



# Tall Ship Beacon



## Boating & Bbq time is here!



*Message from Board President, Barry Stuart:*

This spring edition of the Beacon gives me the opportunity to encourage all owners to come and enjoy the beauty and great amenities available to you here. The lake is almost full, the new pool adjacent to Tall Ships has opened for the season and the annual Tall Ship Kentucky Derby

party is just around the corner! The replacement of landscaping or removed due to the construction is also underway at the lower three buildings.

On the more serious side, there continues to be a problem with occupants disabling the monitored fire alarm system in

### Kentucky Derby on May 2nd!

Tall Ship Owners and Renters - past and present - are welcomed to the intimate TS party:

Lake View Room  
(No. Marina/pool facility)

4:30 pm

Saturday May 2, 2015

**Call  
Sylvia  
today to  
rsvp:  
944-5735**



Hats not required, but strongly encouraged!

See calendar on page 4 for details.

Have suggestions for the July Beacon? Send to my new email:

[paulettekc53@gmail.com](mailto:paulettekc53@gmail.com).

- Paulette, Editor

### TALL SHIP BOARD OF DIRECTORS 2015

President: Barry Stuart, 491 Tall Ship Drive, # 229, 944-5735, [barstu@juno.com](mailto:barstu@juno.com).

Vice President: Rob Routman, Roswell GA, # 109, 770-364-3685.

Secretary, Frank Aaron, 519 Tall Ship Drive, #317, 478-442-4727, [faaron248@msn.com](mailto:faaron248@msn.com).



Treasurer: Frank Patterson, 495 Tall Ship Drive, #140, 944-2352, [pattersonfb57@yahoo.com](mailto:pattersonfb57@yahoo.com).

Bob Stojetz, 519 Tall Ship Drive, # 214, 879-4644, [stojetzsc@msn.com](mailto:stojetzsc@msn.com)



## MESSAGE FROM BARRY STUART, (CONTINUED FROM FRONT PAGE)

their units. Because of the way the system is configured, this action not only endangers all of the occupants of that building, but also potentially allows the fire to spread farther before being detected.

After consulting the Keowee Fire Department Fire Marshall, your Board decided at its March meeting to institute a \$250 fine, plus repair costs, for a first offense of disabling any monitored fire alert unit. This fine will double with each subsequent violation. An owner and /or his agent will be responsible for renters' actions. There are also state laws covering this issue so your Board considers this to be in the best safety interests of all owners and occupants.



Please - no more false alarms!

## SUMMARY PROGRESS REPORT, YAWL AND KETCH BUILDINGS, APRIL 14, 2015

BY MARSHALL CLARKE, ARCHITECT

Windows were delivered to the site on February 4, 2015.

The work has exposed multiple areas of moisture intrusion and wood rot. At the end walls, window and balcony header framing was found to be rotted. The north end of Yawl Building exhibited substantial framing rot at the ends and near windows.

There was existing framing rot at many levels under the Bow Windows. Additional wall framing alignment discrepancies are continuing to be found at each of the Bow Window areas at all floors.

At the end walls, new exterior plywood sheathing and repair framing work is complete as is waterproofing coating over the sheathing. Window installation at all end walls of Yawl building is complete.

The demolition and repair work at the Yawl chimneys is complete. The EIFS stucco system is being applied. The bow window framing work has been completed at all 15 bow windows.

Waterproofing coating applied over sheathing is complete.

Interior work has been completed at the 3 end walls (Yawl and Ketch) and is ready for final inspection.

Interior work at the bow window wall has started at the 40 and 39 stacks. The rot replacement work has expended all of the project allowance funds for rot of \$20,000. Additional rot and alignment replacement has continued at the bow window walls.

The contractor continues to perform the work efficiently and with care.

*Marshall Clarke's complete Summary Progress Report, April 14, 2015, including numerous photographs of the work in progress, can be found on the new Tall Ship website: [www.tallshipscondos.com](http://www.tallshipscondos.com).*

*See the new tab on the menu titled: "Architect Reports" where you may download February, March and April 2015 and all previous 2014 copies. Some photos on page 3 below. - Paulette, Editor*



APRIL UPDATE FROM FOOTHILLS MANAGEMENT



For questions about billing, or maintenance, call us directly at 864-654-1000 or via email at [dianewlee@hotmail.com](mailto:dianewlee@hotmail.com).



