



## **GARDENING IN THE HEAT OF SUMMER**

### **From the Garden Club**

Oh has it been hot!! My advise is just keep your plants alive now and when cooler weather comes they will really perk-up.

The Royal Pines Garden Club will start their meetings in September. You don't have to be a gardener to join. You just need to have an interest in learning. Some of the topics we will learning about this year are hypertufa, pruning properly, palms, and orchids. Making flower arrangements for the Fall Tour of Homes.

We will be Christmas Caroling again, walking the Tree Walk on the Point of Beaufort.

There will be a Flower Show in May that we can enter some of our beautiful specimens from our yards. The Chairperson will be speaking at our January meeting.

If you are interested please contact me.

Cynthia Curnes, President

Email: [cynthiacurnes.cc@gmail.com](mailto:cynthiacurnes.cc@gmail.com)

## **ARCHITECTURAL REVIEW BOARD**

### **Architectural Review Board Permits**

The Royal Pines Covenants provide ARB Approval is required for many changes to an existing property. The three most popular requests are for "Tree Removal". "Construction of a Fence" and "Construction of a Shed". Tree Removal, with RPHOA approval, can be done at no charge. Beaufort County has a fee for any tree over 36 inches in diameter to be removed and restricts the removal of live "Live Oaks".

Fence and Shed construction require a \$25.00 application fee to RPHOA for each request. New requirements for ANY Shed erected in Beaufort County require a \$25.00 fee to the County Zoning Dept. and if the shed is placed on a cement slab a Beaufort County Building Permit is also required. The maximum size for a Shed in Royal Pines is 144 sq. feet or 12 X 12, with a limit of one shed per home.

All Permits granted by the RPHOA, except new home construction, expires six months from the date of approval. Permits for new home construction expire 12 month from date of approval. Projects not completed in the approved time period require a new application and fee.

### **Mowing of Berms**

The second largest expense the RPHOA incurs besides Liability Insurance, is mowing. We ask that where possible Homeowners mow the berms in front of their homes. The RPHOA is also in contact with the State to get more participation with regards to

their mowing of the berms in Royal Pines. Your efforts as a "good neighbor" will be greatly appreciated.

### **RPHOA Membership**

The single best investment you can make in your home today is to join and support the Royal Pines Homeowners Association. The cost is a mere \$85.00 per year and in every Newsletter there is an application. There is not a Resident in Royal Pines that cannot afford this Membership. While you may or may not agree with all Board decisions or policies you are snubbing your neighbors by not contributing. The expenses of running the Association are still there.

We appreciate the support of those Residents that realize the importance of their Membership Fee and those that also invest their time to better the community for all Owners.

### **Questions for the ARB**

We see many questions posted by Royal Pines residents on social media sites. While a questioner may receive correct information, more likely than not the answer will not be correct or only partially correct.

If you have questions about the Covenants or the ARB Guidelines, we strongly recommend that you sent them to our email address [royalpineshomeowners@yahoo.com](mailto:royalpineshomeowners@yahoo.com). We answer most email within a day or two. If you include your phone number we will contact you if we need additional information before answering.

## FROM THE PRESIDENT

Karen Hardy

### ROYAL PINES BLVD UPDATE

We have received quite a few complaints about vehicles driving the wrong way on Royal Pines Boulevard. I am amazed that that we are having this situation. The HOA wrote a letter to South Carolina Department of Transportation explaining our situation and asking that they place ONE WAY and DO NOT ENTER signs on the Boulevard.

Here is an excerpt of their response:

"A sign inventory and field review of Royal Pines Boulevard was completed. Royal Pines Blvd. is a four-lane divided roadway separated by a 40-foot wide grass median with a posted speed limit of 30 mph. It was determined the existing DO NOT ENTER signs along this roadway are appropriate and located where they are visible to turning traffic. Additionally a review of the collision history for this roadway between January 1, 2015 and December 1, 2017 revealed no collisions involving vehicles traveling the wrong the direction It is recommended to install ONE-WAY signs above the top sign for Royal Pines Blvd. at the intersection with Sams Point Road to reinforce the one-way direction for drivers turning from Sams Point Road onto Royal Pines Blvd. These signs will be installed by our maintenance unit as their workload permits."

