

THE DANGER OF TERMITES TO YOUR HOME IN ROYAL PINES

In Beaufort we are encountering more homes that have active termite issues which are identified during home inspections during the course of a home sale. Active termite infestation in many cases will result in the interruption of a sale or termination of the contract. We have seen increased activity in both subterranean termites and also the extremely destructive Formosan termites.

Termites are notorious for causing incredible amounts of damage to a home. Not only do they cause damage to a home ,but that damage can be extremely costly to repair. So what exactly is it that makes termites so dangerous to your home?

While there are a number of insects who may make their way into your home and set up camp, very rarely do any of them do as much physical damage to a house as a termite infestation.

Termites have the ability to go undetected within your home, sometimes for years, eating away at the structure and causing all kinds of damage. Termites cause billions of dollars worth of damage every single year. When you have a termite invasion, you are often dealing with an entire colony of termites. While that may not sound too scary, consider the fact that a colony can include tens or hundreds of thousands of termites. While the termites themselves may be relatively small, when you realize how many of them there may be you see how they can cause massive amounts of damage. In the course of a year a colony of termites could eat several pounds of wood. When

we're talking about the wood that makes up the structure of your home it's easy to realize how dangerous this could potentially be.

The good news is, very rarely does termite damage cause something as significant as a building collapse. This would take years and years of work on the behalf of the termites, and you will likely see the signs of an infestation long before it gets to that point. The important thing is to act immediately when you do notice signs of an invasion. The longer you let the termites remain, the more damage they are able to do.

If you have a pretty good indication that you have a termite issue in your home, it's a good idea to call in your local pest control expert at once. While there is always the possibility of attempting the do it yourself approach a pest control technician will know how to quickly and effectively resolve the issue. Not only is termite detection difficult, but completely eradicating the infestation can be extremely challenging. This is often one of those situations where it's much better to leave it to the professionals. A good way to prevent termites is to have a current Termite Bond on your home with a licensed professional. Many homeowners allow a bond to expire after the purchase of a home. The cost of a Termite Bond is relatively minimal per year, and much less costly than having to repair structural damage after a termite invasion . Content presented by Greg Bennett of Beaufort Realty Consultants 843 812 0623 and content provided by Zapp Pest Control.

UPDATED WEBSITE

The RPHOA has a website that is available to all residents of Royal Pines. The website address is **www.royalpineshomeowners.com**.

The RPHOA Board authorized the updating of the website to provide a more dynamic appearance. The updated website has many features previously not available. There is an activity calendar that will have all scheduled activities of the RPHOA as well as selected dates of importance to the community.

News articles will be posted allowing information to be disseminated without waiting for the periodic newsletter.

The Covenants, ARB Guidelines, ARB permit ap-

plication, minutes of past Board meetings, past issues of the Royal Pines Times (in color), list of important phone numbers, and a section on Frequently Asked Questions (FAQs) are all available or will be available soon on the website.

Suggestions for additional topics and information as well as proposed articles can be sent to Bill Farrar, **bilfarrar@yahoo.com**. Bill is the Content Manager of the website and a volunteer.

ARCHITECTURAL REVIEW BOARD NOTES

There have been several areas of the ARB Guidelines that have been changed along with fee adjustments. The RPHOA website has been updated with these changes. Prior to starting a project please check the website for these updates and the latest forms for completion. This will save you time in getting RPHOA Approvals.

The entire RPHOA Board is made up of volunteers. If you are planning a project requiring ARB Approval, make sure you provide enough time for a volunteer to look over your project and provide written approval.

While there are several people that can provide ARB Approval, waiting until the night before the contractors are showing up will create a problem getting approvals completed. Don't let the contractors dictate the starting date for a project. The safest thing to do is to complete your paperwork first and submit to the

RPHOA and Beaufort County, if necessary, and then schedule the contractors.

In addition to ARB Approvals there are also Beaufort County Regulations. The ARB can provide answers for many of the County requirement which can save you both time and money. Beaufort County is constantly updating their procedures and requirements so plan ahead.

Below are the most common requests requiring RPHOA Approval:

1. Tree Removal
2. Fence Approval
3. Sheds(Also needs a Beaufort County Permit)
4. Miscellaneous external construction

If you still have questions and need assistance with questions contact the RPHOA website at www.royalpineshomeowners.com

FROM THE ANNUAL MEETING

At the annual meeting held on Tuesday, March 6, we had a short presentation by Paul Summerfield, Chair of County Council and our District Councilman. Below are some of the items he briefly discussed:

Due to previous emergencies, Paul knew that if South Carolina declared a State of Health Emergency that FEMA would arrive in the immediately after the storm passed. Working with multiple state authorities, the state was able to learn that it has the right to claim Unilateral Ability to issue this declaration and have FEMA enter the state to provide assistance where required.

FEMA provided great assistance in the aftermath of Hurricane Matthew. One of our great advantages is the fact that most of the streets in Royal Pines are owned by the state and made it easier to have FEMA enter our neighborhood and remove our storm debris.

