

SPRING GARDENING TIPS

From the Garden Club

Wow! What a winter we experienced this year. As I walked around my yard looking at my dried leaves and bare branches I came upon my Trillium patch poking their heads above the ground welcoming Spring. As you begin to tidy your yards for the upcoming growing season don't be in a hurry to dismiss a plant showing no sign of life. Be patient as it might surprise and spring to life a little late.

It is safe to plant annuals and perennials. Most perennials can be safely divided. Wait to trim/prune/ fertilize all flowering shrubbery until after they have bloomed in the Spring. If you are planting new shrubs dig your hole (2X diameter/depth needed) and work in some organic matter. Set the plant 1-2 inches above the soil line. This allows the plant to breathe and will provide good drainage. Don't forget to add mulch (1-2 inches) to keep the soil damp (reduce watering) and hopefully weeds at bay. When fertilizing,

select a fertilizer low in phosphorus (middle number). If you have shrubs displaying yellow leaves with green veins, the plant may be suffering from chlorosis (an iron deficiency caused by too high PH and/or insufficient water – either which renders the iron in the soil unavailable to the plant.).

Time is right to take a soil sample to the local Clemson office (18 John Galt Road, Beaufort, SC 29906 Phone: 843-470-5109). Call for directions on how and cost (which is minimal).

The Royal Pines Garden Club will be hosting their annual plant sale on April 14th which coincides with our neighborhood garage/yard sale. If you wish to donate a gently used yard utensil/pot, etc please contact me/Darlene Dudley 843-812-8430, Deborah Patterson-Robart 718-644-4990, or Pat Lauzon 843-524-5671.

ARCHITECTURAL REVIEW BOARD

Most ARB Policies and Procedures are a continuation of the interpretation of the Covenants by previous Boards of Directors. Over the years ARB changes have been made such as allowing:

- Fences;
- Boats on Trailers an exception to Covenant # 17 stating "No Trailers, as long as they are parked on the side or back of the resident;
- Consideration of additional building materials for construction such as synthetic materials for fences and sheds ;
- The mere allowance of fences to name a few.

Until 2014 the HOA did not own the Covenants. Since the transfer of the Covenants to the HOA in 2014 enforcement of the Covenants by the Board of Directors is mandatory under law on behalf of all property owners.

All Homeowners in Royal Pines are bound by their deeds to abide by the Covenants and ARB Guidelines as interpreted by the Board of Directors. If you were not informed by your Closing Attorney or Realtor that Royal Pines was a Covenant Community that

is a failure of the Realtor or closing Attorney and does not relieve the property owner from compliance. You are bound to abide by the Covenants and ARB Guidelines.

Property Survey

Many people did not obtain a Survey of their Property thinking they were saving money. Currently, the cost of a Survey in Beaufort is about \$450. That amount amortized over thirty years – the length of a typical mortgage today, is about \$1.25 per month. A property disputes over property lines will cost far more than \$450 just in Attorney fees. If you did not authorize or obtain a Survey prior to closing you might consider obtaining one even today.

RPHOA Website

If you were not provided a copy of the Covenants or ARB Guidelines by your realtor or closing attorney they can be viewed and downloaded from the RPHOA Website www.royalpineshomeowners.com In addition any questions may be sent to royalpineshomeowners@yahoo.com. Required Forms for permits for projects are also available on the website.

LETTER FROM THE PRESIDENT

Karen Hardy

Thanks to all of you that joined and participated in the Royal Pines Homeowners Association annual meeting. The presentation by Paul Sommerville was very informative. There are big plans on the table for the installation of lights, road improvements, etc., on Lady's Island if the November referendum.

Elections were held and a listing of Officers and Directors appears on the front page, left column. As always, if you have questions for the HOA or wish to speak to an ARB representative simply email us at royalpineshomeowners@yahoo.com. If you would like to know about meetings or wish to printout forms go to our website at www.royalpineshomeowners.com.

There were quite a few issues and questions discussed during the annual meeting. We will continue to update the community on all requirements, changes, or events via the community newsletter an online at our website.

Members of the Association will be receiving quarterly updates on what is happening in our community regarding activities undertaken by the Board. We will be publishing a membership directory and will deliver one to each member of the Association. Also, as dis-

cussed, we will be working on a "members only" social event and will keep you posted on all pertinent information as plans progress.