Your HOA will stay in communication with the DOT to ensure that Royal Pines will receive these signs in an expedited manner.

### TRAILERS VS. NO TRAILERS

There have been numerous complaints to the HOA Board over the past year or so about boats, trailers, campers, etc. The HOA has undertaken a study of this issue. We have consulted legal counsel, we met with one of the original founders of Royal Pines and we spoke with past board members of the HOA.

If you read the Covenants it clearly states "no trailers". When you ask for an interpretation of this from legal counsel – no trailers, means no trailers of any kind. As you can imagine we have quite a bit of disagreements as to how this matter should be handled. Some have suggested we follow the letter of the law and have all trailers (including boat trailers and campers) removed from the community. Others say just leave it alone. However, there are some places in the neighborhood that have multiple boats, campers and 7 or more vehicles parked in their yard. This is disturbing to many in our community. So, we are seeking input from you. If you have a suggestion as to how we can handle this situation to the greater benefit of this situation please send us an email so we can include it in our decision making process, it would be appreciated.

Please send us your comments by email to:

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

Please include your name and address.

### MEET YOUR NEIGHBOR - VICKY SWEAT

Vicky and George have been very busy since moving into Royal Pines. During their short time here, they have renovated their home and have been hard at work landscaping their property. I had the privilege of visiting with Vicki a short time ago and wanted to introduce her to you.

Prior to retiring, Vicky was a Vice President Branch Manager at the largest Region Bank branch in Beaufort. Since retiring Vicky is busier than ever and always on the move. She volunteers, loves to cook, travel and entertain. During our time together, it became evident that Vicky and I shared at least one great love – animals. The Queen of their Home, Miss Rubey is not only adorable but a great cuddle. It was tempting to sneak her in my bag and bring her home to my live-in zoo.

I visited with Vicky to learn more about the outdoor lighting/mosquito/bug repellent bottles that she makes. In listening to her journey, I realized that when an opportunity arises we seldom recognize the impact it has on our life. Years ago, when Vicky and George's grandson was graduating from high school, their

daughter wanted to host an outside celebration for the soon-to-be graduate. If you spend any time in the outdoors you are abundantly aware of the pests that will intrude on your social events. Vicki saw a posting of bottle that was used to chase away pests. So for the graduation celebration she made table centerpieces that not only added to the ambience of the occasion but also chased away the bugs. From there her hobby has continued to grow.

No two bottles are the same. She uses empty liquor or wine bottles or any unusual bottles that she comes across. She decorates each one differently. The bottle or bottles are purchased empty and it is up to you to fill them with liquid citronella, light the wick and you have a piece of artwork that has a day to day (or night to night) functional household use.

She will be displaying and selling her "nightlife" creations at the upcoming Craft/Yard Sale on the 29th of September. Come and visit with her on the median and learn more about her and her beautiful hobby.

## RECIPE OF THE MONTH

### Enlightened Eggplant Parmesean

Makes 4 entree or 8 side servings  
Cooking Method-Baking, Broiling  
Cost-Inexpensive, Easy, Kid Friendly, One Pot Meal  
Occasion-Buffer, Casual Dinner Party, Cooking for a date, Family Get-together  
Dietary Consideration-Egg-free, Halal, Kosher, Peanut Free, Soy Free, Tree Nut Free, Vegetarian  
Type of Dish-Casserole, Vegetable

#### Ingredients

1¼ cups fresh bread crumbs  
¼ cup finely grated Grana Padano or Parmesan cheese  
4 medium eggplants (about 3 pounds), cut lengthwise into ¼ to ½-inch-thick slices  
¼ cup olive oil, plus extra for the baking sheets and dish  
Salt and freshly ground black pepper  
2 cups tomato Sauce, your own homemade sauce, or your favorite commercial brand  
1¼ cups shredded mozzarella cheese  
1¼ cups shaved Grana Padano or Parmesan cheese

#### Instructions

Preheat the broiler. Generously grease two baking sheets (preferably nonstick) with olive oil. Lightly oil a 9 x 13 x 2-inch baking dish.