**Foothills Managers:** Lisa Bisuel and Diane Lee

LANDSCAPING:

The landscaping committee has approved some of the plant replacements for the lower three buildings and are in the process of finalizing the details. Grass repair will also take place in the back of the Schooner Building. Mulch installation will be underway as soon as a better price for labor has been negotiated.

LEISURE TRAIL STEPS

In an effort to avoid a mudslide, we have been reluctant to begin demolition in light of the fairly regular rain forecasts. We would like to begin when we see a forecast for about five rain-free days. We are also finalizing the new lighting fixtures, which will complement the Keowee Key lights, with the Board.

WINDOW WASHING

The exterior washing of the bow windows will begin after the pollen fall - probably mid or end of May. At this time, we are not sure what the specific schedule will include. The priority will be on which windows are in need and that we stay within budget.

Meanwhile, all of the corridor windows will continue to be cleaned by the janitorial staff - Andrez and Brandon.



YAWL PHOTOS AS OF APRIL 20TH

Window installation and stucco at end walls of Yawl is complete.



Bow window framing on Yawl is complete. Waterproofing coating over sheathing is complete.



Staging area in parking lots will start to move from Yawl/Ketch up to Square Rigger/Cutter in the next month.



DO YOU ENJOY LISTENING TO OLDIES AND BEACH MUSIC?

Well, you are in luck as there is a new radio station serving Salem, Walhalla and Seneca started by our very own Board Treasurer: Frank Patterson! Check out Sunny 107.9 FM. In mid April, they will also have Emergency Alert System capabilities. Contact Frank for more info: [pattersonfb57@icloud.com](mailto:pattersonfb57@icloud.com).





**Kentucky Derby May 2!**

Yes, it is time for the 141st Kentucky Derby and the best seat in town is at the Tall Ship Party at the Lake View Room, No. Marina above the outdoor pool.

Play the odds and pick your favorites and watch the excitement on our large flat screen television.

Please bring an hors d'oeuvres to share.

Dinner and tasty sides will be served after the race. The \$8 price includes chicken entree, tasty



***Time is of the essence so contact Sylvia Stuart - 944-5735 for details and payment.***

**SOCIAL COMMITTEE**

Please refer to the Calendar column each quarter for our annual social events. If you would like to volunteer to be on the social committee, or have event suggestions, call me at 944-5735.

Tall Ships is a wonderful place to meet our neighbors and make new friends.- Sylvia Stuart

**Frank Patterson, Treasurer**

Currently, we are looking ok with our financials. We are growing the reserve fund that we need to be in compliance with the bank loan. We do have four units that now have liens on them for late payments and one unit that has been foreclosed on by Community Bank.

I ask all members of HOA to make all payments on time as we will be walking a thin line for the next few years.

During my first term, I quoted out a lot of businesses we used to look after the association. That was over five years ago.

Starting in mid May, I will be looking at all line items on our expense statement and putting out RFP if needed and ask for quotes. Every five years is a good time to do this and should be part of our normal operating procedure. Sometimes we become comfortable with the people we work with and can lose judgment if we are getting the best product. Many things may have changed since we first signed with a provider in the last five years.

**Calendar**

**Tall Ship Board of Directors meetings are held the second Tuesdays of each month, 9 am, Lakeview Room, No. Marina.**

**May 12 and June 9th - next meetings.**

**May 2**

Kentucky Derby Party

**July/August TBD**

Summer Cocktail Party

**September TBD**

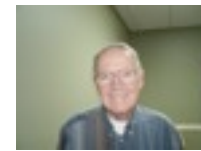
Block Party

**December 13, 2015**

Annual Lunch and Meeting

**Contributors**

**BARRY STUART**



President. Full-time resident 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 water intrusion.

**FRANK PATTERSON**



Treasurer