Royal Pines is a Covenant Community and the Board is legally tasked with enforcing the Covenants. The Covenants apply to every home in Royal Pines. During this coming year, the Board will be diligent in its continued enforcement of all covenants.

The Board meets the first Thursday of each month (unless there is a scheduling conflict so check the website) at the Tavern. The meeting starts at 5:30p.m. All residents are invited to attend. If you have a concern or issue that you wish to discuss with the Board please notify us at least a week before the meeting so we can place you on the Agenda. Please note that the initial portion of the monthly meeting deals with Board business only. At the conclusion of the meeting we will open the meeting to attendees that are registered.

If you have a question, concern, or complaint the proper forum is to contact the Board by email or attending the board meeting. The Board does not participate in social media discussions or questions and the information you may obtain may not be correct.

RECIPE OF THE MONTH

Elvis Burger with Chopped Salad and Pickled Gherkin

Chef Jamie Oliver

Ingredients

- ½ a red onion, peeled and finely chopped
- A sprig of fresh tarragon, finely chopped
- 1 dried red chilli
- 1 large egg, preferably free-range or organic
- A handful of breadcrumbs
- 1 teaspoon Dijon mustard
- 2 tablespoons freshly grated Parmesan cheese
- A good pinch of ground nutmeg
- 2 pounds ground beef
- Olive oil, for frying
- Sea salt and freshly ground black pepper
- 1 head of romaine lettuce
- 4 plum tomatoes
- 1 cucumber
- 4 ciabatta rolls
- 4 large gherkin pickles

Grind your dried chilli into a powder in a pestle and mortar then put into a bowl with the onion, tarragon, egg, breadcrumbs, mustard, Parmesan, nutmeg and beef. Mix well and use your hands to shape this mixture into 4 patties and refrigerate for half an hour or so to give them a chance to firm up slightly.

When you're ready to cook the burgers, preheat a frying or griddle pan so it's nice and hot. Brush the pan with a little oil, season the burgers generously with salt and pepper, then cook them for 10 minutes until they're nice and pink and juicy, or longer if you like them well done. Turn them carefully every minute or so, making sure they don't break up.

Meanwhile, roughly chop the lettuce, tomato and cucumber, mix together and set aside. Once the burgers are cooked, split the rolls in two and toast them quickly on the griddle or in the toaster. Sandwich the cooked 'Elvis' burgers between the toasted rolls and serve them on individual plates with the gherkins and some of the chopped salad (add a little olive oil or salad dressing if you like) on the side. Serves 4

HELENA PLACE

By Rose Ewing

As a resident of Royal Pines for the past 19 years, I have seen many senior citizen neighbors age to where they are no longer safe or comfortable living alone. Whether it is meal preparation, needing help to take medications as directed by a doctor or alleviating the burden of caring for and cleaning a large house and yard, Assisted Living may be the answer for some seniors.



Assisted Living communities have individual apartments with private bedrooms and private bathrooms which senior citizens can lease.

Trained staff such as nurses, certified nursing assistants, caregivers, chefs, maintenance, and cleaning staff, ensure that seniors' needs are met. The team is headed by an Executive Director and at Helena Place in Port Royal, a seasoned Registered Nurse.

Whether it is taking medications correctly, dressing, grooming, bathing, toileting and incontinence management, ensuring the senior is provided with well prepared meals and snacks, the ways in which individual seniors need care and assistance varies.



Personalized one-on-one visits from doctors and physical therapists can also be arranged in your private Assisted Living apartment so



there is no longer a need to prepare for long exhausting doctor appointment that last half-a-day.

The senior residents also have access to a variety of activities - such as daily exercise, gardening, baking, shopping excursions, visits from local school children, bingo, crafts, group movies, social gatherings such as cocktail hours and pet visits from trained therapy dogs. An on-site hairstylist alleviates the need to go out for a fresh style.



If you or a loved one are looking to downsize from a large burdensome home, I suggest looking for a small community like Helena Place Senior Living that has 40 private apartments. Only in small Assisted

Living communities can a loved one get the close personal care and attention your loved one deserves. Small Assisted Living communities can intently focus on all aspects of the senior's wellbeing and notice tiny changes before they become big problems.

Is the senior acting as they always do? Is anything different about their language or demeanor? Are they walking normally? Are they eating normally?

Catching minor changes before they become major problems are the #1 way to stay healthy and out of the hospital!



