

3 CHISOLM HOA NEWSLETTER
MARCH 21, 2022

SURVEY RESULTS

Thank you to the 23 unit owners who completed the SurveyMonkey survey. The results:

Question 1 (EV ownership) :

3 people (13%) currently own an EV housed at 3 Chisolm.

2 people (8.7%) plan to buy one and house it here.

18 people (78.26%) do not plan to buy an EV and house it here.

Question 2 (what should the HOA provide in this area):

17 people (74%) feel individuals wanting Level 2 chargers should pay for it themselves

6 people (26%) feel Level 2 outlets would benefit current and future residents and should be paid for by the HOA.

Question 3 (How do you feel about personal art on building walls)

8 people (36.3%) felt no personal art should ever be allowed in public spaces in the building

8 people (36.3%) supported the current Rule that any decorative item in a public space must be approved by the Board and removed if someone objects

6 people (27.7%) felt any personal art can be shown if all residents on a floor agree. New residents would also have to approve.

The Board has its own views on these two issues but has taken this survey into consideration in making the following decisions:

1. The HOA will not pay for nor provide electricity to Level 2 chargers *at this time* and will ask that residents who want them work with the Board on placement of new Dominion feeds and panels. We will be keeping an eye on future developments in this area.
2. Given a divided community on whether personal art belongs on the walls of 3 Chisolm and given the Board's Beautification Committee purview to find black and white photos to put on communal walls that reflects both our building's past and our location in Charleston, we regret that the Board will not approve future inquiries to place personal art on our walls and that the current art on the third floor of the main building must be taken down if a resident objects. According to fire codes, nothing will be allowed in the stairwells.

YOUR PLUMBING REPAIRS

Tommy Knisley will soon announce group discounts from the plumber firm Ben Franklin Plumbing so you can eliminate corroded hoses and valves in your unit that could cause water cascades. In addition, he will announce group discounts as you replace water heaters that are more than ten years old. We attach the plumbing report which we previously sent out last fall. You are more than welcome to get your own plumber to do these replacements but you might want to hear about the discounts first.

HISTORIC CHARLESTON FOUNDATION

Historic Charleston Foundation turns 75 years old this April 25. HCF holds an easement on many buildings and homes and asks that owners display their banner on the day and into May. We will be joining this privileged group of owners.

COURTYARD COCKTAILS

Join the Board in the courtyard for a glass of wine and appetizers Thursday April 7 at 5pm. Meet new residents and old. Please RSVP to Bobbi Masiello at Flagship11@comcast.net

Please feel free to use the new Solo Stove in the courtyard, donated by the Simons in 101. There is wood stacked on the Coast Guard side of the courtyard. Keep the flames low and it is 'smokeless.'

MEMBERS OF THE BOARD

In a meeting after the Annual Meeting, and in accordance with our By Laws, the Board voted for the following:

Pamela Simons was unanimously elected President

Darren Marshall was unanimously elected Vice President

Greg Van Schaack was unanimously elected Secretary/Treasurer

Terry Savage and Bill Maneri are members at large.

Our next scheduled Board meetings will be Monday June 13, Monday September 12 and Monday December 12. Anyone can attend in person or by Zoom until we go into Executive Session. Please RSVP with Tommy Knisley.

