

# Royal Pines Times

Jan. - Feb. 2016

HAPPY NEW YEAR!!

2016

## MARK YOUR CALENDAR!

FOR UPCOMING RPHOA EVENTS

ALL EVENTS AT LADY'S ISLAND CC

### **ROYAL PINES HOMEOWNERS ANNUAL MEETING**

**MONDAY, MARCH 8 @ 6:00 P.M.**

**TO VOTE AT THE ANNUAL MEETING**

**YOU MUST BE A HOMEOWNER AND**

**A DUES PAYING MEMBER OF THE**

**ROYAL PINES HOMEOWNERS ASSOCIATION**

For more information see

[royalpineshomeowners.com](http://royalpineshomeowners.com)

**RENTERS ARE WELCOME TO ATTEND AND OBSERVE**

### **AARP SAFE DRIVING PROGRAM**

**MONDAY, FEBRUARY 15 @ 10:00 A.M.**

### **ROYAL PINES HOMEOWNERS COMMUNITY "MEET AND GREET"**

**SATURDAY, FEBRUARY 20 @ 10:00 A.M.**

### **RPHOA BOARD MEETINGS**

**THURSDAY, FEBRUARY 4 @ 5:30 P.M.**

**THURSDAY, MARCH 3 @ 5:30 P.M.**

The RP Times and the RPHOA want to express their appreciation to Jeff Fisher & Patty Huckabee & the staffs of the Lady's Island Country Club & The Tavern for their continued support of our events.

#### **Board of Directors**

##### **President**

Michael Johns

##### **Vice President**

(vacant)

##### **Secretary**

Trisha Vanderspiegel

##### **Treasurer**

Jack Russell

##### **At Large Directors**

Tom Mobley

Al Vanderspiegel

Vola Whitcomb

Bob Hilsen

Bob Kiessling

##### **Editor**

Karen Hardy

##### **Website:**

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

##### **Email address:**

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



## FROM THE PRESIDENT

Michael Johns

### Royal Pines HOA 2015 Overview

It was a busy year for the HOA.

New members brought a great deal of energy and ideas to the monthly meetings. Some initiatives would neither have been proposed nor carried out (the newsletter being one of them) without the dedicated work of a pool of volunteers stepping forward—several of whom moved into Royal Pines in 2014-15. In October we presented “Armed Forces Appreciation Day” to honor the sacrifices made by military families living in Royal Pines. Everything was in place for Sunday, October 4, but Mother Nature had a different agenda and torrential rains required rescheduling to the following Sunday. The December “Meet Santa Claus” event and annual “Caroling for Royal Pines Neighbors” (jointly hosted with the Garden Club) were well received. These, and similar events are already on the drawing board for 2016. They will be bigger and better in the future if more residents step forward to assist in planning and execution.

Monthly HOA meetings, committee planning meetings, and most events were held at LICC. We remain grateful to LICC for its continued support.

The Welcome Wagon was again rolling, meeting new residents with a personal visit and a box containing information and gifts. In part through this effort, HOA membership increased from 2014.

A flurry of letters was sent out to area realtors and real-estate closing attorneys reminding them that Royal Pines is a community with covenants that remain in effect and requesting that they make this known to their clients. Sent in a spirit of working together, responses were uniformly positive. As the year progressed all homeowners who bought through local agents have been aware of this aspect of RP. A second set of letters was sent to fence companies and tree-removal firms, also with positive results. Home construction has resumed with the economic upturn and most contractors have performed according to expectations.

Street light bulb replacement or repair, street light proposals for new locations, development wide mowing, Royal Pines Boulevard spring cleanup, and the Boulevard's entryway irrigation system upgrade were routine maintenance issues overseen by the HOA and ARB. It should be remembered that a certain amount of work goes unnoticed. That is, potential covenant violations are discussed between homeowners and the ARB, consensus is reached and what might have become an issue is avoided. 2015 was a year of more ups than downs. Initiatives were tried; lessons were learned.

Thank you for your continued support. Help us “grow” your community!