Just as we look at small class size when getting a good one-on-one education, we should also look at small community size when looking for senior living.

Helena Place is the only small Assisted Living community in the Beaufort area. But that is just one of the reasons it is special. To find out the others, contact me, Rose Ewing of Helena Place Senior Living at 843-252-3001. roseaewing@gmail.com.

Helena Place
1624 Paris Avenue
Port Royal, SC 29935



Paid advertisement

COOSA BACK PACK BUDDIES

While every child in Coosa Elementary School has access to nutritious breakfast and lunch at during school days, the same cannot be said for weekends and breaks. Chelsey Feus is spearheading a project to provide food to children that may not have much to eat over the weekends. Donated food items are discretely placed in the children's back packs then discretely distributed to the students on Fridays. This goes along way to help feed these students throughout the weekend.

Donations are accepted at any time. However, a special table will be sent up during our Annual Community Yard and Garden Sale. This table will be set up in the median on Royal Pines Blvd.

The following is a list of food stuffs that would be appreciated.

Regular sizes
Jars of peanut butter
Jars of Jelly
Loaves of Bread

We are collecting the following items for weekends (all individual size and packaged):

Easy Macaroni
Fruit Cups
Applesauce
Juice Boxes
Granola Bars
Grits/ Oatmeal
Cans of spaghettios or ravioli

As food is needed every week donations can also be dropped off any time at Chelsey's home at 10 Meredith Lane or with Karen Hardy at 63 Thomas Sumter.

DO I NEED FLOOD INSURANCE

(Excerpt from AAA Carolinas Magazine)

[Ed. Note: While written for North Carolina many of the points also apply to South Carolina. RP Times is not promoting AAA Insurance.]

Floods are nothing to leave to chance. Large and small-scale flooding can be disastrous - from losing priceless family photos to destroying your entire home. If you live in a flood zone, you're likely required to purchase flood insurance since it's not covered as a part of a standard homeowner's insurance policy. It's important to stay informed about your insurance policies, and that's why having a local AAA Insurance Agent is vital.

Know if your property is located in a flood plain. However, all areas have the potential for flooding. New construction or development in surrounding areas can change your neighborhood's environment almost instantaneously. In the past five years alone, all fifty states have experienced flash floods and damage. Flash floods can bring walls of water ten to fifteen feet high, causing severe detriment to homes, vehicles, and property. Also, a vehicle can easily be swept away in a flash flood. Some areas are specified as Special Flood Hazard Areas (SFHAs) . If you

live in one of these zones and have a federally backed mortgage you may be required to purchase flood insurance.

Discuss flood insurance now with your trusted AAA Insurance Agent. Most flood insurance policies take a minimum of thirty days to go into effect, so don't wait until the onset of a hurricane or torrential rain. Keep in mind if you live in North Carolina that five of the last ten costliest hurricanes occurred in the state. Most flood insurance policies are very affordable. As with any policy, your choices for coverage and dollar amount of coverage are key factors in cost. Coastal properties are most prone to flooding and insurance policies can be a little more in those areas. Two of the most hurricane prone counties are in North Carolina, and you can guess quickly that they are coastal. Call your AAA Insurance Agent today and make sure your home and family are protected against flooding. Don't get caught in the rain without it.

-JimMcCafferty,
Senior VicePresident AAA Insurance Services

REMEMBER!

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

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): _____

Did you know that as women we control 80% of purchases in America?

That is a lot of power when we take our consumer dollars and invest in products, people and companies who align with our value systems. I don't know what other cosmetic companies do with their money, but I do know what happens when you choose to wash your face with Mary Kay products.

sacrificing their priorities of Faith first, Family second, and Career third, and living by the Golden Rule.

◇ Supporting over 6000 employees here in the United States and a worldwide sales force of over 3.4 million in 38 countries say thank you. You are helping them get up every day and design their dream life.

