

Royal Pines Times

June - July 2016

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FENCES IN ROYAL PINES

Fences have been and are a continuing topic of discussion and confusion in Royal Pines. The Covenants and Architectural Review Board Guidelines are often misunderstood or ignored. This issue of the RP Times includes several topics regarding fencing. If you have questions about fencing as it may relate to your property please put that question in an email and send it to our email address.

THE LEGAL STUFF FIRST

All residential property in Royal Pines is subject to 1) the restrictive Covenants that run with the land and 2) the Architectural Review Board Guidelines. They apply to **ALL** new construction, additions, repairs and/or replacements to homes and structures. Beaufort County ordinances may also apply.

The purpose of the Covenants and Guidelines is to protect and insure the quality of the Royal Pines community.

For most people their home is their single largest investment.

All homeowners (and by extension, renters) are required, via the title to their property, to abide by the Covenants, even if they choose not to join the homeowner's association. The biggest misconception: "I am not a dues paying member so I do not have to abide by the Covenants". **THAT IS NOT TRUE.** The Covenants run with the land and you are legally bound to comply. Any change to the exterior look or configuration of your home requires HOA approval and may, depending on the changes, also require a Beaufort County permit. All requests for HOA approv-

als must be completed prior to the beginning of the project. This includes new construction, tree removal, **fences**, sheds, green houses, sighting of pool location, porches and decks, to name a few of the most common requests.

1. Review the HOA Covenants.
2. Complete the required HOA request form and submit it to the HOA for approval.
3. Upon submission and approval, and any necessary Beaufort County approval, you may now schedule your project.

The HOA is an all volunteer organization. Plan far enough ahead to allow sufficient time for the HOA review your request.

Our website for information is www.royalpineshomeowners.com.

Under the heading ARB you will find both ARB forms and ARB Guidelines. For questions, direct your email to royalpineshomeowners@yahoo.com and it will be answered quickly, often on the day it was sent.

RPHOA BOARD MEETINGS

THURSDAY, JUNE 2 @ 5:30 P.M.

THURSDAY, JULY 7 @ 5:30 P.M.

FENCE AESTHETICS

Michael John, President Royal Pines HOA

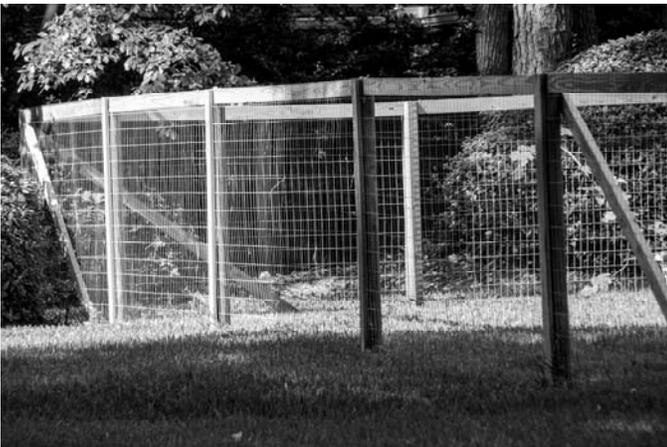
More residents than ever are putting up fences in Royal Pines. They generally serve one of two purposes: to keep people out, in the case of pool fences, or keep pets in. There is no prohibition against putting up a fence but there are conditions that must be met: receiving written approval from the HOA, paying a small fee, and abiding by height and material specifications. This is the bare bones outline of what must be done to get the fence in the ground. But that is only a portion of the story.

Royal Pines is a golfing community in spirit. Homeowners are not required to join the golf club but our homes are wrapped around the two courses. Being attached to the golf course, most houses are placed in an almost park-like setting. Even on the unused course. You are never far from a wide open vista, one of the attractions of a golf community. Do you know anyone that did not buy/rent in Royal Pines because the homes weren't close enough together or there wasn't enough asphalt? A big attraction for a golfing community is its natural beauty and greenery, which imparts a spacious, unhurried quality. The pace and language of the game is associated with relaxation ("fairway" vs "runway") and a preference for vegetation: The goal is to get on the "green" as quickly as possible and stay out of the sand, where nothing

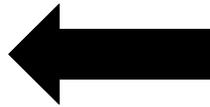
grows, and is a "trap." These are attractive qualities for potential buyers and will be viewed even more favorably as more houses are squeezed onto Lady's Island and undeveloped space diminishes. The general look and feel of Royal Pines will have a direct effect on helping to increase the value of our specific properties.