A neighbor's home at 5 James Byrnes was seriously decorated for Christmas. This daylight photo does not do justice to the full effect of the decorations at night when everything is fully on display but does not photograph well in B/W. The owners are David & Amanda Cadd who, along with sons Dawson & Andrew, took 6 weeks to complete the display.

A statewide newspaper listed their house as one of the top 10 sites to see in South Carolina for the Christmas season. The Cadds appreciate the patience of neighbors for the traffic.

## THE PRESIDENT RESPONDS TO LETTER FROM HOMEOWNER APPEARING IN OCTOBER ISSUE OF RP TIMES

In September 2015 an RP homeowner's email was sent to Royal Pines Times editor Karen Hardy, which was then forwarded to me. I responded immediately to Karen: "Thanks for forwarding the email. It is a great one! Clear, insightful, with interesting suggestions and relayed with a tone that implies progress is possible.... I don't know what people are thinking if their thoughts aren't communicated." Within days and after careful consideration I sent the email-writer a reply. She and I then had a respectful and beneficial exchange of emails. She offered several additional, helpful, and timely suggestions, which were much appreciated. In the Nov/Dec 2015 issue of Royal Pines Times an edited version of her initial email was published. My response to that email (also edited) appears below.

A brief summary of points made in the homeowner's email:

1) The writer has been a Royal Pines resident for six years. Other than the annual meeting notice, she has not received monthly meeting notices and the newsletters overly focus on covenant enforcement.

2) She suggested that the HOA host an open house with HOA/community news, and membership "would double inside of a 3 month period." Another event to consider: a Halloween Trunk-or-Treat.

3) Looking to buy a bigger house she drove around Royal Pines and noticed several negatives: a) People drive over the median on RP Boulevard, suggesting a neighborhood in decline; b) The number of cars parked in front yards. "RV's, boats, ATV's, dirt bikes, jeeps—not daily drivers—really should not be stored in front of homes."

Response:

"Thank you for taking the time to write. You raise many good points, some of which we are aware, some not. But it is fundamentally important that we hear from our neighbors.

First, some HOA history. Six years ago, 2009, there was a civil war within the HOA that split it apart. The board left in mass, leaving everything up in the air. The next board had a short tenure and subsequent boards have tried to keep the HOA going. This, of course, is not your fault but it does shed some light on why you have not heard from the HOA. Unless you were directly connected with it, nobody was hearing from the HOA. We are now making the effort to reach out, meet our neighbors, hear their concerns, and become a stronger community through the process. The very fact that you would contact us is indicative that this process is starting to work. We cannot undo the past but can make a positive difference going forward. The glass is half full, to my mind.

You have only received the annual membership mailing because, according to our by-laws, an announcement must be sent to every RP homeowner—a \$300 expense. The monthly board meetings are announced to HOA members via email and have been since January, 2015. You can reasonably assume that people who are notified of each meeting are HOA members. That is why you have not heard about them. I think it would be a good idea to announce the meetings in the newsletter, going forward, as the newsletters are hand delivered to every home. The meetings are almost always on the first Thursday of the month, 5:30-6:30, at Lady's Island Country Club.

There have been five newsletters thus far. We have found that many homeowners are not even aware that there are covenants, much less what they say. I have had people tell me this year (2015)—one of whom is a new owner on your street—that they would not have bought in RP had they known there were covenants. This is why there has been a focus on that topic in the newsletter. If we are to have some uniform standards throughout, it has to start from the point that everyone has the same information. To that end, we have started, or re-started, a Welcome Wagon, where we try to meet every new homeowner—between 5-10 a month—and give them community information.

Your idea of an open house is a good one and is being acted upon. Planning is underway for an HOA Meet-and-Greet event for the end of February. Events that have taken place since your letter: Armed Forces Recognition Day (Sunday, October 11) and a children's "Meet Santa Claus" (Friday, December 11). Additional events are in the planning stages: AARP Safe-Driving Course, Presentation by Ray McBride, Director of the Beaufort County Library System, a HOA-sponsored community-wide Yard Sale on Royal Pines Boulevard. The Halloween event you proposed will likely take place in future years.

