

# Royal Pines Times

Summer 2015

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Website:

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

Email address:

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



## THIS IS OUR COMMUNITY

A community is defined as "a social unit of any size that shares common values." **Royal Pines** is our community.

We want to work to re-establish **Royal Pines'** reputation as the friendliest and most hospitable environment in which to live on Lady's Island. We have a great foundation upon which we can build that reputation. It begins with Lady's Island Country Club, a Public Golf Course offering one of the best golfing values in the Beaufort area. The Tavern is an excellent new restaurant that is open to the public serving great fare at reasonable prices with entertainment several evenings. Yet, a significant number of our community does not take advantage of either of these highlights of our community. Let's change that!

To achieve our goal of a

**Royal Pines** is a very good place to live. Everyone who lives here knows that. The Ladies' Island Country Club course has never looked better and the clubhouse has become a regional attraction. The weather accommodates all manner of outdoor activities and every weekend has a festival, charity event, or concert. With all that going for us, **Royal Pines** should be a premiere destination for decades to come. Except for

friendly and hospitable community, we each need to work together towards re-establishing **Royal Pines** as the place to live! This will not only make us a great community but will also increase property values. Want to know how you can contribute?

\* Get to know your neighbors. Check on those that might be sick. Watch out for suspicious activity if they are gone. Have a neighborhood block party. The list is endless.

\*Welcome newcomers to your block. Knock on their doors and introduce yourself. Tell them to try the Tavern for lunch or dinner - especially on a night with music and dancing.

\*Notify our Community Welcome Wagon when a new neighbor moves in so they can come by and tell them more about our community.

\*Join in our Spring Clean Up program. One hour of your time makes a great difference for all of us.

\*Let's plan programs for our children. Art classes, an annual parade, get them involved in the Toys for Tots program. Who knows we might even have a perfect Santa right next door. Parents help us with this please!

\*Other Activities. To date there have been suggestions for Book Clubs, Ladies Teas, Monthly Men's Night Out at the Club, Bridge Club and Game Night.

If you have more suggestions or if you are interested in signing up for these activities let us know by sending an email to:

This Community belongs to all of us, so let's all get involved to make it all that it can be.

## PRESIDENT'S CORNER

the messy fact that this is not how life works. Nothing stays the same when left alone. The community is going to get better or worse. It will remain attractive or slide in the opposite direction. Put in these stark terms, most of us would wish for the 'attractive' option. But how do we keep on an upward course?

The **Royal Pines** Homeowners Association has a

role to play. It can help project shared interests by focusing on what can be accomplished, rather than bemoaning conditions that are not of its making or outside its authority. What can be done? What you are reading—a new, community-wide forum for discussion and sharing ideas of neighborhood interest—

(Cont'd on page 2)

## President (from page 1)

is a good place to start. For this we owe a debt of gratitude to new (2014) **Royal Pines** resident Karen Hardy, who stepped forward and volunteered to create this newsletter. The Welcome Wagon is resuming and it is in our collective best interest to welcome and engage new neighbors. Volunteers have come forward to help with the cleaning of Royal Pines Boulevard. Association dues fund the roadside mowing. As membership grows, other beautification initiatives will also be funded.

Since its inception in the 1970s, **Royal Pines'** restrictive covenants have been assigned to various parties. The HOA could request that violations be

corrected and in most cases, that was enough, but the Association had no authority to pursue a legal remedy. Last September the covenants were assigned to the HOA, giving it not only the legal authority, but the obligation to take care of its own affairs. It is up to the board to use this tool with common sense, discretion, and in the best interests of the entire community.

Attainable goals will be more quickly and easily accomplished as more residents join the HOA. Fill out an application; pay the modest fee. Talk to your neighbors and encourage them to be-

come members. Attend the open, monthly meetings.

One person can make a difference. That could be you. Look at Karen Hardy. You wouldn't be reading this if not for her community-minded spirit. My wife and I plan to live here until we are carried out. Most of our friends and neighbors feel the same. Let's work together to leave **Royal Pines** better for our having been here.

Respectfully,  
Michael Johns  
President,  
Royal Pines HOA



### WE NEED YOU!!!

We ask the Residents of **Royal Pines** to:

- >Join the Homeowners Association
- >Provide ideas for social activities for adults & children
- >Keep your property free from trash & debris
- >Abide by the community covenants
- >Let us know about new residents
- >Drive safely in the neighborhood & watch for children & pets

## ROYAL PINES' COVENANTS AND BY-LAWS



 As a homeowner or renter in **Royal Pines** it is important for you to be familiar with the Covenants  that apply to ownership and/or residence in the **Royal Pines** Community.

 The covenants are part of every deed and run with the land. They apply to all property in **Royal**   
**Pines** and are not related to membership in the Association. However, the Covenants give the Association the power of enforcement. The Architectural Review Board has begun enforcement of  the covenants.