The trend toward fencing-in the community works against this open-landscape concept. But enjoying the nine-month use of a pool is one of the perks of living in South Carolina and having a pet is surely one of life's pleasures. How to reconcile the two?

The answer lies in making boundary fences as much an addition to beauty as a detriment to it. A true "living fence" is a fence made solely of living trees or hedges. After many years of growth it can form an effective barrier. It is constructed more towards beauty but is not ideal for keeping a pet contained. Plus, it is expensive, requires intensive maintenance, and takes years to mature. A mesh-barrier fence is the opposite. It effectively keeps pets inside but is not primarily designed with aesthetics in mind. It projects a sense of geometry and mass production, stands in relief from the natural landscape, and is more suitable for enclosing a parking lot.



A plain mesh barrier fence, while effective for almost every purpose is not the most aesthetically pleasing solution to fencing.



A well maintained, flowering, vine-covered, mesh-barrier fence can be aesthetically pleasing and can even go unnoticed as a mesh fence.



(Cont'd on page 3)

PERSONAL SAFETY AT HOME

On Monday, May 2, the HOA sponsored a community-wide, one-hour Safety Class for Seniors. MSgt. Mike Jennings from the Beaufort County Sheriff's Department made a presentation that included informational handouts and discussion of a wide range of concerns. The interest level was high and MSgt. Jennings kindly stayed an extra half hour to fully answer extra questions. His talk focused on personal safety, home safety, and not falling victim to scams. He left a ten-page pamphlet titled Crime Prevention Recommendations for Seniors and pamphlets about eleven separate types of scams. Light refreshments were available. Thanks to LICC for allowing us to use the club and providing coffee. Safety tips excerpted from provided materials will appear here and in subsequent issues of RP Times.

Safety at the Door:

Don't open the door unless you know your visitor; Install a through-the-door viewer on solid exterior doors; If the person is a representative/salesman, etc., ask for ID and credentials to be slipped under the door. Call the employer and verify name and business. Refuse to deal with anyone who does not comply with this request; If someone knocks and asks to use your phone to make an emergency call, never open the door. Take the message and make the call for them; If someone comes to the door that you do not trust or suspect may be dangerous, call the sheriff's department immediately. 911.

Returning home:

If the door is ajar or you hear unusual sounds, DON'T GO IN!; If your home has been burglarized, don't touch anything until the law enforcement officer arrives.

Deterring the Burglar:

Never carry ID tags on your key ring or holder; Don't hide a spare key outside your door—under the mat, the flower box, over the door; Always lock your exterior doors, whether home or away.; Don't rely on chain

locks—they are easily broken; For sliding doors, place a broomstick in the door track; Trim bushes and plant growth to a height of no more than 2-feet from the ground; Trees should be trimmed to a height of no less than 6-feet from the lowest branch to the ground; Trees should not be so dense that they block exterior lighting.

Minimize the risk:

Direct deposit Social Security, person or other regular incoming checks; avoid keeping large amounts of cash in the home; Place valuables and important papers in a safe deposit box; Participate in Operation Identification and mark valuables; Appraise and photograph jewelry, precious antiques and artwork.

When you are away:

Discontinue newspaper or other deliveries by phone or in person ahead of time. Do not leave notes; Have your lawn mowed; Have your mail held at the post office or picked up daily by a trusted person; Put interior and exterior lights on timers; Place one or more radio or TV on timers; Turn the volume on the telephone down so that it is not a clue for someone outside that no one is home.

Mother Nature, Yet Again!

GARAGE SALE

FOR ALL RESIDENTS OF ROYAL PINES
SPONSORED BY THE ROYAL PINES HOA

The Community Yard Sale scheduled for Saturday, May 21 was postponed due to the forecast of rain and thunderstorms which did not materialize. The Yard Sale has been rescheduled.

**New Date for Community Yard Sale is
SATURDAY, JUNE 4, 9:00 A.M. TO NOON.**

You are responsible for bringing your own tables or set-up stations. We also suggest that you bring water, snacks, and if you feel you need it, bug spray. It might also be helpful to you if you had some change available to help make sales easier.