This year, the volunteers were too exhausted from the storm-rescheduled Armed Forces Recognition Day to turn around and put another event together in short time. This is where having a larger pool of homeowners willing to volunteer some of their time would be helpful.

We are aware of people driving across the boulevard median. There are several sections of split rail fence already in place. The opinion of the board is to add more where appropriate. We are currently trying to obtain the necessary state and Beaufort County permitting. (RP Boulevard is a state road.)

("Response" - Cont.' on page 4)

**("Response" - Cont.' from page 3)**

The issue of recreational vehicles in driveways is an ongoing concern. We have talked to storage facilities but, thus far, no storage lot has been interested in a discount/referral relationship."

The HOA, in my opinion, must work on two parallel tracks—covenant enforcement and creating activities that build a sense of community. On a limited budget. Totally with volunteers. We made measurable progress in 2015 but there is a great deal more that can be done. Don't like what you see?

Help make it better. We can maintain our property values and provide more family activities with greater community input and participation. Join the HOA. If you have questions or comments, send me

an email: [royalpineshomeowners@yahoo.com](mailto:royalpineshomeowners@yahoo.com) I will be happy to read your thoughts and relay them

to the board. Thank you in advance for taking the time to share your concerns and suggestions.

You will receive a courteous reply.

Sincerely, Michael Johns, President

**WHY SOME HOUSES DON'T SELL AND HOW TO AVOID THE THREE BIG MISTAKES.**

Provided by Greg Bennett, Beaufort Realty Consultants.

You put your house up for sale and what happened? The listings expired without a sale. Now you're wondering what went Wrong. Like all homeowners, you hoped your house would sell quickly. Some houses do. In fact, the majority of houses sell during the initial listing time agreed to by the seller and agent, usually a period of six months or more. But, as you've found out, some don't sell. In some tough markets, as many as a third to half the listings expire unsold.

What should you do now? If your listing has expired and now you really want results, you have several options.

First, take a step back and review your decision to sell. Do you still want to move? Although you may feel discouraged, if you still want or need to sell, make a commitment to do what it takes to sell the house effectively.

Next, find out precisely what went wrong. An expired listing usually reflects a problem in one or more of three major areas: Price, Condition, or Marketing.

**1: Price**

This is the most common culprit for the lack of a sale. An incorrectly priced house has a hard time selling. Did your agent discuss the need for a price reduction? Did you follow their advice? Market conditions probably have changed since you initially listed your house. Houses may have sold, additional houses may be listed now, loan rates may have moved up or down. You will need

an updated competitive market analysis a review of recently sold houses and houses currently for sale that are comparable. One little known secret is to set your price below other expired listings and overpriced listings languishing 60-90-120+ days on the market.

**2: Condition**

Is your house someone else's dream home? When buyers enter, do they think, "I love this house!?" A house in move-in condition invites a sale. Have you fixed all the little squeaks and drips, cleaned and painted, decluttered, brightened up and concentrated on outside curb appeal?

Or are you hesitant to take care of major items? A house in like new condition sells fastest and gets the best price because it outshines the competition.

**3: Marketing**

As the old adage says, "Advertising doesn't sell houses, agents do.". Your secret to success is a carefully crafted marketing plan that exposes your property to the widest possible pool of prospective buyers. Elements often include: direct promotion to other agents and brokers through special tours, flyers and brochures; listing in an area wide computer network; and advertising program that generates buyers for similar properties in your price range; broker opens and buyer open houses if appropriate; and other unique activities designed to catch attention.

**NEW HOMEOWNERS IN ROYAL PINES**

These new homeowners have recently moved to Royal Pines. Please welcome them if you have the opportunity.

A special thanks to Greg and Carol Stannard who have immediately undertaken and completed the task of providing mailing labels for RPHOA.

Shep and Shannon Caldwell 23 Wade Hampton

Brian and Donna Felker 36 Wade Hampton

Douglas and Ann Hecht 29 Thomas Sumter

Steven Lanier 7 Royal Pines Blvd.

