

Royal Pines Times

Nov. - Dec. 2015

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FROM THE PRESIDENT

Michael Johns

Armed Forces Recognition Day, sponsored by the Royal Pines HOA, was held on Sunday, October 11, at LICC due to the deluge that crippled several areas of South Carolina the previous week. Approximately 60-70 of our neighbors attended, with an age range from infant to 95.

Royal Pines has grown to include a sizable percentage of active duty and retired/former military among its residents. They were well represented by 3 generations of men and women who chose to serve their country. Local personality, Donnie Beer, graced the proceedings with her opening remarks. She has lived a life of public service, including 23 years as a member of Beaufort City Council, 15 years as a Red Cross volunteer, and as a member of the Beaufort Regional Chamber of Commerce. Her personal interest in this event came from her work as Chairwoman of Healing Heroes of the Lowcountry and as a leader in creating Beaufort's Military Appreciation Day.

The Organizing Committee—Chairs Bob and Joyce Hilsen, Karen Hardy, Jesse Davidson, Pat and Gordon Mabie, Trisha Vanderspiegel—arranged a wide range of activities for all ages. The picnic food—hot dogs, hamburgers, chicken, and potato sal-

ad, was provided by the Tavern. Children's games included corn hole toss, coloring, mini-bowling, ring toss and duckie pond. Many prizes were handed out to eager young hands. For older children the favored pastime proved to be a bounce house which saw constant activity. Adults played horseshoes and were entertained by Royal Pines resident, musician, and arranger Gary Stoeffler and his mix of 50s-80s songs and ballads.

A number of donated door prizes were given away. Among some of the prize winners included Carol and Mike Cummings who selected a beautiful plant donate by Pat Lauzon and the Garden Club, Nancy Kormendl selected a beautiful set of embroidery beach towels donated by Angie Venno, Jerry Breem selected a set of Mary Kay mens products donated by Karen Hardy, Jessie Davidson won a beautiful handmade necklace donated by Gordon Mabie and Allison Woods won a travel coffee mug designed by Jessie Davidson. Photographer Sue Jarrett offered a free family photo shoot to an active-duty family and, in a perfect culmination to the event—the idea of the community supporting our troops—**(Cont'd on Page 2 – President)**

HO! HO! HO! SANTA IS COMING ROYAL PINES!

SAVE THE DATE, DECEMBER 11TH 5-7pm at the Tavern. Rumor has it that he may even arrive by a BIG RED FIRETRUCK! Pictures will be taken and can be purchased from the on-site photographer OR parents can snap pictures with their phones or cameras. Santa's elves will have special treats for all the little ones. This is a FREE event supported by our HOA. However, we are seeking donations of toys that will be donated to CODO so that less fortunate children will have a gift from Santa too.

For those bakers out there, we would love it if you, would donate cookies, cakes, Christmas treats etc., to serve that night. The Tavern will be open or dinner for those who want to come and watch and for families that want to stay for dinner.

To help keep track of the baked goods or should you have any questions, give the wonderful Jesse Davidson a call at 843-271-0600. She has volunteered to single handily organized this wonderful event for our children. Hooray for Jesse!

HOLIDAY BAZAAR

Shop local and enjoy Lunch at the Tavern!!

Saturday, November 14, 2015, 10:30-2:30

The Tavern in Royal Pines

139 Francis Marion Circle, Lady's Island

As the residents of Royal Pines have begun to get to know each other, it has become evident that there are truly numerous number of entrepreneurs, artisans, craftspeople, etc., that reside in our wonderful neighborhood. Angie Veno has worked diligently to organize an event to showcase some of these individuals and deserves to be recognized for all of her hard work in organizing this event. On November 14 from 10:30 to 2:30, at the Tavern at Royal Pines the individuals listed in the flyer will have tables set up to display their products and artwork.

The holiday season is rapidly approaching and what better why to start and complete your shopping than to attend this Expo. Come with your list prepared and be dazzled with all that will be offered. No running to the outlets, Charleston, or Savannah to do your holiday shopping. No heavy traffic, people jostling you through the aisles, simply come enjoy this event, find some presents for friends, family and yourself and support the small business owners.

Come prepared to buy, visit with friends and neighbors and perhaps take time to enjoy one of the Tavern's lunches.

President (Cont'd from page 1)

the 50/50 drawing was won by the wife of a recently deployed Marine. Many hands helped to make the afternoon run smoothly and deserve to be thanked: Bill Farrar, Sue Jarrett, Michelle Johns, Bob Kiessling, Melissa Klingenberg, Nancy Komendi, Randy Mull, Becky Fondelier, Organizing Committee members, and the LICC staff.
Special THANKS to Magees Busy Bouncers for donating the Bounce House.

The freedoms we enjoy come with a price. They are not seamlessly handed down through the generations nor is it guaranteed that they will flow to future generations. They are hard won. When liberty must be defended, we ask the men and women of the armed forces to put themselves at risk for all of us. For their sacrifice, they, and their families, are owed a continuous debt of gratitude. It is a privilege for the Homeowners Association to host Armed Forces Recognition Day in their honor.