Paul discussed the state's responsibility to move boats that were washed ashore during the storm and why it was taking so long to remove these boats. He explained that first it had to be determined if it was federal or state responsibility and that the state was recently informed by the federal government that it

would be the states' responsibility. Then South Carolina had to find and notify the owner's of the boats that they needed to remove the boats. However, in most cases the owners would never be found or accept the notification. Then arrangements will have to be made to have the boats removed and destroyed. Someone asked why they just could not be auctioned and the answer was simply that the state/county could not sell something that it did not own.

Paul then informed the attendees that due to the amount of destruction, repair, labor, etc. that it is anticipated that a bump in taxes is to be expected. The county has used most of its \$30 million dollars reserve but has not had to touch its' line of credit.

We also learned that, at some point in the future, Beaufort County is looking to start closing its convenience centers. Upon further discussion, Paul indicated that he did not expect this to happen soon but wanted us to be informed.

Should you ever have a need to speak to Paul Summerfield, his cell phone number is 843-575-0827.

LETTER FROM THE PRESIDENT



Thank you for having confidence in me and electing me the new President of Royal Pines Homeowners Association. I pledge that I will do all that I can to carry on the wonderful leadership of Michael Johns. The Board will continue to carry out its fiduciary responsibilities of following the Association By-Laws, Covenants and ARB Procedures and Guidelines. It is our goal to ensure that we maintain an attractive community and vibrant community. As you will see elsewhere in this publication, we are seeking residents to volunteer and join our efforts. I hope to have the privilege of working with many of you over the coming years.

Quite a few of you know that I have recently had back surgery that did not go quite as well as the doctors expected and while in the hospital I picked up an infection. Now that the infection has been treated we can begin to concentrate on the physical therapy part of my recovery. During this time, I ask that should you have any concerns, questions, problems, etc., to contact our Vice President, Karen Hardy at 843-770-9918. Karen and I will be working together to help resolve any issues or concerns that you may have.

Since Spring is rapidly approaching, I want to bring to the forefront Covenants, Articles 7 & 8 – PREVENT UNCLEAN, UNSIGHTLY OR OFFENSIVE CONDITIONS:

- ⇒ #7 It shall be the responsibility of each lot owner to prevent the development of any unclean, unsightly or unkempt conditions of buildings or grounds on such lot which shall tend to substantially decrease the beauty of the specific area or of the neighborhood as a whole.
- ⇒ #8 No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. No motorcycles, hot rods, or similar motor vehicles shall be used or permitted that cause excessive noise. No firearms shall be discharged except in specially designated areas. There shall not be maintained any plants or animals or device or thing of any sort whose normal activities or existence is in any way noxious, dangerous, unsightly, unpleasant, or of a nature as many diminish or destroy the enjoyment of other property in the neighborhood by the owners thereof.

Let's work together to keep our community beautiful!

VOLUNTEERS WANTED!!

In order to accomplish all that we are hoping to do this year we are seeking volunteers for the following positions:

- **Secretary for the Board of Directors** – anticipate that it will take about 3 hours a month of your time
- **Events Chairperson** who will help the Board in designing, organizing and hosting community events throughout the year.

- **Volunteers** to work on the Events Committee.
- **Individuals** to assist in the delivery of the newsletter. This happens six times a year about 1 hour each time.

FREQUENTLY ASKED QUESTIONS (FAQ)

Here are some questions that arise often.

I am not a member of the RPHOA, do the Covenants apply to me?

YES. The Covenants apply to every parcel of land in Royal Pines except for the Golf Courses and the Club House. The Covenants “run with the land” which means that they apply to every new owner. They also apply to renters.

What are the most common violations of the Covenants?

These are the most common violations:

1. Building fences that do not comply with ARB Guidelines;
2. Building fences or sheds without obtaining a permit from the RPHOA;
3. Removing trees without obtaining a permit from RPHOA.

May my dogs run free in Royal Pines?

NO! Beaufort County has strict leash laws that require pets of all kinds to be under the control of their owners at all times. Pets may run free in a fenced yard but must be leashed at other times outside the fenced yard

What are the rules for golf carts, ATV's or motorized scooters in Royal Pines?

Beaufort County and the State of South Carolina consider these as vehicles. Depending on the type, various rules apply. If you or your children want to operate any of these vehicles on the streets of Royal Pines it is recommended that you contact the DMV or Sheriff's office for information.

I rent my home in Royal Pines. Do the Covenants and ARB Guidelines apply to me?

Yes. Whether the house is owner occupied or rented to a third party the Covenants apply as do the ARB Guidelines. RPHOA will enforce the Covenants and Guidelines for both parties.

I own a rental property in Royal Pines. Am I responsible for the actions of my tenants if they violate the Covenants?

Yes you are responsible for any violations of the Covenants by your tenant. RPHOA strongly recommends that, as the owner of rental property, you include language in your lease agreement with the tenant that requires the tenant to abide by the Covenants and the ARB Guidelines and be responsible for the cost of remediation of violations.

If I want to add a porch, deck, pool, or altering the outward appearance of my home in another way, do I need permission from the RPHOA to do so?

