



TALL SHIP BEACON

Issue No. 13

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Editor: Carlos Luria

MESSAGE FROM THE PRESIDENT

Tom Schill



Boy where has this summer gone?

We wish we could we could say we have been busy on stucco repairs, but a combination of spring rains, and a too busy contractor, has slowed progress to a snail's pace. We hope to pick up the pace this Fall.

We are going to start the re-keying for the new master key system about the time you read this. We had a surprise that we did not expect, in that we learned that some owner's keys will have to be re-keyed. This is because it is physically impossible to retain some of the original keys with our master. Every effort will be made to notify those owners that will have their keys changed. Provisions will be made for your entry to your unit if you live away from Keowee Key. See Virginia's article detailing the way we will control use of the master key.

Another project we are looking forward to is the cleaning, repair and refinishing of the foyers. We plan to do the initial work on Square Rigger, and will evaluate the results before proceeding to the other buildings.

Please hug your board member, as they are really working hard to keep Tall Ships the premier condos in the area.

Town Meeting in September

Tom Schill

We have planned a Town Meeting again this year for September 18th at 2:00 PM in the Keowee room of the Activities Center. Please mark your calendars. Clemson is playing at home the day before, so I hope those that are here for the game will stay over for the meeting.

Stucco Repairs

Tom Schill



By the time you read this, we should have completed a total of 4 unit end walls, and 3 bow window stucco repairs. We are still finding significant damage and rotted wood in the end walls. The bow windows, while discolored, have not had any rotted structure that needed to be replaced.

We are switching gears on the bow windows, and trying a less costly caulk repair job. We are using this method on units 111/211/311 and 140/240/340. After a period of evaluation, we will decide if this method will do the job before we proceed. These units were selected, as they seemed to be about the worst leakers around.

New Board Members

Tom

Schill

I am pleased to report that we have 2 new board members. Virginia Sholar joined the board in May, and hails from Florida. She resides full time in Cutter. Kathy Stanton, who with husband Peter came here from New York, live full time in Yawl. She just joined us this month to fill

out the unexpired term of Roy Reese who moved away last month. WELCOME!

FROM THE TREASURER

Sharon Luria

As of 7/31/05 our revenues continue to be more than budgeted by \$54,000, but our expenses are exceeding the budgeted amount by \$13,000. This gives us a net of \$41,000. The reason our revenues are greater is that we have collected the assessments that were outstanding at the end of 2004, *and* we have greater revenues than expected from the entrance fees. The latter go into our Reserves account. Our expenses are higher because of legal fees for the Fordco law suit.

Please attend the TOWN MEETING on September 18 in the Activity Center. We will be discussing the budget, our debt service, and the impact on our 2006 and future budgets of continuing of our law suit.

BE A GOOD NEIGHBOR!

ALLAN LONG

As Mr. Rogers might say "Be a good neighbor."

Condominium living presents unique differences. Noise awareness -- especially in the Tall Ship -- can be particularly important because of the stacked unit construction. I'm sure all of us in the first and second story units are very familiar with the noise and vibration that resonates through our ceilings. This is even more prevalent if the above units have been updated to hardwood floors. It's amazing how even the pitter patter of the little feet of our grand kids can be mistaken for spring training camp of the Pittsburgh Steelers.

We all need to be aware of this noise intrusion and make our children, grand children, and renters aware, also. Let's help make Tall Ship living even more pristine.

[Among the many talented people who own Tall Ships units, are there any who have a background in noise suppression? Acoustic foam in

the crawl space between floors, perhaps? Even if it were an option that an owner had to pursue at his own expense, a number of them might be

interested if they had some assurance that it would work. Please contact Allan at 248/613-8993 or e-mail info@tallshipscondos.com, Ed.]

PROPERTY MANAGER'S REPORT

Cathy Bell

The new landscaping has been installed at the Cutter building. We still have a few adjustments to make (some of the new plants did not make it, wrong type of crepe myrtle, etc.). It should all be completed in October. Take a look at it the if you have the opportunity.

We are in the process of doing some drainage repair in front of the Ketch building where the water accumulates during a heavy rain. We are also looking at the other buildings for the same issue.