3 CHISOLM PLUMBING INSPECTION REPORT - 1/7/22

Unit #

Unit #	WM Hoses		WM Valves		Piping		Hall/Pwdr Rm		Stop Valves / Hoses		Kitchen		Main Valve		WH Style		Water Heater		Other			
	Stack no access	Stack no access	Stack no access	Stack no access	cpvc / pex	cpvc	good	good	M Bath	Add'l bath	Kitchen	Shark	Tankless	Brand	WH Age	Last maint	WH cond	aged / fair				
305	good	good	good	good	cpvc / pex	cpvc	good	good	good	good	good	Shark	Tankless	Noritz	2007	Unknown						
												Recom replace			Recom Replace							
															\$3,000							
102	good	good	good	good	cpvc	cpvc	corroded rec replace \$175	good	good	good	good	good	40 gas		2014 optional \$2,000	unknown	fair					
301	good	good	good	good	cpvc/pex	good	good	good	good	good	good	good			not accessible	unknown	good					
206	good	good	good	good	pex	good	good	good	good	good	good	good	tankless	rinnai	new	unknown	new					
204	good	good	good	good	cpvc/pex	good	good	good	good	good	good	good	80 tank		2013 optional	unknown	fair				pipe rattle	
															50+booster - \$2300 tankless - \$5000							
205	good	good	good	good	cpvc	good	old/corroded rec replace \$175	good	good	fair	fair	good	30 tank E		new	unknown	new					
202	Stack no access	Stack no access	Stack no access	Stack no access	cpvc	sharks / stops rec replace \$175	good	good	good	good	good	good	tankless	rinnai R98	2006	unknown	fair				gas log issue call for service	
401	good	good	good	good	cpvc/pex	good	good	good	good	good	good	good	50 tank		2017	unknown	good					
302	rubber hose rec replace \$175	no arrestors recom replace call	no arrestors recom replace call	no arrestors recom replace call	cpvc/pex	old stops recom replace \$175	old stops recom replace \$175	old stops recom replace \$175	old stops recom replace \$175	good	good	not visible	2004	rinnai	unknown	unknown	good				no pan \$175	
304	good	good	good	good	cpvc/pex	good	good	good	good	good	good	good	tankless	rheem	2015	unknown	fair					
203	rubber rec replace \$175	no arrestors recom replace call	no arrestors recom replace call	no arrestors recom replace call	cpvc/pex	good	old stops recom replace \$175	old stops recom replace \$175	old stops recom replace \$175	fair	Recom replace	fair	tankless	noritz	2007	unknown	fair					
															Recom Replace \$3,000							
303	rubber rec replace \$175	no arrestors recom replace call	no arrestors recom replace call	no arrestors recom replace call	cpvc/pex	old stops recom replace \$175	old stops recom replace \$175	old stops recom replace \$175	old stops recom replace \$175	good	good	good			new		sharks no cold valve code violation \$525				good	
306	Stack no access	Stack no access	Stack no access	Stack no access	cpvc/pex	good	good	old stops recom replace \$175	old stops recom replace \$175	good	good	good				unknown	good					
103	rubber rec replace \$175	no arrestors recom replace call	no arrestors recom replace call	no arrestors recom replace call	cpvc	good	good	old stops recom replace \$175	old stops recom replace \$175	old stops recom replace \$175	good	good	40 tank	BW	2014 rec replace \$2,000	unknown	fair					
101	good	no arrestors	no arrestors	no arrestors	cpvc	old stops	old stops	old stops	old stops	old stops	good	good	80 tank		2008	unknown	aged					

104	rubber rec replace \$175	no arrestors recom replace call	cpvc	old stops recom replace \$175	old stops recom replace \$175	old stops recom replace \$175	old stops recom replace \$175	recom replace \$175	recom replace good	50 tank	2015 optional \$2,000	unknown	fair	50+booster - \$2300 tankless - \$5000
105	rubber rec replace \$175	no arrestors recom replace call	cpvc	old stops recom replace \$175	old stops recom replace \$175	old stops recom replace \$175	old stops recom replace \$175	good	good				good	
107	new	new	new	new	new	new	new	new	new	new	new	new	new	all new
106	good	good	cpvc/pex	old stops recom replace \$175	old stops recom replace \$175	old stops recom replace \$175	old stops recom replace \$175	old stops recom replace \$175	good	70 tank	2019	unknown	good	
201	good	good	cpvc/pex	good	good	good	good	old stops recom replace \$175	old stops recom replace \$175		2013 50+booster - \$2300 tankless - \$5000	unknown	aged	