 The full text of the Covenants can be found at this location on our web site:

<http://www.royalpineshomeowners.com/pdf/covenantspdf.pdf> 

 The Association's By-Laws can be found on our web site at this location:

<http://www.royalpineshomeowners.com/pdf/bylaws.pdf> 



# LADY'S ISLAND COUNTRY CLUB

This newsletter by the Home Owners Association is a great way to find out what is happening in your neighborhood. My writing skills are not as polished as some but I will do my best to keep everyone informed of what is happening at the club along with some random thoughts.

First and most important is the fact that **our facilities are open to the public**. Almost every day I am asked if the golf course and restaurant are open to the public. Yes they are! We have memberships available but the majority of our customers are non members. I am surprised how many people that live in **Royal Pines** do not realize that **we are a public facility with very reasonable daily fees**.

If we are open to everyone then the question becomes why are you not

here? The entire clubhouse has been reconstructed and opened last May. A great deal of work has been done on the golf course which has made it one of the best golf courses in the area.

The **Tavern** is a well run restaurant in your own neighborhood. The food is good and reasonably priced. It has a nice neighborhood bar and restaurant atmosphere. The majority of our customers like the fact that they do not have to cross a bridge to spend a night out. Wednesday is half price on selected bottles of wine. Thursday, Friday and Saturday music is played for your entertainment. We even have our own parking lot.

The golf course is in better shape than I have ever seen it. I know the usual comments:

It is to long

It is too hard

I can't score there

Yes all these may be true for your game now, but if you play here regularly you will be able to play anywhere!

There are other restaurants and golf courses in the area. The question is why you continue to drive past the best restaurant or golf course in the area to go elsewhere. Stop in and give us a try. Every business decision that is made is made with the intent of giving the customer a good time and keeping the neighborhood atmosphere.

If you have anything you would like to discuss about our facility stop in and talk with me.

See you at the Club,  
Mike Sinisco

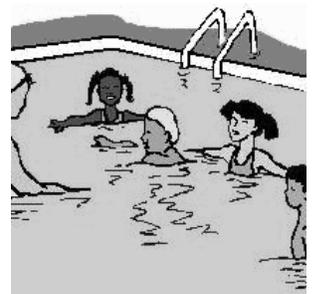


## LADY'S ISLAND CC PLANS A SWIMMING POOL

Lady's Island CC is taking names and payment for a two year pool membership. As soon as 80 people are signed up and paid the pool will be constructed. Payments will be accepted from May 1, 2015 till October 1, 2015. The membership fee is \$900 for two years which

includes two adults or \$450 for a single for two years, There is an additional fee of \$50.00 per child which is also for two years. In the event the goal of 80 couples or 160 singles is not reached all monies paid will be returned. The membership year does not begin

to run until the pool is opened for use. You may sign up in the Pro Shop. If you have any questions see Mike Sinisco or call him at 843-522-9700.



## Lady's Island CC

### 2015/16 Membership Information

Join now and LICC will absorb all taxes on a yearly membership payment before June 15, 2015 and your membership is good thru June 30, 2016.

#### Full Golf Membership

Full Single \$1,800 + tax — add carts \$1,200 + tax

Full Family \$2,700 + tax — add carts \$1,800 + tax

#### Weekday Only Membership

Single \$1,500 + tax — add carts \$950 + tax

Family \$2,250 + tax — add carts \$1,425 + tax

#### All Memberships Include:

10% discount in Tavern and Pro Shop

Unlimited use of driving range

Handicap Listing

#### Social Membership

\$600 + tax incl. advance tee times, handicap, unlimited range, 10% discount at Pro Shop & Tavern, Member events, 10 round 9 hole benefits.

#### Range Only Membership

\$400 + tax. \$100 for each additional family member.



## MOBLEY RENTALS

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\*mailing of monthly checks

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\*call or email to further discuss you needs.

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139 SUNSET BLVD.

BEAUFORT, SC 29907-1417

843-812-6457

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TOMMOBLEY@HARGRAY.COM

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We LOVE irresistible products. From smiling skin care to colorful cosmetics, Mary Kay offers products women love, and I can help you find your new favorites!

Contact me  
to discover more.

Karen Hardy  
Independent Beauty Consultant  
www.marykay.com/khardy2672  
(843)441-1204



MARY KAY



Ballenger  
Realty

613 A Carteret Street  
Beaufort, SC 29902

(843) 263-0281 Cell

(843) 379-1400 Office

(843) 524-6296 Fax

(866) 258-3611 Toll Free

E-Mail: zprg@embarqmail.com

Website: www.BallengerRealty.com



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- **Summer is rapidly approaching and our children will soon be out of school. That means more children will be riding bikes on the street. In addition to the children, there are a large number of people who love to walk or jog in our beautiful neighborhood. We need to watch our speeds and slow down. Taking the chance of hurting someone really is not worth speeding to get somewhere 2 minutes quicker.**
- If you would like to submit items of interest If you would like to submit items of interest for the next newsletter please do so at royalpineshomeowners@yahoo.com.
- Our goal is to publish a newsletter every 6 weeks.