Combine the bread crumbs and grated Grana Padano in a small bowl, and set aside.

Brush both sides of the eggplant slices with the olive oil, and season them with salt and pepper. Arrange them in a single layer on the greased baking sheets and broil until the slices are tender, lightly browned, and softened, about 10 minutes. Remove from the oven and set aside to cool slightly.

Spoon ½ cup of the tomato sauce over the bottom of the oiled baking dish. Layer one third of the eggplant slices over the sauce, overlapping them slightly. Spoon ½ cup of the sauce over the eggplant, spreading it evenly, and sprinkle with ½ cup each of the mozzarella and the shaved Grana Padano. Top the cheese with another third of the eggplant slices, another ½ cup of the sauce, and another ½ cup of each cheese. Top with the remaining eggplant slices, sauce, and cheeses. Cover the dish with aluminum foil, and bake in the middle of the oven until the sauce is bubbling, about 30 minutes. Uncover, sprinkle the bread-crumble mixture over the top, and continue to bake until the crumbs are golden brown, about 10 minutes. Let stand 10 minutes before serving.

#### Variations:

Roast or grill the eggplant instead of broiling it.  
Add fresh basil and/or oregano between the layers.  
Change the flavor by substituting smoked mozzarella for the fresh.

**Nutrition:** Eggplant is low in calories and contains anthocyanins, potent antioxidants that also lend eggplant its vibrant purple color.

I never understood the appeal of eggplant Parmesan until I traveled in Sicily, where it is all about the eggplant rather than the breading and cheese. I love this version of this dish, since it is closer to the real deal. Young, locally harvested eggplant tends not to be as bitter as the mature variety available in most supermarkets, so you can generally skip the traditional step of salting it in a colander to release water and bitterness.

Chef Laura Pensiero

## TRUNK OR TREAT 2018

SUNDAY, OCTOBER 28 - 4 - 5 P.M.

WATERS EDGE UNITED METHODIST CHURCH



**TRUNK OR TREAT** - As most of us know, while this neighborhood is beautiful, the streets do not lend themselves to safe trick or treating for our young ones. The Waters Edge United Methodist Church has kindly agreed to let us combine our Trunk or Treat with theirs. From 4-5 they will be having their Trunk and Treat Event at Waters Edge (415 Sams Point Road) which is about 3-4 minutes from anywhere in Royal Pines. So dress up your goblins, decorate your trunks, bring your cameras, candy, etc. and come have fun in a safe, secure environment. See you there!

## PLEASE JOIN TODAY

Annual Membership \$85.00

Unimproved Lot \$45.00

Complete the form below and include it with your remittance. Make your check payable to "RPHOA" and mail to RPHOA, P.O. Box 1763, Beaufort SC 29901. If you like, you can bring it to a monthly Board Meeting on the first Thursday of each month. If you choose not to join, please consider making a contribution to assist the Association in covering its costs of operations. The Association's sole reason for existing is to create an environment in the Royal Pines Community that helps maintain the value of our homes and fosters a sense of community.

