

3 CHISOLM STREET HOA NEWSLETTER
MAY 2022

Thank you : Once again Bobbi Massiello treated us to wonderful food and good wine as residents gathered last month for get-acquainted cocktails in her unit. Her Greek spinach triangles and meat-stuffed mushrooms are delicious and Cindy Urquhart fed us delightful desserts. This team will be in hiatus until fall, when they hope to have more frequent parties.

Outdoor Inspections: In preparation for Hurricane season, the Board has asked Tommy Knisley to inspect each outdoor space on the property for items that could become airborne. Tommy will alert you to the hazards he sees and for those who will be away for any length of time, the Board asks you to comply with his recommendations until you return.

Goings on in the Buildings: The HVAC re-route in the gym building should be finished soon. We thank the Swansons and Clemons for bearing with us through this overly-drawn out repair. The first floor stucco repair of the main building is being 'permitted' and should start soon. A building envelope assessment will be done soon by drone, looking for water damage.

Water Cascade project: Last year a third floor residents' bathroom CPVC pipe burst spontaneously at 3am, showering his downstairs neighbor's apartment with water. Tommy Knisley came to the rescue, turning off the water at the source. The incident, however, had a financial impact on both the upstairs and the downstairs owners at 3 Chisolm to the point that the upstairs owner asked the HOA 'what can we do to prevent this?' So, after conferring with other so-called stacked condo HOA's, we brought in their recommended plumber to assess every unit for high and low plumbing risks. You all got your 'report cards.' Now we are asking you to step up and do some work.

Running across the page from your unit number is an analysis of the hoses, valves, piping and stop valves in your unit. Where they did not pass inspection, in the gray bar running the width of the page, is the replacement cost. If the gray line says "call," please call either Tommy, who can relay your question, or call the Benjamin Franklin Plumbing company directly at 843-884-6600 and ask for Deb. The most important item of high risk is water heaters over 10 yrs of age. Please look to see the age and assessment of yours. New water heaters are good investments.

Ben Franklin Plumbing has given us volume discounts and will honor the printed price on your 'report card' despite interim price increases. You are welcome to have your own plumber price and install the proper piping and water heaters but your plumber should coordinate the installations with Tommy so the water to the building is only turned off a few days at a time.

Leavings: We are sorry to see David and Angie Ford (unit 103) leave as they move to Colorado. We wish them well. We will send out a new 3 Chisolm roster when their unit closes late May.

The next HOA Board meeting is June 20 by Zoom. Call Tommy to attend.
Happy Summer to all!