I have received good comments from some of the owners regarding the cleaning crew. Each month one of the board members and I do a walk-thru inspecting the property for maintenance items, landscaping, etc. Please let me know if you see anything out of the ordinary or a cleaning item that is not taken care of.

You are probably aware the pebble flooring at the entrances of each building are in dire need of cleaning. We have contracted with the company Rock Art, who installed the pebble flooring, to clean and seal it in the Sq. Rigger building. Since it is an expensive process, the board only committed to do one building to see how much the process improves the appearance.

Cathy Bell, Property Manager
1-800-247-2505

Structural Litigation

Barry Stuart

Our litigation continues in the discovery stage. Very little can be revealed without violating attorney-client privilege; however, the filings are posted on our web site. Our resident attorney, George Clauer, who serves as legal consultant to the Board, will

give as much of an update as possible at our Town Meeting on Sunday, September 18th

The Re-Keying Project

Virginia Sholar

The Tall Ship Board adopted a master key policy on April 19, 2005. The board should be starting re-mastering by the time you receive this Beacon. This is to facilitate entry when the owner is unavailable..

To expand on the policy, the use of the master key will be restricted to (1) Keowee Key Maintenance to provide bonded bug spray treatment personnel, (2) fire alarm battery replacement, and (3) chimney inspections. The Keowee Key Fire Department will have a key for emergencies and the board will have a key for after hour emergencies and convenience for home owners.

If an owner prefers to be in the unit during the 3 routine services the board provides, he should plan to be there. Goldsmith will provide advance schedules for the services. The bug spraying is always done on the schedule shown in your handbook and is posted on the trash room bulletin boards. There could be exceptions to this schedule on rare occasions due to holidays. If in doubt, contact Goldsmith's at 1-800-247-2505.

SALE OF 16 ACRES OF KKPOA PROPERTY

We were happy to see that the KKPOA proposal to sell the 16 acres of land upon which the Reception Center now stands, was overwhelmingly rejected by Keowee Key's property owners. Your board was opposed to this proposal and expresses its thanks to those who helped to defeat it. The KKPOA board itself was sharply divided on the issue and, uncharacteristically, did not recommend a vote in favor of its own proposal. But it had received a serious offer from a consortium of developers, and felt obligated to determine the community's reaction to it.

The proposal to impose a \$2,000 fee on all property transfers required a 2/3rds vote for approval. While a majority of the voters did favor that plan, the 67% super-majority figure was not reached and the proposal was defeated.

Welcome New Owners!

Sylvia Stuart

Graham W. Rich, #223 Cutter
David & Jeannine Shanard, #108 Frigate

Carol R. & Nancy Bell, #306 Schooner
Paul V. & Shirley S. Phillips, #101 Schooner
Jerry Fischer, #339 Yawl
Richard H. & Elizabeth G. McDuff, #230 Square Rigger
Wayne C. & Margaret L. Loper, #333 Fetch
Andrew F. Wintercorn, #119 Clipper
Robert Abbot & Phyllis Shelton, #105 Schooner
Joseph A. & Megan D. White, #337 Yawl
James Miskulin, #135 Ketch
Jim & Claudia Wells, #304 Schooner
Henry B. & Jackie Barron, #227 Square Rigger
Michael J. & Patricia L. Leutenegger, #325 Cutter
Weldon C. & Judith Collidge-Fill, #205 Schooner
Thomas P. Clinton, #225 Cutter
John & Sally Taylor, #318 Clipper
Roger & Wanda Heffelfinger, #328 Square Rigger
Edwin Lee & Barbara D. Morris, #238 Yawl
Keith & Martha J. Schemm, #117 Clipper
Grace Hauser, #112 Frigate
Michael Molineaux, #240 Yawl

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

Social COMMITTEE

Sylvia Stuart

From under the trees at Clipper to the foyer at Frigate, rain or shine, Mary Lee and Don Davis and Laurel and George Clauer hosted the June cocktail party which was enjoyed by everyone. Where there is a will there is a way. What Fun! Thanks for Hosting!