NAME(S): \_\_\_\_\_

ROYAL PINES PROPERTY ADDRESS:

EMAIL ADDRESS: \_\_\_\_\_ PHONE # \_\_\_\_\_

MAILING ADDRESS (if different than property address): \_\_\_\_\_

### IS CLEANING YOUR FACE REALLY IMPORTANT?

I am often asked to speak to different groups and this is something that I really enjoy. Recently, I spoke to a group of women, of various ages, about skincare. When speaking about skincare, I usually keep it simple and ask a lot of questions, after all no two people are alike. This group was interesting in their diversity and made me realize that most people don't realize how important basic skin care is. The ages ranged from 21 to 64 and a recap of their concerns or lack of concerns is listed below

One group had no skin care regimen, but was really focused on make-up. However, they were concerned with acne problems. They did not realize that improper cleaning lead to bacteria building up on their skin and in their pores, which can lead to acne. Another group was concerned with the loss of elasticity and how dry their skin was becoming. The last group had simply stopped everything except washing their face sometime. While they hated lines, wrinkles and itchy skin, they didn't see the need to spend time nor money on trying to look younger.

Why clean your face, because the world is gross and dirty. Your own skin is covered in a layer of dead skin cells, bacteria, pollutants, viruses and dirt. This layer gets thicker over time unless you take drastic action and wash your face

twice a day. Washing our faces not only gets rid of various antigens (tiny unwanted foreign invaders), it also provides our skin much-needed hydration. (This is why it's important to moisturize your skin shortly after bathing; the moisturizer's function is to seal moisture within the skin.)

For those with changing skin it is important to make sure that you change your cleansing routine to adapt to your skins needs. We all get in a routine and think it is good for all times. Some things don't work that way. As for elasticity in their skin, not only should they check on changing moisturizer they needed to consider using a lifting cream to help gravity "rise to the occasion".

You should care about your skin looking and actually becoming healthy. There are products that you can use to help reduce lines and wrinkles, get rid of itchy skin and tighten up the sag.

Full disclosure, I sell Mary Kay. I do so because I love the products. I'm Karen Hardy, I offer FREE mini facials and private skincare consultations. Call me at 843-441-1204 to set up an appointment. I don't care how young or old you are, I simply care that you have healthy skin. From 12 to 100+ you need to take care of the largest organ our body has and that is your skin!

# Royal Pines Home Sale Second Quarter Market Report

This report reflects sales activity in Royal Pines from April 01, 2018 through June 30, 2018.



	<u>Average Price</u>	<u>High Price</u>	<u>Low Price</u>
<b>Sold: 14</b>	\$274,028	\$329,000	\$192,000
<b>Under Contract Homes: 1</b>	\$399,000	\$399,000	\$399,000
<b>Active for Sale: 17</b>	\$339,229	\$685,000	\$230,000

The table above depicts statistics from April 1, 2018 through June 30, 2018. In the second quarter of 2018, the total number of single family homes sold stayed the same at 14. Out of the 14 sold, 42.86% sold within 2 to 3 months. The average sales price of homes has decreased approximately \$2K from last year's quarter's average sold price, and the active listings has increased by 5.

These statistics were aggregated from the Beaufort Multiple Listing Service. It is deemed to be reliable, but not guaranteed to be accurate.

Article Provided by Greg Bennett Broker in Charge of Beaufort Realty Consultants

## SPEED KILLS!

*As School is back in session, I thought that this would be a perfect time to re-publish an article written by Dorothy Hodges. Please pay attention, a life just might depend upon it.*