John and Karen Sampson 14 Wade Hampton

Greg and Carol Stannard 24 Rivers St

John Stone and Suan Spackman 45 Wade Hampton

Janice and Allan Swofford 693 Sams Point

SANTA CLAUS COME TO ROYAL PINES  
PHOTOS COURTESY OF BILL FARRAR



**A GRAND TIME WAS  
HAD BY ALL!!!!!!**

## There is Life after Golf

### Steve Lanier, Royal Pines Resident

If you're lucky, when one door closes another will open. In 1991 I reluctantly gave up golf to spend the next 8 years designing and constructing a second home in the NC mountains. That's two years of design followed by every Saturday and Sunday working on all aspects of the home's interior. The need for trim carpentry and a house full of cabinets was also a great excuse for buying some fancy power tools. However, joining the local woodworkers' guild dope-slapped my enlarged ego, helped me realize that I was little more than a hack carpenter, and led me to enroll in a beginner's course at the Center for Furniture Craftsmanship in Rockport, Maine. Those two weeks in 1999 were nothing short of my woodworking epiphany. I experienced for the first time a sharp chisel effortlessly paring a hand cut dovetail and heard the sing of a well-tuned plane imparting a mirror surface on a rough cut board. Equally important, I learned the right time to use a power tool and when to do it by hand. My new passion had been birthed - there really was life after golf.

Subsequent Maine pilgrimages focused on Shaker furniture design, cutting hand-sawn veneer, doing marquetry and on applying finishes. I also took classes on wood turning and a couple of weekend classes with Mary May (Charleston) helped me develop a rudimentary knowledge of carving. If I'm ever satisfied with the crest rail design, I'll finish eight ball and claw footed 18th century Chippendale chairs for my dining room.

Since 1999 I've built about one hundred pieces, the vast majority of which were given away as presents. A four poster bed and two sleigh beds made great wedding presents. I love 18th century pieces and so

a ¾ scale reproduction of a crib in the Williamsburg collection now serves as a baby doll bed for a beautiful young lady. A few pieces now live in my house including a walnut slatted sleigh bed, an adaptation of a Shaker linen press for my dining room and a reproduction of an 18th century, serpentine fronted side board for my living room. The crotch mahogany veneer and bell flower inlays on the side board were quite a challenge.

To the extent possible, I try to use recycled or reclaimed wood for my pieces. Many walnut pieces were built from a tree that was toppled when hurricane Hugo blew out in the mountains of NC, while the boards for several cherry and mahogany pieces were rescued from the garbage dump in Greensboro, NC (a furniture company moved all production to Asia and discarded their entire wood supply.)

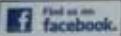
In January, after 42 years in Durham, NC, I relocated to Royal Pines and love being here. My garage has morphed into a fairly well equipped shop and a couple of new cabinets for storing wine bottles and wine glasses have been installed in my breakfast area. I was recently informed that wine isn't just for breakfast anymore! In my shop there are two inviolable rules: 1) The price of my furniture is zero and 2) the piece will be ready when it's ready! Woodworking is my hobby and selling my work could turn a hobby into a job. Further, I'll not allow a furniture deadline to control my time in retirement. The reward for the effort (and money) expended on building furniture is seeing the smile on a friend's face and recognizing that maybe, just maybe I've made something that will last much longer than my remaining years on this earth.



**Michael Grafton**  
Owner

843.441.8183  
Beaufort, SC  
Lawn Care &  
Property Maintenance  
Veteran Owned

email: southernpalmslawnservice@gmail.com



Handcrafted Sea Glass Jewelry

Earth and Sea Designs

406-579-4901  
mabie6073@msn.com

Gordon Mabie  
Beaufort S.C.




## BECAUSE DECISIONS ARE MADE BY THOSE WHO SHOW UP

## FUTURE EVENTS UNDER CONSIDERATION OR IN PLANNING

**Line Dancing Class.** If there is a big turnout and residents indicate an interest this could become a monthly activity. A nominal fee will be charged to cover the cost of the instructor's time.

