as I am sure the Tall Ships owners do. This year has started out slow, but as the weather gets nicer we are seeing an increase in business and I think that because of the harsh winters some states have had, folks living there will be looking here.'

Mary Seger  
April 12, 2007