Did you know that when you wash your face with Mary Kay, you are;

- ◇ Directly investing in a local woman-owned small business and impacting her dreams and legacies! In fact when you use Mary Kay products you are not only using some of the best in the industry you are getting your own personal consultant to help you every step of the way. You are investing in your neighbor, friend, sister, mother,...
- ◇ Supporting our local economy? The \$\$ you choose to spend with your MK consultant goes right back into our community! How many of you agree that teachers need a raise? How about our roads? Part of that money comes from our local business tax base.
- ◇ Supporting our company started by Mary Kay Ash, a company created by a woman for women, where women could be paid what they are worth without

- ◇ Keeping women and families safe tonight in shelters all across the US, because of the 3+ million dollars a year we donate to Domestic Violence Shelters around the country!
- ◇ Helping us donate over \$1.2 million to Cancer research, to eradicate cancers that affect women. PLUS our newest partnership is called Love is Respect. This is a 24/7 text-to-help hotline where a young girl can text loveis to 22522, and there is someone on the other end of that hotline to explain what a healthy relationship looks like.
- ◇ That you are working with a company that is consistently in the top 4 skin care/cosmetic companies in the world. That stands behind its products 100%.

Want to know more about Mary Kay and our products and services, just give me a call 843-441-1204. **Karen Hardy**

SLIMMED-DOWN WHITEHALL PLAN OK'D

(as reported by the Sea Island Coalition)

In a 6-0 vote before a packed City Council chamber, the Metropolitan Planning Commission approved a new plan to develop the Whitehall property on Lady's Island.

The slimmed-down plan calls for 80-100 residential units, a 100-unit independent living facility, and some 20,000 s.f. of commercial/retails space along the Sea Island Parkway. An earlier proposal, with more than 240 residential units in seven large apartment towers, was denied by the MPC in November.

This approval of the "conceptual plat" was essentially the approval of building lots and the road network inside the Whitehall property. With this in hand, the developer is able to move forward with survey and engineering work to finalize lot locations and dimensions, water and sewer connections, and storm water management among other things.

A number of conditions were placed on the approval, 3 recommended by the City's planning department. The City asked for:

a reconfigured sidewalk along Sea Island Parkway a retained road connection to Harborview Circle, but with traffic-calming elements; and a contractual agreement with a certified arborist to ensure tree health and preservation "before, during and after" construction.

Bill Harris, MPC vice-chair and member from the City, added two other conditions. One directed the developer to shift one of the proposed lots to ensure a clear sightline to the river

through open space at the center of the development. A second condition, added to "give some weight" to the issue, asked City planners to review the mass of the planned independent living facility during the design phase. The Sea Island Coalition argued that this facility was "out of scale" with the rest of the development and was contrary to requirements of The Beaufort Code.

Mary Somerville, a director of the Coalition, said the group was pleased with the outcome. "If Whitehall is to be developed, this plan was a reasonable effort to do so in a smart way, as the Coalition had advocated. By and large, this plan fits the character of the community, the scale proposed does not overwhelm the property, and the protections added by the MPC give us some confidence it will be developed the right way. This plan doesn't begin to deal with the horrific traffic problems that will result, and we now have to rely on processes at the City on subsequent design and density issues, with the mass of the independent living facility a key matter of concern. But we are pleased the Coalition was able to make a positive impact on Whitehall, and we expect to continue to be involved in subsequent decision-making processes regarding the property. Most importantly, this process highlighted the impact of community engagement. Without the hundreds of people who turned out for meetings and hearings all along the way, we are convinced the result would have been far, far worse," Somerville said.

How to revive your lawn after winter by Troy-Bilt

Spring is in the air ' birds are chirping, flowers are blooming, but perhaps your yard is looking a little rough from heavy snow and ice. Such conditions can leave lawns with thin or bare patches where severe temperatures and ice have killed grass. This can also create an environment in which weeds can thrive and spread in places where the grass has failed.

While some lawns may recover on their own, you can speed up the revival process with a little extra work. The most important part of reviving your yard is patience. The spring temperatures may make you eager to get your hands dirty, but the ground needs to thaw and dry before you work on it. It may take a few days or weeks for the soil to dry, depending on your area and the type of winter you experienced. Ideally, your soil should not be soggy.

Get your yard back in share with these tips to help restore and prepare it for healthy growth.

Cleanup

Once the ground is dry and thawed, it's time to clean up your yard. Remove dead leaves and debris by raking the lawn and picking up any branches or materials that have blown into your yard. Dead leaves and plant debris retain excessive moisture that leads to fungal disease, plus creates a habitat for harmful insects that will further damage your lawn. Weeds are also likely to begin spreading before your grass has a chance to grow. Keep an eye on areas where grass is thin or just beginning to grow; weeds are likely to sprout there. Dig up the roots or use a strong weed killer to prevent them from returning to your lawn.

