



Tall Ship Beacon

N. Marina and Pool Open!

Message from President, Barry Stuart



The window project at Schooner is well underway and a more complete report by the architect is on page three.

If you haven't visited the new Marina/Pool facility, you certainly should. It is a very nice facility and will enhance Tall Ship properties. The new pool (photo above) should be open by May 1 and the boating facilities have already opened.

The pool is designed for recreational swimming and is handicap accessible. The Board is holding its monthly meetings

there and our Tall Ship Kentucky Derby Party will be held in this facility.

I want to remind owners on the use of satellite dishes. The Association's by-laws require an Indemnification Agreement because changes are being made that affect the common areas. Please go to the TS website at www.tallshipcondos.com and click on link to 'Satellite TV.'

Remember, Board meetings are held at nine am, second Tuesday of the month.

All owners are welcome to attend!

TALL SHIP BOARD OF DIRECTORS 2013

President: Barry Stuart, 491 Tall Ship Drive, #229. 944-5735. barstu@juno.com

Vice President: Frank Patterson, 495 Tall Ship Drive, #140. 944-2352. pattersonfb57@yahoo.com

Secretary: Carol Rolf, 519 Tall Ship Drive, #118, 944-1337. floralorac@aol.com



Treasurer: Frank Aaron, 519 Tall Ship Drive, #317. 478-442-4727. faaron248@msn.com.

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Bob Stojetz, Greer, stojetzsc@msn.com



E-mail the Beacon!

Welcome to the second edition of your Beacon.

In addition to quarterly messages from your President and Treasurer, architect Marshall Clarke gives the latest update on the bow window and rear wall project at the Schooner building. See page 3.

Our guest contributor is Wayne Hobin, real estate broker and neighbor. He shares the latest on the current real estate market. Page 2.

What would you like to read about in the next issue?



E-mail and let me know. See you at the Derby Party! polixeni53@yahoo.com.



MESSAGE FROM THE TREASURER, FRANK AARON, JR. (THE ONE WEARING 'SHADES!')

The first quarter of 2013 ended with the expenses for the Association being in line with budget projections. We have seen some increases in general building maintenance expenses with this area being up about \$2,500 over budget due to some needed minor repairs. It is expected these expenses will fall back in line with the budget during the remainder of the year. The disbursements for the bow window project total \$40,314 as of 3/31/2013 with the largest portion of this project's expense to be paid in the next quarter. Cash flow will be very low during the summer months due to payments for the bow window project. As a result, all owners are requested to bring all assessments and regime fee balances to a current paid up basis in order to meet all projected expenses. Thank you and let me know if you have any questions about the financials.



THINGS ARE LOOKING UP! - WAYNE HOBIN, REALTOR, REMAX FOOTHILLS

The real estate market is FINALLY showing signs of life. There are more buyers in the market (I just had 3 buying couples all in the \$1 million range over the past week) than over the past three years. As I have been showing property, I've made sure to stop by the Tall Ship Condos and show how attractive your properties are and the maintenance work that is being done. All prospective buyers, even though they are not in the market for a condo, have commented very positively on the appearance and location of your condos. The market ebbs and flows in waves. Right now, waterfront homes are the hot topic. From past experience, I believe we'll be seeing a more varied group of buyers over the summer, including those who are seeking condominium residences.

Long-term, I see TS values increasing. More and more folks are finding our beautiful area and will be willing to make the investment to have a full or part time residence here.

Editor's note: On our website, you can read that no new waterfront, multi-family construction is likely anywhere else on the lake because of the huge leach field that condominiums now require. Land is too expensive to devote to that. Hence, lower condo supply and greater demand in the future. Great for TS owners!



AVOID AIR CONDITIONING PROBLEMS THIS SUMMER

Many owners already know maintenance is needed on your units to ensure A/C blockages do not occur. But, those of you who don't or if you need a refresher, go to our website: www.tallshipscondos.com, then click on "Now Hear This!" and then click on link: "Avoid A/C problems." Clorox and a few minutes will do the trick. Keep cool!



UPDATE FROM THE BOW WINDOW AND REAR WALL PROJECT -

MARSHALL CLARKE, FAIA, NCARB

MARCH 2013

New exterior grade plywood sheathing with repair framing work started early March.

The roof eave repair work is to be performed by Foothills with our oversight and recommendations.

The Anderson bow windows have been manufactured, shipped and are ready for delivery.

The contractor expects to install the o6 stack in Schooner in mid April.

