

PLANNING COMMISSION ADOPTS TRAFFIC STUDY, ASKS COUNTY COUNCIL TO SUPPORT

In a unanimous vote Monday evening, the Beaufort County Planning Commission adopted the "Lady's and Corridor Plan" (traffic study) and ordered the proposal sent to County Council for action. The unanimous vote (with one abstention) follows on the heels of adoption earlier by the Metropolitan Planning Commission and the Beaufort City Council - both by unanimous votes.

The study recommends nine significant actions to improve traffic connectivity on Lady's Island, at an estimated cost of \$28 million. The recommendations will likely take several years to implement, due both to funding issues and the fact that some require other development to take place in advance.

Chuck Newton, speaking for the Coalition, noted that the recommendations were being made in the face of scarce financial resources. "But resources are always scarce," he said. "This is really about priorities, and making traffic fixes on Lady's Island one of them."

The study is expected next to be reviewed by the County Council's Natural Resources Committee, and

perhaps Finance Committee. With adoption there, and more specifics about which projects are undertaken in what order and funding, County Council would vote to adopt an incorporate in its Capital Improvements Plan (CIP). "We're not there yet," Newton said. "Community and official support for implementing these recommendations has been growing steadily, but County Council must still act. If residents want to see any improvement in traffic conditions on Lady's Island, they should be communicating with County officials and urging action on this," he said.

The above information was published by the Sea Island Corridor Coalition. Their published mission is to ensure successful and sustainable development that retains the look, feel and livability of Beaufort's Sea Island Parkway Corridor, and the land and water it touches. A key goal is to make and keep the community aware of planning, zoning and design developments in time for the public's voice to be heard...

If you wish to gather more information regarding this organization contact them at: seaislandcoalition@gmail.com

ARCHITECTURAL REVIEW BOARD COMMENTS

.Now that we have received court support for various violations, the RPHOA will start to advise Homeowners of any violation, provide a thirty day notice to correct it and if not corrected within the specified thirty day time frame start imposing fines. In addition, where there is also a Beaufort County Code violation this will also be reported to the County for their action.

The RPHOA is charged with and determined to maintain the integrity of the entire community for the benefit of all Homeowners. Just because you are not a dues paying member does not mean you do not have to abide by the Covenants or ARB Guidelines. EVERY Homeowner in Royal Pines is required by their Deed to abide by the Covenants and ARB Guidelines.

What are the most common violations?

Covenant # 5. "All lots in said Residential Areas shall be used for residential purposes exclusively".

Covenant # 7. "It shall be responsibility of each lot owner to prevent the development of any unclean, unsightly or unkept conditions of buildings or grounds on such lot which shall tend to sub-

stantially decrease the beauty of the specific area or the neighborhood as a whole.

Covenant # 16. "No structure of a temporary character shall be placed upon any lot at any time, etc."

Covenant # 17. "No Trailer, tent, barn or other similar outbuilding or structure shall be placed on any lot at any time, either temporarily or permanently." ***

*** People needing to, prepare a trailer for a trip, clean it up after a trip or need to do some maintenance will be permitted to bring them on their premise for up to five days.

*** Since boats are mostly stored on trailers the RPHOA Board has taken the position that they can be stored to the side or back of the house, preferably out of sight

LETTER FROM THE PRESIDENT

Karen Hardy

Royal Pines is a Covenant Community and has been since its inception. The HOA has a legal responsibility to enforce the covenants and guidelines. This does not always make the Board the most popular of people or organizations in Royal Pines. In a perfect world where we all thought alike and had the same wants there would be no need for an HOA as everyone would happily follow the covenants/guidelines. However, in the real world this simply isn't the case.

This is not the easiest of jobs. Everyone who serves on the Board is a volunteer who devotes many hours to their job. The Board members do it out of respect and love for their neighbors and their community. Yet, we are often referred to in a derogatory manner, with very few kudos, by residents of the community. So what does your HOA do for you?

- ◆ We respond to numerous phone calls, emails and knocks on our doors from people wishing to voice a concern and complaint. We listen and work very hard to solve as many issues as we can, within the confines of our covenants/guidelines.
- ◆ The ARB reviews blueprints on new home construction to ensure that it conforms with our Royal Pines community and covenants/guidelines. This does not always make us popular with the builders and property owners.
- ◆ ARB reviews requests for tree cutting, fences, sheds, additional buildings on properties.
- ◆ Deal with real estate agents, closing attorneys with questions they need answered for upcoming closings.

- ◆ We try to welcome as many new residents as possible.
- ◆ We ensure that the median is maintained, that berms on abandoned lots are cut at least once per year.
- ◆ We are responsible for paying the community insurance, water, postage, printing, taxes (if required) and the filing of all appropriate annual documents.
- ◆ We work hard to sponsor community events for our residents.
- ◆ We maintain our website and try to keep it updated.

