



# Tall Ship Beacon

## Summer is here!



### View of Frigate!

New exterior of the Frigate building is clean and beautiful (and dry!). See left.

Anyone out there with graphics/art background who may want to assist creating our new website? Fun, temp job with no pay! See page 2.

Summer is here and President Barry Stuart has some reminders to help us all enjoy living in this great



community. Rules for Renters is on page 2. Boating tips, pg.3

Schooner window/wall project is almost complete. See Mr. Clarke's update- pg. 3.

Ideas for next Beacon? Email me: Paulette K-C:

[polixeni53@yahoo.com](mailto:polixeni53@yahoo.com)

### Message from President, Barry Stuart

As we are now in the middle of summer season, and more owners and their guests are enjoying their condos, I want to remind everyone of a few TS and/or Keowee Key policies:

1) **Pets**- All pets must be on a leash. You must clean up after your pet at all times. Keowee Key now has a dog park for your pet's enjoyment. It is located on SC 130 between the entrance to Sunset Bay and the new Administrative building.

2) **A/C**- For those of you who do not have a rental agent taking care of your condo, please remember that during the summer, monthly pour a cup of bleach into your air conditioner's air handler. See more info and photos in the TS Handbook on-line at [www.tallshipscondo.com](http://www.tallshipscondo.com).

3) **Parking**- Please also review page 12 in the Handbook as to the various parking rules that apply to our community. As a courtesy to all, please abide by them.

### TALL SHIP BOARD OF DIRECTORS 2013

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

Vice President: Frank Patterson, 495 Tall Ship Drive, #140. 905-8785. [pattersonfb57@yahoo.com](mailto:pattersonfb57@yahoo.com)

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WEB SITE UPDATE - FROM FRANK PATTERSON, VP

The Tall Ship website is going to be updated very soon. We will be able to care for the pages better and faster with the 2013 revisions plus, at the same time, we will add a Smart Phone "app" so owners can keep up with Tall Ship news.

We will have a few different options for community members and visitors. The web site will serve as a marketing tool as well so you can forward it to family and friends. Members will be able to open Board meeting minutes, special events, mailing list, contractor list and TS rules, by-laws and budget. The public side will display plenty of photos which can be useful for owners who rent their units or putting them on the market for sale (small fee may be involved).

We will notify all community members as soon as the new site is functional and, at that time, it would be great if you would make sure your email and



contact information is up to date. We welcome any suggestions or comments that will help us update the new TS website.

Please send to me via email: [pattersonfb57@yahoo.com](mailto:pattersonfb57@yahoo.com). Or call my cell : 864-905-8785.

RULES FOR RENTERS - TALL SHIP HANDBOOK

1. There can be no more than TWO adults per bedroom.
2. Parking spaces with BLUE SIGNS are reserved for owners. Renters and owners alike are limited to two vehicles per unit.
3. All exterior areas are to be kept free of clutter including storage boxes, clothing, bathing suits, towels, etc. Please do not litter.
4. NO ALCOHOLIC beverages may be consumed in the parking lot, walkways, elevators or any other common area.
5. Please be considerate of neighbors; loudness and rowdy manners will not be tolerated.
6. No pets are allowed except by authorization from the owner.
7. Bicycles, tricycles, skateboards, roller blades, scooters and similar recreational vehicles are prohibited in walkways and parking lots.
8. Fireplaces may only be used with the written consent of the owner.
9. Charcoal grills may not be used on the balconies or walkways.
10. The Association reserves the right to evict tenants violating these rules or causing a public nuisance.



These rules are available on-line on our website:

[www.tallshipscondos.com](http://www.tallshipscondos.com).



COMMUNITY SECURITY - NEED TO REPORT UNUSUAL, SUSPICIOUS EVENTS OR PEOPLE? OR RULE VIOLATION? CONTACT THE NORTH GATE AT 944-2456.

This number is valid 24 hours/day. When gate is unmanned, call is transferred to the Roving Patrol Officer. Community Patrol is committed to ensuring the safety and security of all residents, guests and visitors of the Tall Ship community every day of the year.