The existing bow windows have been removed at all stacks. Temporary plywood enclosures are now in place. These enclosures are removed as the contractor works on the framing at each window stack. There was considerable framing rot at the lowest level under the bow windows as expected. Additional framing discrepancies were found - some

attached to studs and some to sheathing. Windows are all the same but framing is inconsistent.

APRIL 2013

The contractor has completed the rework of the bow windows framing to fit the templates of the new Anderson windows. This work has required the installation of complete new, pressure-treated wood framing to fit the required new window templates and plumbness.

The contractor has begun to install the plywood sheathing and the gold coat water barrier April 8th. The contractor will start installation of the new windows at the o6 stack mid-April. The plan is to install three windows in a stack at one time, then do the inside carpentry before starting the next stack.

The contractor continues to work efficiently and with care and the project is on time.

NEW NORTH MARINA AND POOL OPEN MAY 1

Looking for the boating office and manager, Denny Langston? Boating is now located on the North Side Marina adjacent to the new outdoor pool and after the Clipper building.. As you can see from photo at right, this location offers lake and mountain views. Additional features include cabanas, changing rooms, a snack bar and a 66 person meeting room on the second floor with a kitchen, bathrooms and 180 degree panoramic view. It will be hard to keep our eyes on the Kentucky Derby with such spectacular surroundings!



SCHOONER OWNERS :

AS OF 'PRESS TIME,' HERE IS THE LATEST: THE INSTALLATION OF THE ACTUAL BOW WINDOWS IS ALMOST COMPLETE. AS OF APRIL 27TH, ALL STACKS HAVE BEEN COMPLETED EXCEPT FOR o1 WHICH WILL PROBABLY BE DONE ON APRIL 29TH. INSIDE CARPENTRY TO COME.



KENTUCKY PARTY- LAKE VIEW ROOM-TOP FLOOR! HAPPY NEW OWNERS OF 2012:

Cutter - 325

Nina & Peter Daratsos
Niskayuna, New York

Square Rigger - 230

Jack & Michelle Baber
Asheville, No. Carolina

Schooner - 301

Judy Kovacs &
Margaret Gilchrist
Forest Park, Illinois

Schooner - 202

Harold & Miriam Humphrey
Palmetto Bay, Florida

Frigate - 309

James Snook &
Linda Scharlow
Ft. Meyers, Florida
Holland, Michigan

Yawl - 239

Tom & Jennifer Kreyf
Indian Trail, No. Carolina

NEW WEBSITE SOON !

Board member VP, Frank Patterson, is working with Lea Allison to update the Tall Ship website. Soon it will look as elegant and enticing as Keowee Key's! Any suggestions?

E-mail the Beacon:
polixeni53@yahoo.com.

SOCIAL COMMITTEE

Play the odds and pick your favorite horses at the Tall Ship Kentucky Derby Party! Bring an appetizer, veggie or dessert as we provide the chicken and wine and fun. All for only \$8. A great opportunity to get together and have fun with your fellow owners. RSVP BY APRIL 27TH.

Call Sylvia 944-5735 today!

FOOTHILLS PROPERTY MANAGEMENT

Spring has Sprung!

What a lovely time of year at Tall Ship! Of course, with spring time comes the problem of pollen. I'm sure you are seeing it everywhere. The cleaning crew is constantly working on removing it. We ask your patience in the next few weeks to get rid of it.

Contact Us

Foothills Property Management is here to serve you. Please call us if you need pest control, have HOA maintenance issues, or if you don't understand your statement of regime or assessment fees due. Our telephone is 864-654-1000.

Or if you prefer e-mail,
diane@clemsonhousing.com.

Diane Lee-Office Manager

Calendar

May 4, 2013 - Saturday!

Tall Ship Kentucky Derby Party
Lake View Room - New Marina Building
4:30 pm. Call Sylvia 944-5735.

September 2013

Block Party

Month TBD 2013

Cocktail Party

December 8, 2013

Annual Meeting

Tall Ship Board of Directors meetings are open to all. Join us at the Lake View Room, 2nd fl. - new No. Marina building.

CONTRIBUTORS

BARRY STUART President.
Full-time resident with wife Sylvia



since 1995. BS, Textile Engineering. 25 years with textile machinery company in Greenville.



MARSHALL CLARKE
Architect, Director of Forensics, MCA Architecture.

Over 50 years experience specializing in moisture intrusion.



WAYNE HOBIN
Real Estate Broker, REMAX Foothills. Serving Lake Keowee

for more than 12 years. He lives in Keowee Key and his family has lived in the area since 1982.