Guess What! It did not rain on our Block Party, but it was hot. A former resident, Lloyd Swartz, provided a fan for our benefit. Have fan will travel! The Block Party is a lot of work and thanks to Barbara and Ray Nykaza and Kathy and Peter Stanton for a job well done.

Coming Events:

October 6 – Tall Ship 9 Hole Golf & Dinner Outing
Shotgun Golf 3:00 – Cocktails: 5:30; Dinner: 6:15
Call Chuck Giordano at 944-1367

December 11 - Sunday Brunch at the Club, followed by the Tall Ships Annual Meeting

We are beginning plans for next year and welcome suggestions from all of you. Any of you interested in serving on this fun but hard working committee, please call Sylvia Stuart at (864) 944-5735.

INTERNET CORNER:

Carlos Luria

If you have an e-mail account but are not yet a part of the Tall Ships communications group, please register by sending an e-mail to info@tallshipscondos.com. Just give us your name, Unit # and local phone number. It's the mechanism we use to keep you informed about upcoming problems and the more important issues that the board is dealing with. It is a vehicle used sparingly, because we are all inundated with e-mail and SPAM, and don't need any more pointless communications. But each of us has a serious investment in his or her property here, and the mechanism provides a two-way communications channel for issues that directly affect our pocketbooks.

Our web site at <http://www.tallshipscondos.com> is also a repository for references that you may need to consult from time to time – like the By-Laws and the Tall Ships Handbook. It links to the Recommended Providers List of contractors and service people in case you have work you want done in your unit, and is used for polling your views on selected topics.

GOOGLE/EARTH:

While it has little to do with the Tall Ships, as such, check out the latest product from GOOGLE -- a free



program well worth downloading -- from <http://earth.google.com/>

Awesome presentation of virtually any point on the globe from whatever altitude you specify. Amateur pilots, I suspect, would give an eye tooth for free sets of charts like these -- all neatly contained in their laptop computer, and capable of being linked to a portable GPS to pinpoint exactly where they are at any given moment. The charts can be enlarged to whatever size the user wishes, and in fact if you are looking at this article on your computer, just click **CTRL +** repeatedly to enlarge the images further..

But the program is primarily meant for road travel, and if you enter two addresses, the program will draw you a map of how to get from one to the other

SECURITY

W. Scott Walker, Community Patrol

To report unusual occurrences, suspicious events or people, or rule violation, please contact the North Gate at **944-2456**. This number is valid 24 hours a day. During the periods when the gate is unmanned, this number is transferred to the Roving Patrol Officer. Patrol will respond accordingly and report or attempt to correct problems reported. Community Patrol is committed to ensuring the safety and security of all Residents and Guest of the Tall Ship Community. Please contact Community Patrol with any question or concerns.

The AMBASSADOR PROGRAM

Mike Ferrato

The Marketing Committee's goal and objective is to assist KKPOA in promoting Keowee Key to prospective buyers. This is accomplished in several ways, such as a.) supporting realtors in their efforts to sell K.K. property, b.) supply promotional materials for realtors and property owners, c.) develop magazine articles which are placed in "active lifestyle " magazines, d.) actively promote the benefits of Keowee Key to families, friends and former associates and e.) Manage an Ambassador Program which I will discuss in this article.

This committee consists of KK residents who volunteer their time to assist a list of preferred realtors in selling Keowee Key homes and property. We first of all, twice a year, invite the realtors to breakfast. We take that opportunity to explain the assets of owning in our wonderful community. Many of them are positively impressed by the information they are given regarding KK which becomes very helpful when they meet potential buyers.. Believe it or not a lot of them had very little actual and factual knowledge regarding our community.

Furthermore, the Ambassadors personally meet with prospective buyers, play golf with them, take them to the Club, share tennis time and information, tour the community, explain the amenities, provide access to Lake Keowee and provide whatever information the potential buyer wants. This really helps the realtors and they are very appreciative of our efforts.

I just thought you would like to know what is being done to help promote and sell our community and it has been very successful as is witnessed by the increase in sales of land, older homes and newer homes. However, this is only one the many volunteer committers which are working for you. Mike Ferrato, Tall Ship Board member.