Many homeowners have commented recently on speeding cars, busses and other vehicles travelling in our community. Last year the Sheriff's department placed speed signs on several roadways to draw attention to the posted limits, showing your travel speed. Recently a jogger was hit on Royal Pines Boulevard and sustained many injuries. There are many who jog, run and walk (some with their dogs) in our community. It is very hard to see around shrubbery and curves so this is just a reminder to keep an eye out while travelling the legal speed limit, because children and adults aren't always aware of vehicles in close proximity. School busses are being reported and residents are advocating speed limit enforcement. Instead of stopping and smelling the flowers, how about we encourage people to SLOW DOWN and save a life. The lives of many children that play in our community. The lives of our neighbors who chose to live here and enjoy the beautiful scenery, while leading a healthy lifestyle with outdoor exercise. No one ever wants to take a life or injure another, especially someone they may know as a neighbor. You may feel you are entitled to travel at 30mph but sometimes conditions do not allow for that to be so. If children are riding their bicycles on the roadway or someone is walking, we encourage you to be vigilant and proactive. On the other side, we also encourage those who use our roadways to travel by foot or bicycle to do so safely. Walkers and runners should face oncoming traffic so you might be able to move off the roadway if a vehicle cannot or does not see you. Bicyclists are subject to different rules, riding with the flow of traffic. This can make it difficult for vehicles to see you when coming around a bend in the road. But, if we all take precautions, we can keep everyone alive and healthy in our neighborhood. There is an expression when driving at night - do not drive past your headlights. If you can't see far ahead, drive slowly enough that you will have time to react. Please, drive safely and let up on the accelerator around curves or in the darkness of the morning when many are out and about. It will only get darker and darker as winter approaches and we would like everyone to live happily ever after in Royal Pines!

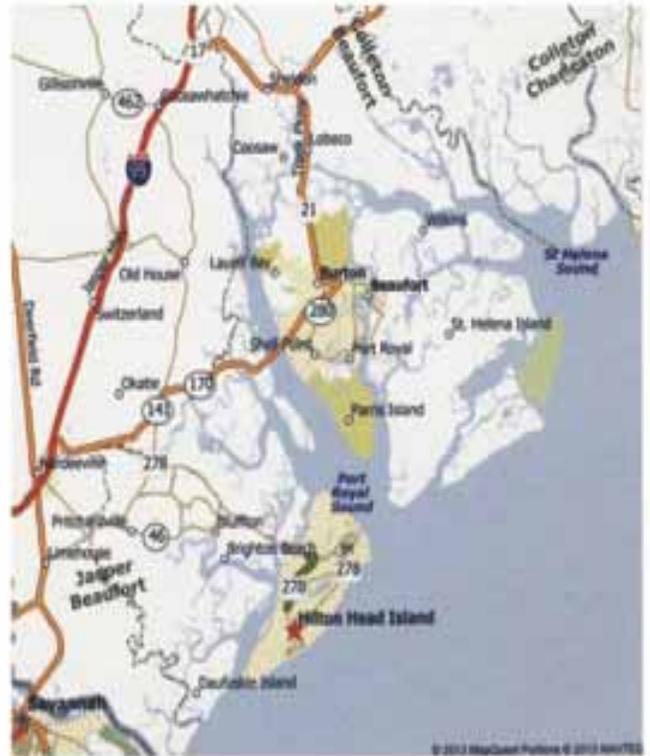
## RE/MAX 1st Advantage



**Chris & Maria Skrip**  
Broker Owners

**Chris: 843-252-4218**  
**Maria: 843-252-4219**

## Map of the Lowcountry of South Carolina



**Beaufort • Sun City • Bluffton • Hilton Head**



Chris and Maria Skrip are the Broker Owners of RE/MAX 1st Advantage. They can service all your real estate needs.

Please visit us on the Web or on Facebook.

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**Chris and Maria Skrip**

**Chris: 843-252-4218**  
**Maria: 843-252-4219**

# Royal Pines

Real Estate Advisor



"When we decided to sell our home our friend Tom Lane recommended **Greg Bennett** of Beaufort Realty Consultants. He said he was the best in the business....Tom was correct. Greg provided us with a

detailed and accurate property value analysis, one of the best Marketing Plans in the industry and an innovative way to increase buyer traffic on our home. Greg's attention to detail, **follow up** and guidance throughout the sale made the home selling process, easy, stress free and very profitable. In 27 days he brought us 11 showings, 2 offers and had us Sold for **94.7%** of our asking price.

If you want to get your home **SOLD**, call Greg today."

--Jason and Tara Moffit



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