**Easter Event** – The specific date will be published in the next issue of RP Times & on the Ladies of Royal Pines Facebook page. We have a commitment for and Easter Bunny. We recommend that you bring a camera.

**Car Rally** – may include a brief drive through the neighborhood and then meet back close to the clubhouse for a chance to display your car and talk with other enthusiasts. Suggestions and volunteers are highly encouraged to contact us for assistance.

**2nd Armed Forces Recognition Day** — date to be determined.

**Trunk or Treat** – Halloween extravaganza. Start planning your decorations now. Prize will be given for

several categories which will be announced in the future.

**Annual Community Clean-Up** – dates and specifics to be announced

**Community Garage Sale** – dates and specifics to be announced.

Specific dates will be announced as plans are finalized.

It is RPHOA's intent to plan a community activity every other month, depending on available funds and level of interest/support. If there are other things that you would like to suggest or perhaps a class or lecture you would like to conduct, PLEASE let us know. We will publish events in the RP Times, on the information board at LICC and on the Ladies of Royal Pines Facebook page.

# Royal Pines

Real Estate Advisor



**“Greg did a fantastic job handling the sale of my home. He secured a great tenant to cover my mortgage until the real estate market improved. Once the values had increased, he aggressively marketed my home and was able to secure a qualified buyer. If you want a great Realtor call Greg, today.”**

**(843) 812-0623**

*Richard Eithier*



**BEAUFORT REALTY CONSULTANTS**

*Real Estate Sales*



**GREG BENNETT**  
Broker/Owner

Cell: (843) 812-0623

[Greg@BeaufortRealtyConsultants.com](mailto:Greg@BeaufortRealtyConsultants.com)

**Thinking of Selling?**

**Find out what your home is worth**

**“Free Over-the-Net Home Valuation”**

**Just Visit**

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

**(843) 812-0623**

# Beaufort's First Choice in Property Management



- Residential
- Vacation
- Commercial

*Serving Beaufort, Ladys Island, and Port Royal*  
**Property Management & Rentals**

910 Charles Street, Beaufort, SC 29902

**843-521-1942**



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

WANT TO ENJOY SOME "GIRL TIME" AND GET TREATED LIKE A PRINCESS AT THE SAME TIME?

Have you thought about hosting or attending A party such as:

- |                       |                      |
|-----------------------|----------------------|
| MASK "HER" RAD        | A WORLD OF FRAGRANCE |
| P.J.'S "SWEET DREAMS" | THE "EYES" HAVE IT   |
| CHANGING FACES        | COLOR ME BEAUTIFUL   |
| MOM & DAUGHTER TEA    | NON "SUPER BOWL"     |
|                       | SPA PARTY            |

It's about enjoying your friends, sharing laughter, girl time and learning something new. Don't you deserve a break? Is there any obligation to buy? NO! Would we like to have you as a client? YES! Most of all we want you to have fun with your friends, get to know us and share a laugh or two, of which there will be plenty, GUARANTEEED! Call or let us know you would like to attend one of our next events.

**KAREN HARDY**

Mary Kay Independent Sales Director  
 (843) 441-1204

[www.marykay.com/khardy2672](http://www.marykay.com/khardy2672)

MARY KAY

**Bring in this Royal Pines Times ad and get a free day pass to Celadon Club!**

Be a member for a day and see what you've been missing!

- State-of-the-Art Fitness Facility
- Personal Training and Group Classes
- Jr. Olympic Pool and Hot Tub
- Full Spa with Massage Therapist & Esthetician
- Fully Stocked Locker Rooms with Steam Baths
- Clay Tennis Court & Bocce Ball Court
- Internet Café & Library
- Member's Lounge

61 Celadon Drive, Beaufort, SC 29907 - 843.379.1088 -  
 FrontDesk@CeladonClub.com - CeladonLiving.com -  
 Facebook.com/CeladonClubWellnessCenter