DAYLIGHT SAVINGS END NOVEMBER 1 @ 2 A.M.

NEXT ISSUE OF RP TIMES WILL BE JANUARY 15, 2016

Some Thoughts From Our Neighbor Nancy Kormendi

Having moved to Royal Pines from North Carolina in 2008; where I had worked as a docent at a local plantation, it seemed natural to me to volunteer at the John Mark Verdier Museum on Bay Street. I am a docent there on Thursdays. I enjoy sharing a bit of Beaufort history with visitors from all over the world. We have had visitors from as far away as New Zealand, Dubai, China and Europe. We had some Frenchmen come in that had sailed over by boat following almost the identical path that the early Huguenots took coming to Beaufort in the 1700s. I especially enjoy meeting visitors from countries where I have lived or visited in the past. I feel that I am returning the hospitality that I received in their country.

If you have not had a chance yet to visit the house, tours are available Monday through Sat-

urday every hour on the half hour from 10:30 AM until 3:30 PM for \$10.00 per person, children and active military are free. We also offer a free exhibit on Beaufort during the Civil War with a beautiful diorama of what Bay Street looked like in 1863.

Volunteering comes naturally to my daughter and me. My daughter, Suki, helps out at the Tabby House cat adoption center near Kmart. We both volunteer at the Taste of Beaufort and the Shrimp Festival. You can see us there at the beer and wine tent.

I recently lost my husband, which has given me more free time to volunteer. As you can see I love history, so I am also starting to volunteer as a docent at the Santa Elena Foundation. It will be opening in November. Next April we will be celebrating the 450th anniversary of the founding of the Spanish Colony of Santa Elena on Parris Island.

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+ 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.

**IMAGES OF ARMED FORCES RECOGNITION DAY
PHOTOS COURTESY OF SUE JARRETT AND BILL FARRAR**



**RPHOA PRESIDENT MICHAEL
JOHNS WELCOMES ALL.**



**MICHAEL JOHNS INTRODUCES
SPEAKER DONNIE BEER**



**DONNIE BEER
ADDRESSES THE CROWD**



**GARY STOUFFLER
ENTERTAINS ALL**



**AN ACTIVE MILITARY FAMILY
IS WELCOMED**



**MELISSA KLINGENBERG
WELCOMES ATTENDEES**



**BOB KIESSLING RUNS
THE PUTTING GAME**



**93 YEARS YOUNG RETIRED
MARINE CHUCK GLUCK PUTTS
IT CLOSE**



**DOOR PRIZE WINNERS
CAROL & MIKE CUMMINGS**



**DOOR PRIZE WINNER
NANCY KORMENDI**



**TRISHA VANDERSPIEGEL HELPS WITH
THE FOOD TABLE**



**RECENTLY RETIRED MARINE
MIKE GRAFTON & WIFE PENNY
ENJOY THE FOOD**



**NOEL COULICAN TRIES
TO GET HIS PUTT CLOSE-**



**YOUNGSTERS TRYING THE BEAN BAG TOSS
BECKY FONDELIER & RANDY MULL HELP**



**BOUNCE HOUSE DONATED BY
MAGEE'S BUSY BOUNCERS**



**NEW ARRIVALS SEE BOUNCE
HOUSE FOR FIRST TIME**



KIDS ENJOYING THE BOUNCE HOUSE



MORE KIDS IN THE BOUNCE HOUSE



**BECKY FONDELIER HELPS THE KIDS
TO PULL FROM THE DUCK POND**



**JESSE DAVIDSON & KAREN HARDY
ASSIST A YOUNG BOWLER**

ARCHITECTURAL REVIEW BOARD

Prior to making an ARB request please check the ARB Guidelines at www.royalpineshomeowners.com. The ARB also suggests that for building projects, tree removal, shed construction, additions, etc., homeowners also check with Beaufort County as to their permit requirements. The county does require a permit to erect a shed, put in a swimming pool, clear cut a lot and, just recently, began requiring a permit to remove any tree over 24 inches in diameter, and includes pine trees. These are referred

to by Beaufort County as "Great Trees". Removal of Water Oaks and Live Oaks also have specific county requirements. ARB approval does not negate required Beaufort County permits and Beaufort County approval does not negate ARB approval. Both County and ARB applications may be obtained online. If you have questions, email them to www.royalpineshomeowners.yahoo.com and we will try to help with the answers. If your question is for the county, call 843-255-2065

Happy Hanukkah



DECEMBER 6 TO DECEMBER 14



Royal Birds in the Pines

Sue Jarrett Wildlife Photographer

The vast majority of homeowners in Royal Pines love to see the variety of cute birds that hang around our yards (yes, I scare off the ravens and crows), and many owners do things to attract them and feed them.

As a member of the National Wildlife Federation our backyard is a Certified Wildlife Habitat which means we have feeders of various types, specific bushes, trees, bird houses and a birdbath/pond. To get the certification you must have these things, but you don't have to be certified just to treat your birds well!