We are often called "power hungry", but if that were the case we would all be doing something else. We do this because we care for Royal Pines and all who live here. Yes, we are an unusual community due to our layout and this does sometimes cause confusion and a sense of isolation. So to overcome that your HOA tries to sponsor various activities throughout the year to bring our residents together. We cannot force you to attend but will appreciate your doing so.

Once when I was a child, I overheard my Dad say to someone "If you don't vote, you have no say". So I go back to the one question that is so frequently asked "What do I get for my \$75.00 annual dues?" The answer is simple, all of the above, plus more that is not listed and **YOU GET A VOTE AND A VOICE** in directing the path of your community.

Royal Pines Active, Sold and Under Contract Home Report

This report reflects sales activity in Royal Pines from January 1, 2017 through July 31, 2017.



| | <u>Average Price</u> | <u>High Price</u> | <u>Low Price</u> |
|--------------------------------|----------------------|-------------------|------------------|
| Sold: 27 | \$260,459 | \$399,000 | \$150,000 |
| Under Contract Homes: 4 | \$286,922 | \$389,000 | \$230,500 |
| Active for Sale: 12 | \$311,725 | \$579,000 | \$215,000 |

The table above depicts statistics from January 1, 2017 through July 31, 2017. Compared to the same dates for 2016, 32 homes sold, making this year's sales just under last year's sales. However, the average price of this year's sold homes is approximately 5% higher, with last year's homes averaging only \$248,988 per sale, increasing property values in the community. The lowest price of a home this year versus last year during this time frame has stayed at \$150,000. This time last year, the highest price of a home sold was \$525,000.

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

This information courtesy of Greg Bennett of Beaufort Realty Consultants. Data compiled from the Beaufort MLS. To find out how much your home is worth, give Greg a call at 943-612-0623.

Where to go for the news:

In speaking with the Sheriff's department about all that has been happening around town and especially Ladys Island, they attribute some on "summer time boredom". However, as in all places, there are always individuals who just are out for trouble. Here are a couple of things that you can do.

1. Report suspicious activity, no matter how unimportant it might seem at the time.
2. Lock your doors when not at home.
3. Look out for your neighbors
4. islandpacket.com/news/local/community/beaufort-news/article167829582.html check out this site for local news.

5. Receive up to date information by joining "nixle". Go to www.nixle.com, click "sign up now!" Create an account by choosing a user name and password. Enter an e-mail address and cell phone number where you would like to receive messages, enter your address (or nearby intersection) and Click "Sign Me Up"
6. Remember, if you are away, have someone pick up newspapers so they are not laying around and people know you are not home, have them pick up your mail or stop your delivering and leave an emergency contact number with someone close to your home so you can be reached if necessary.

REMEMBER!

ALL ADDITIONS OF THE RP TIMES ARE AVAILABLE ON THE RPHOA WEBSITE IN COLOR
www.royalpineshomeowners.com

THE CORNER GARDEN

(Sponsored by the Royal Pines Garden Club)

The Royal Pines Garden Club is open to all residents of Royal Pines and serves to bring together those interested in all types of gardening.

Monthly meetings are held, the second Thursday of each month, in rotation at members' homes and have offered demonstrations on various topics such as creating a terrarium, water gardens in containers, floral arrangements, propagation and other topics of interest to the members. We also maintain a garden behind the entrance to the royal Pines community on Royal Pines Blvd. and it has been involved in the beautification of the National Cemetery.

We try to be active in the community with an annual visitation to shut-ins, singing Christmas Carols and offering holiday treats. Yearly dues are a modest \$25 and serve to fund activities. While we do have Master

Gardeners as members, we exist to have fun with gardening and share tips and experiences.

More information about the Garden Club can be had by either emailing Cynthia Curnes, current President, at cccurnes@hargray.com or calling 843-521-4558.

GARDENING TIP OF THE MONTH:

Shrubbery and trees can be planted as the weather begins to cool. Planting in the fall gives the plants good winter root growth before our weather gets hot again.



MENU OF THE MONTH

Chef Julia Child

Broiled Butterflied Chicken

"Rather than broiling a chicken in pieces, which is easy to do but not wildly exciting, and rather than roasting it whole, which takes an hour or more, butterfly your chicken. It cooks in half the time and makes a great presentation."