Topsoil and Aeration

The most important part of your lawn is not grass ' it's the soil underneath. During the winter months, soil may become compacted and thatch (dead root material) can add to this problem. If your soil is dry, tightly packed or clay-like it will need to be aerated. To make sure your

lawn is ready for aeration, soil needs to be loose so that air and water can get in and out. A great way to create these passageways for needed nutrients is to use an aerator. An aerator punctures the grass and leaves small holes to allow air and water to move in and out. Depending on the type of soil you have and the size of your yard, you can choose a manual, gas, or core aerator.

Using an aerator is very similar to a hand-push mower. First, be sure the grass is damp or slightly moist. Then, push the aerator in a straight line that slightly overlaps each new row. Push the machine slowly so it can puncture the soil and create holes. Once the lawn is aerated, examine the condition of your topsoil. This is the loose, dark layer of soil, full of decomposing organic material. This layer needs to be at least six inches deep for healthy grass to grow. If the top of your soil is dry, tightly packed or clay-like you need to add a healthy layer of topsoil.

Seeding

If your lawn has bare or dead patches, it is time to reseed. As soon as the ground thaws, start planting seeds. Break up the existing ground soil and spread a one-inch layer of compost over the area. Work the compost with a tiller or rake and spread a coating of pulverized lime on top. Spread seed by hand to cover the area with an even layer. Use a rake to ease the seed into the soil. Water the seeds in the morning. Avoid watering in midday during the height of summer as the water will quickly evaporate.

Maintenance

During the summer months, leave grass blades at least three inches long. Shorter blades are likely to dry out from the intense heat. Finally, give your yard a professional look by edging around sidewalks, flower beds and patios. An edger will create clean lines and prevent grass from spreading into your landscape features.

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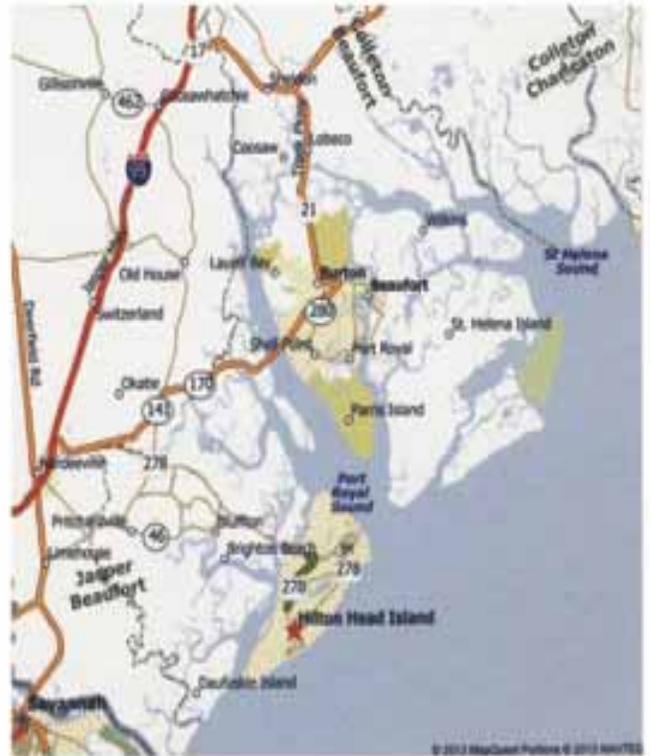
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Chris & Maria Skrip
Broker Owners

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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

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Chris and Maria Skrip

Chris: 843-252-4218
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Royal Pines

Real Estate Advisor



"When we decided to list our home for sale last fall, my husband and I both initially felt overwhelmed. That was until we met Greg Bennett through the interview process. Greg's detailed and far reaching marketing plan, in-depth knowledge of our neighborhood, and his very accurate property valuation of our home made our realtor-client relationship enjoyable and totally stress free. He and his very competent staff handled everything! He was fantastic at arranging consistent showings and prompt feedback, always with the utmost professionalism and positive demeanor. He sold our home in **39 days for 96.5%** of the original asking price. His negotiation skills were as exceptional as the entire selling experience was for us. Greg then arranged for us to lease back our home for 6 months which has made our moving transition as easy as selling our home. We highly recommend Greg Bennett as your future realtor and know you will have the same success story as we have had.

---Bob and Nancy Dailey



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