PUTTING TOGETHER HOA EVENTS

I would like to explain the process of identifying and organizing an HOA-sponsored event.

First, a few of us brainstorm to come up with event ideas, i.e., Armed Forces Recognition Day, Trunk or Treat, Santa Claus at the Tavern, All-Community Yard Sale, AARP Driving Class, Senior Safety class and the defunct Derby Day.

Ideas are discussed at HOA board meetings, where a decision is made to either explore or table the idea. If the former, we start putting things in motion, getting a committee together, etc. Every event is different but all take time for planning and coordinating. Most of the events involve the Golf Club/Tavern and we must work with them on dates, food and, unfortunately, possible rain dates.

We manage with a very small volunteer group and encourage anyone who wants to help to please do so. Fliers for these events are printed and then we distribute (again using all volunteers) to ensure that everyone gets the notice/reminder. This is by no means me or anyone else complaining it is simply a way to make sure everyone understands what goes on and the amount of time and effort put into each event.

We are constantly seeking ideas from the community on what you would enjoy. As you can imagine it is extremely difficult for the HOA to identify something that will attract a majority of the residents (almost 600 homes and over 1000 people)!

Recently it was suggested that a couples BUNCO group be started. This is a great idea but it is not something that the HOA feels it can support at this time due to lack of space, etc. We are aware that there are several Bunco groups in the community and I attend one on a regular basis. These events are hosted in private homes, with everyone bringing a dish. These nights are a ton of fun and something I thoroughly enjoy and look forward to. Perhaps, the current groups can organize a monthly couples game!

I am trying, along with Karen Hardy Jesse Davidson, Dorothy Hodges, Trisha Vanderspiegel and Bob Hilson, to name just a few, to come up with events for everyone in **Royal Pines** and to help bring the community together. We do not make money on these events and in some cases we lose money. The purpose of these events is not fund raising for the HOA but to involve everyone in a shared experience and provide an occasion for neighbors to meet neighbors.

As you can see we are simply a group of neighbors trying to come up with events to better our community, and make it an even more desirable place to live. Should you have ideas for community events, please let us know. In fact, we encourage you to get involved! To discuss call Melissa Klinggenburg at 843-592-2189.

MARY KAY
Enriching Women's LivesSM

DEAR ROYAL PINES NEIGHBOR:

Each year our MK Diamond unit holds a fundraiser for our military service members who are assigned overseas. This fundraiser is called "**Operation Sunscreen**". I realize that you get many requests throughout the year for many, many causes. However, please take a minute to learn about **Operation Sunscreen**.

Our Unit has had several consultants who were called to duty and served in Afghanistan and Iraq. When these women were overseas they contacted their friends within our unit and asked for sunscreens, lip protectors and soap. You see while they did receive care packages no one had thought of placing these items in the packages. As one of our consultants, Sara, commented "even in a dry heat 130 degrees is hot!

So in response to her request, several truckloads of products for both male and female service personnel

arrived. The thanks that we received by doing something so simple started our annual fundraiser known as **Operation Sunscreen**.

It is important for you to know that we make ABSOLUTELY no money from this fundraiser. EVERY dollar received goes to product and is shipped overseas. We LOVE this project and hope that you will find it within yourself to make a contribution to this cause.

We are seeking donations of \$30.00 which supports 2 military personnel with the items they have requested. When you make a donation you will receive a tax receipt for your records. I truly hope that you can find it within your heart to make a contribution to this great cause and these honorable men and women. For what they do every day makes our lives at home safe.

Call Karen Hardy at 843-441-1204 so I can pick up your donation and present you with your tax receipt. If you want more information please call me.



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COMING EVENTS MARK YOUR CALENDAR

JUNE 2, 5:30 p.m. — RP HOA Board Meeting
JUNE 4, 9:00—NOON — COMMUNITY YARD SALE



Why some houses don't sell and how to avoid the three big mistakes 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.

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Heather and Eric Doss



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THE HISTORY OF MEMORIAL DAY

Memorial Day was borne out of the Civil War and a desire to honor our dead. It was officially proclaimed on 5 May 1868 by General John Logan, national commander of the Grand Army of the Republic, in his General Order No. 11. "The 30th of May, 1868, is designated for the purpose of strewing with flowers, or otherwise decorating the graves of comrades who died in defense of their country during the late rebellion, and whose bodies now lie in almost every city, village and hamlet churchyard in the land," he proclaimed. The date of Decoration Day, as he called it, was chosen because it wasn't the anniversary of any particular battle.