Makes -4 servings

Cooking Method - Broiling

Cost - Inexpensive

Total Time - Under 1 hour

Kid Friendly - Yes

Recipe Course - Main Course

Dietary Consideration - Egg-free, Gluten-free, Peanut Free, Soy Free, Tree Nut Free

Meal - Dinner, Lunch

Taste and Texture - Buttery, Crisp, Rich

Ingredients

A 2½-to-3-pound broiler-fryer chicken, butterflied

2 tablespoons melted butter blended with 2 teaspoons vegetable oil

Salt and freshly ground pepper

½ teaspoons dried thyme or an herb mixture

1 tablespoon minced shallot or scallion

½ cup chicken broth and/or dry white wine or vermouth

1 to 2 tablespoons butter, for enrichment

To Butterfly a Chicken: With heavy shears or a cleaver, cut down close to the backbone on each

side, and remove the bone. Spread the chicken open, skin side up, and pound on the breast with your fist to flatten the chicken. Cut off and discard the little nubbins at the wing elbows, and fold the wings akimbo. To hold the legs in place, make ½-inch slits in the skin on each side of the lower breast and tuck the drumstick ends through the slits.

Preheat the broiler to high. Brush the chicken all over with butter and oil and arrange it skin side down in a shallow pan. Set it under the broiler so the chicken surface is about 6 inches from the heat source. Let broil for about 5 minutes, then baste rapidly with the butter and oil, and continue for another 5 minutes. The surface should be browning nicely; if not, adjust the heat or the distance of chicken from broiler. Baste again, this time with the juices accumulated in the pan, and broil another 5 minutes. Then season with salt and pepper, turn the chicken skin side up, and season the surface. Continue broiling and basting with the pan juices every 5 minutes for another 10 to 15 minutes, until the chicken is done (see Notes).

Remove the chicken to a carving board and let it rest for 5 minutes. Meanwhile, make the deglazing sauce by first spooning cooking fat off the juices in the pan. Then stir the shallot into the pan and simmer for a minute or so on top of the stove, until the juices are syrupy. Swirl in the enrichment butter, pour over the chicken, and serve.

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):



MARY KAY
To Register -Text Me
843-441-1204

*Sample of the
month club*

- *no purchase necessary
- *receive a sample of a beauty or skincare product every month
- *take a short survey about the product
- *receive 5% off of the product if you would choose to purchase

Karen Hardy - Independent Beauty Consultant

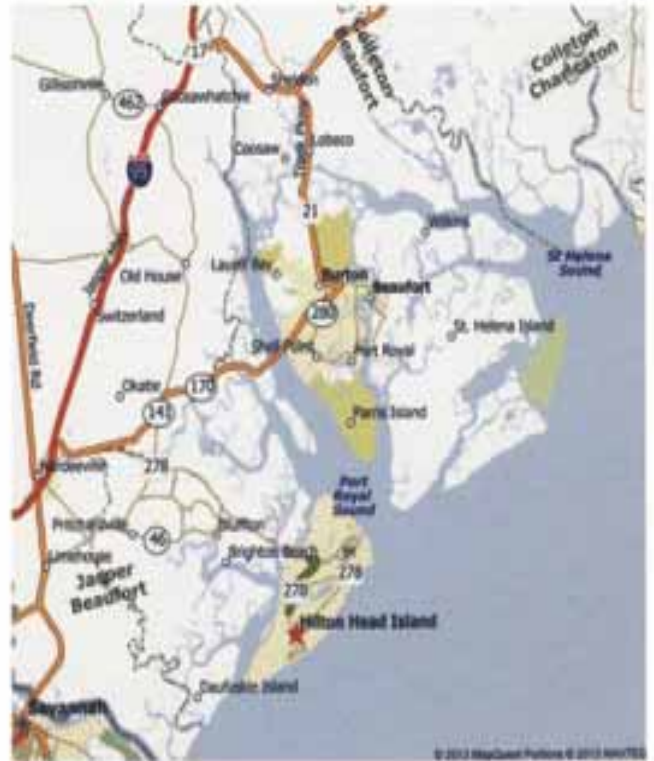
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Chris & Maria Skrip
Broker Owners

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.

Beaufort:
www.ChrisSkrip.com

Bluffton, Sun City, Hilton Head:
www.MariaSkripHHI.com

Facebook:
www.facebook.com/BeaufortSCRealEstate



Chris and Maria Skrip

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

Royal Pines

Real Estate Advisor



“As a professional realtor in Pennsylvania and Delaware, I knew I wanted one of the **Best Realtors** in Beaufort SC to handle selling our estate property. The choice was easy. **Greg Bennett**’s twenty plus years of professional real estate experience, incredible home sales track record, and one of the **Best Marketing Plans** in the industry made him our first and only choice. He brought us **Four Offers** in **Two Days** and we **SOLD** above our list price.”

---Elin Green



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