For feeding the birds you want to have feeders and plants/bushes. Food-wise you want to have various style feeders because some birds like flat feeders and some like bell feeders. In the feeders you are putting seeds, nuts, berries and occasionally dried fruit, and the plants and bushes offer food and places to nest or relax.

Foods include: sunflower seeds and chips (number one for the majority), dried mealworms, corn, peanuts (in and out of the shell), millet, thistle and suet cakes. Suet cakes are very popular with bluejays and various woodpeckers, as well as chickadees, wrens and cardinals. The dried mealworms are loved by blue birds (and you can see them feed their kids), bluejays and others. Also the liquid hummingbird feeder. I have a hanging wood plank with inch wide/deep holes in it where I add crunchy peanut butter. The red-bellied, hairy and downy woodpeckers, black-capped chickadees, wren, brown thrasher, and bluejays love it! You can buy a big low cost bag of sunflower seeds at WalMart, and a mixed bag at WalMart and Lowes.

Bush varieties are based on how dark or bright your yard is: marigold, bellflower, forget-me-nots, black-eyed and brown-eyed Susan, sages, violets, cone-flowers and others. Some of these will grow in some yards and some will not. Try them out if you want to.

Make sure that your feeders are at least five-feet above the ground, nine-feet below an overhead branch and at least five-feet from a bush or tree -- this is to keep the squirrels out. You may also add a tube-like collar or a hang or pole-mount baffler on the pole or on the hanger of your feeder.

Last, but not least, in the summer here each evening put a large cup or bowl filled with water into your freezer, then next morning drop the ice into your birdbath. The birds like to drink and bathe in cool water when it is hot. (Also in the summer empty all the water every few days to keep mosquitos out.) On our infrequent freezing days, do the opposite by pouring a big bottle or bowl of hot, hot water in the birdbath in the morning to break up the ice and warm the cold water. The birds like to drink and bathe in warm water when it is cold.

Besides the already mentioned, our backyard has seen yellow-warbler, flicker, painted bunting, oriole, cedar waxwing, mockingbirds, painted bunting, titmouse, scarlet tanager, goldfinch, house finch, red wing blackbird, nuthatch, titmouse, chickadee, mourning doves, pileated woodpecker, robin, red wing blackbird, and barred owl, cooper hawk and red-tail hawk. A lot of these come during winter/early spring migration.

Royal Pines is a Bird Haven.

LETTER TO THE EDITOR

The following letter was written to the RP Times Editor in response to several questions posted in the last newsletter. We asked for constructive responses to those questions and we received this response:

Good morning,
"I live on Sea Gull Dr, and have for the past 6 years. We are a far flung part of the Royal Pine family. I have never, not once, had any contact with the HOA outside of a piece of paper asking for membership. I don't get notices about meetings and usually the

newsletters focus on code enforcement. Via the Facebook page last week I met up with a group of women at the club for lunch. That was my only trip to the club before and they were talking about an HOA meeting that I had no idea took place. I believe there is a clear disconnect between what the HOA actually does and wants to do, and the people who live in this community. I bet you that if you hosted an HOA open house, with information on local schools and the community, and actually invited people your membership would double inside of a 3 month period.

(Cont'd on next page)

(Cont'd from previous page)

A great community building topic would be getting everyone on board to hand out candy on a few streets for Halloween. Choose a few streets, and the times for the event. People can show up, do trunk of treat on those blocks. Now your HOA isn't about fines and fees, it's about your neighbors.

Also, my family is getting bigger and have been looking for a bigger home in the last 6 months. My fiancé and I have driven several neighborhoods to try and get a feel for them. I have a 4 year old and 6 year old, and we are looking for homes in the \$250,000 - \$400,000 range, to give you an idea of demographics. We did drive through the main Royal Pines area and had several things jump out at us as red flags. 1st, that people drive over the main median. That was a huge flag that said neighborhood in decline to us. Also the number of cars people have in their front yards also was a big red flag. We made it as far as the club and turned to look in another neighborhood. I think that roping off the median

would be cost effective (pressure treated 4x4, yellow plastic coated chain, concrete and a few people who can dig and mix and drill), provide a finished look and would be all the deterrent you need. Maybe a partnership with a local storage company that would offer discounted storage fees to Royal Pines HOA members for referrals would be a step in the right direction. Recreational vehicles (RV's, boats, ATV's, dirt bikes, jeeps – not daily drivers-) really should not be stored in front of homes."

MK, Royal Pines Homeowner.

From the editor: This letter was forwarded to the Royal Pines HOA President. It has been edited in minor ways to enable its inclusion in this issue. Again, we encourage our residents to get involved in a positive manner.

Royal Pines

Real Estate Advisor



"Greg had our house sold in 19 days for 99% of our asking price. He provided exceptional marketing and kept us well informed throughout the selling process. If you are looking for a truly professional Realtor to sell your home, call Greg today!" (843) 812-0623

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KAREN HARDY

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MARY KAY



2016

happy new year