The first actual holiday was observed later that month when the graves of Union and Confederate soldiers from the Civil War were decorated at Arlington National Cemetery. It is a day of remembrance for those who have died fighting and dying for America. James Garfield gave a speech at the gathering of over 5,000 people which included the line, "Each for himself gathered up the cherished purposes of life—its aims and ambitions, its dearest affections—and flung all, with life itself, into the scale of battle."

Over two dozen cities and towns claim to be the birthplace of Memorial Day. However, President Lyndon Johnson officially declared Waterloo, New York, the birthplace of Memorial Day in May 1966. However, the origins of the day are not quite so clear. While Waterloo N.Y. was officially declared the birthplace of Memorial Day by President Lyndon Johnson in May 1966, it's difficult to prove conclusively the origins of the day.

The first state to officially recognize the holiday was New York in 1873. By 1890 it was recognized by all of the northern states. The South refused to acknowledge the day, honoring their dead on separate days until after World War I (when the holiday changed from honoring just those who died fighting in the Civil War to honoring Americans who died fighting in any war).

It is now observed in almost every state on the last Monday in May with Congressional passage of the National Holiday Act of 1971 (P.L. 90 – 363). This helped ensure a

three day weekend for Federal holidays, though several southern states have an additional separate day for honoring the Confederate war dead: January 19th in Texas; April 26th in Alabama, Florida, Georgia, and Mississippi; May 10th in South Carolina; and June 3rd (Jefferson Davis' birthday) in Louisiana and Tennessee.

In traditional observance, the flag of the United States is raised briskly to the top of the staff and then solemnly lowered to the half-staff position, where it remains only until noon. It is then raised to full-staff for the remainder of the day. The half-staff position remembers the more than one million men and women who gave their lives in service of their country. At noon, their memory is raised by the living, who resolve not to let their sacrifice be in vain, but to rise up in their stead and continue the fight for liberty and justice for all.

Section 1082 of the 1998 Defense Authorization Act adds the flying of the POW-MIA flag on all Federal and U.S. Military Installations on Memorial Day. The POW-MIA flag is to be half-staffed until noon along with the National flag.

Other traditional observances included wearing red poppies, visiting cemeteries and placing flags or flowers on the graves of our fallen heroes, and visiting memorials.

Traditional observance of Memorial day has diminished over the years and many Americans have forgotten the meaning and traditions of the day. At many cemeteries, the graves of the fallen are increasingly ignored or neglected. Most people no longer remember the proper flag etiquette for the day. While there are towns and cities that still hold Memorial Day parades, many have not held a parade in decades.

There are a few notable exceptions. Since the late 1950s on the Thursday before Memorial Day, 1,200 soldiers of the 3rd U.S. Infantry place small American flags at each of the more than 260,000 gravestones at Arlington National Cemetery. They then patrol 24 hours a day during the weekend to ensure that each flag remains standing.

The Story Behind Red Poppies

In 1915, inspired by the poem "In Flanders Fields," Moina Michael replied with her own poem:

We cherish too, the Poppy red
That grows on fields where valor led,
It seems to signal to the skies
That blood of heroes never dies.

She then conceived of an idea to wear red poppies on Memorial day in honor of those who died serving the nation during war. She was the first to wear one, and sold poppies to her friends and co-workers with the money going to benefit servicemen in need. Later a Madam Guerin from France was visiting the United States and learned of this new custom started by Ms. Michael. When she returned to France she made artificial red poppies to raise money for

war orphaned children and widowed women. This tradition spread to other countries. In 1921, the Franco-American Children's League sold poppies nationally to benefit war orphans of France and Belgium. The League disbanded a year later and Madam Guerin approached the VFW for help.

Shortly before Memorial Day in 1922 the VFW became the first veterans' organization to nationally sell poppies. Two years later their "Buddy" Poppy program was selling artificial poppies made by disabled veterans. In 1948 the US Post Office honored Ms. Michael for her role in founding the National Poppy movement by issuing a red 3 cent postage stamp with her likeness on it.