UPDATE FROM THE BOW WINDOW AND REAR WALL PROJECT - SCHOONER MARSHALL CLARKE, FAIA, NCARB

May and June 2013

1. The roof eave repair scope of work is to be performed by Foothills. This work is expected to start the week of July 15. The work is expected to cost \$9,812 which includes an allowance of \$2,500 for rot replacement, if found. The original budget estimate for this work was \$9,000.

2. The BowWindows work was accomplished May 2013 and the interior finishing at the Bow windows was completed the end of June. Additional touch up is continuing at two Units.

3. The Gold Coat water barrier application was applied at all units during the month of June and is complete.

4. The expanded foam insulation work has started and will complete the week of July 15. The rasping of the foam for leveling leaves small foam

beads that blow onto the decks and grounds. This has caused Unit owner complaints. Extra effort will be given to keep the decks and site clean.

5. The contractor has indicated that he is making every effort to complete the entire work by the end of July 2013, including scaffolding down. The last item will be to paint the bottom wall.



BOAT SAFELY AND RESPONSIBLY - OWNERS AND VISITORS ALIKE

We all want to have fun on Lake Keowee with visiting family and friends, but please learn or brush up on safety basics by visiting the Boating Office. Manager Denny Langston and staff can answer all your questions. For example, did you know that SC law requires ALL CHILDREN under 12 to wear a life jacket/PFD?

*Or that you must be in 'idle speed' within 50 feet of a person in the water?*

Boating is now located on the North Side Marina adjacent to the new outdoor pool and after the Clipper building. 864-944-0863.



SPECIAL OWNERS MEETING:

AS OF 'PRESS TIME,' HERE IS THE LATEST: A SPECIAL MEETING OF THE TS ASSOCIATION, INC. WILL BE HELD SUNDAY, AUGUST 11, 2013 AT 2:00 PM AT THE ACTIVITY CENTER IN KEOWEE KEY. PLEASE ATTEND OR VOTE BY PROXY SO THAT WE HAVE A QUORUM. IMPORTANT ISSUES!



SOCIAL COMMITTEE

The Tall Ship Kentucky Derby party was held in the Lake View Room in the N. Marina.

What fun! See photo above.

Our next social event will be a Cocktail Party on Saturday evening, August 24th, 6:00 pm in the beautiful Lake View Room.

Please bring your own beverage and an hors d'oeuvre to share. A flyer will be going out soon.

Mark your calendars for this years' Block Party - Saturday, October 12. Details will be forthcoming.

Sylvia Stuart

ARE YOU SURE YOU'RE INSURED?

We want to remind all TS owners about what they need to insure under their policy.

TALL SHIP owns all outside walls - up to the outside drywall, but not the drywall starting with the six sides.

The porch is treated as common property and TS owns the walls, roofs and floor, however you are responsible for the lights,

fan, as well as any damage you do to the blue side covers. If there should be a fire, your insurance needs to cover the inside walls, floor, baths and kitchen. For example, I have \$98,000 to cover all the wiring, plugs, hot water heater, ceiling fans, etc.

Ask your insurance agent about your current coverage or you may call ours. He insures the TS HOA so I don't have to worry about any gaps in coverage. His name is Bill McLean, Banker's Insurance, 828-350-3136.

This info will be on the new web pages. Have a great summer.

Frank Patterson, VP

FOOTHILLS PROPERTY MANAGEMENT

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](mailto:diane@clemsonhousing.com).

Diane Lee, Office Manager

Calendar

August 11, 2013:

SPECIAL OWNER'S MEETING, 2-4 PM, ACTIVITY CENTER, Keowee Key.

August 24 - 6:00 pm

Cocktail Party - Lake View Room, N. Marina, 2nd floor.

October 12, 2013

Block Party

December 8, 2013

Annual Meeting

All owners are urged to attend monthly BOD meetings, 9am, second Tuesday of the month, Lake View Room, N. Marina

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.



FRANK PATTERSON

Vice President

Resident since 2000

with wife, Frances. Now retired, he splits his time between Keowee Key, Greenville and Key Largo, Florida.