Yes. All alterations to the outward appearance of a home require an application to be submitted to the RPHOA Architectural Review Board. You should be aware that alterations may also require a permit from the Beaufort County government. The application should be submitted well in advance of the date you want to begin the project as your plans may require changes to comply with the Covenants and ARB Guidelines.

Will the Architectural Review Board discuss my plans with me to help me comply with the Covenants, ARB Guidelines, and Beaufort County requirements?

Yes. The ARB is more than willing to meet with homeowners to discuss their plans. Please remember that all members of the RPHOA Board are volunteers so please allow plenty of time in advance for discussions and possible revisions of your project.

THIS AND THAT

At a recent community gathering Randi Mull discussed a subject of security that most in attendance had not considered. If you have a portable GPS in your car and it is stolen, the thieves have your home address, if you have listed it under "home". In addition, if you have a garage door opener in the car and it is also stolen, chances are high that by the time you find that your car has been broken into, called the police, etc., when you return home it has probably been broken into. So **DO NOT** leave your portable GPS in view while you are gone and list your home address as something else.

Most of us know this one **but** there are still some who still do it. If you are going away, even for a few days, have your neighbors pick up your mail, pick up any newspapers left at your home, turn on a few lights and leave your emergency contact number with your neighbor. Do not post on social media when you are leaving or when you return.

We recently learned that if you do one of those "surveys" that we all get online, it is a way that hackers can get into your account. Even those "just copy and post" to your wall is also a way hackers use

to break into your account. Just be careful what you open, who you talk to and what you post.

Thanks go out to Harvey Taylor for reminding you to check our patient records if admitted to hospital to make sure that the patient is listed as a "patient" and NOT "under observation". If not listed as a patient the insurance companies will pay a lot less of your bill.

Many thanks to one of the attendees at the Annual Meeting who alerted us to the availability of **LIFT ASSIST**. Lift Assist is a service provided by the Fire Department. In the event a person confined to a wheelchair falls and cannot get back in the chair, or their caregiver is unable to lift the person back into the chair, a call to the fire department at this number **843-525-7692**, will bring almost immediate assistance from the local Fire Station. **DO NOT** call 9-1-1 for this service.

MARY KAY[®]
Enriching Women's LivesSM

OMG! Lip Lovers Delight!

The **NEW** Mary Kay[®] Glossy Lip Oil is part of our Mary Kay **NEW** limited-edition* Light, Reinvented Collection. The glossy, non-sticky lip oil includes shades that range from sheer to pigmented. This lip oil isn't just stunning, it's also moisturizing and perfect for all ages!

Infused with Grape seed, Avocado and Jojoba oils.

Lip oil glides on smoothly. Conditions and smooths lips, leaving them feeling soft.

Color wears evenly and don't bleed.

Available in Brilliant Violet, Magenta Ray and Sheer Pink.

*Limited editions are a one-time issue and once they are gone, that's it.

Order now!

My name is Karen Hardy and I am an Independent Educator/Beauty Consultant.

I stand ready to help you with all your needs. Please contact me at 843-441-1204.

If you currently have a Mary Kay consultant I urge you to contact her for assistance.



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

Royal Pines

Real Estate Advisor



“Greg SOLD our home in 23 Days for 99.37% of Listed Price.

He guided us through the Selling Process, helped us with repair contractors, and made the sale

Incredibly Easy!”

Walt and Nancy Ledbetter



GREG BENNETT
Broker/Owner

Cell: (843) 812-0623

Greg@BeaufortRealtyConsultants.com

Thinking of Selling?

Find out what your home is worth

“Free Over-the-Net Home Valuation”

Just Visit

www.BeaufortRealtyConsultants.com

(843) 812-0623

YARD OF THE MONTH

With the issuance of each newsletter we will be naming one **YARD OF THE MONTH**. The winner of this contest will be featured in the newsletter and will receive a gift certificate from a local nursery. The judges for this contest will drive throughout the Royal Pines community and announce the winner in the next issue of the newsletter which will be in May. The judges will be making their decision sometime in the last week of April/first week of May. We can't wait to see the results.



EASTER EGG HUNT

Many parents made requests to have an Easter Egg Hunt for their children. Unfortunately, there is simply no place in Royal Pines that is conducive to a Hunt. In order to be supportive to our families with younger children we have asked Waters Edge United Methodist Church if our community can participate in their Easter Egg Hunt. They graciously agreed.

So on **April 9 at 3 p.m.**, bring your children, their Easter Egg Baskets, and their smiles for a great Egg Hunt. Waters Edge is located at 415 Sam's Point Road.



PLEASE JOIN TODAY

Annual Membership: \$75

Unimproved Lot: \$40

Complete the form below and include it with your remittance or bring it to the meeting. Make checks payable to RPHOA and mail to: RPHOA, PO Box 1763, Beaufort, SC 29901. If you do not choose to join, please consider making a contribution to cover Association costs. The Association's sole reason for existing is to create an environment that helps maintain the value of our homes and fosters a sense of community.

Name:

Royal Pines Property Address:

Email Address:

Phone #:

Mailing Address (if different from property address):