

FROM THE DESK OF THE PRESIDENT MIKE BARS

First, I want to thank you for selecting me as President to represent the Royal Pines Home-owners Association. It's been a very busy and eventful year. Our Board has worked very hard in many areas to improve and upgrade our community. I was privileged to have a Board with vast and different talents to contribute. We strived to make Royal Pines a proud and desirable place to live.

This year, as mentioned previously, we devised a committee system to address and hope to eventually amend our outdated and archaic Covenants. My only disappointment is that we couldn't accomplish that task this year.

I would hope and encourage all homeowners to join the association and consider running for our Board. We need your support and involvement to continue making Royal Pines a desirable place to live. With more members, we

will have more resources to enhance the ability of the board to allow more participation in our community events and areas of improvement and upgrading.

Finally, I am not running for re-election as President. I have thoroughly enjoyed my term and thank all of my Board members for their support and hard work. Next year should be a very important year for our future efforts and I wish the new Board the best of luck in their expected efforts.

Sincerely,
Mike Bars
President RPHOA

SAVE THE DATES UPCOMING EVENTS

March TBD – Chilli Cook-off

We are planning a chilli cook-off for mid March. Check the website for details in the next few weeks. Please reach out to Nancy Howard if you would like to participate (nhoward@calicode.com).

April 5th – Easter Bunny

The Easter Bunny will be visiting Royal Pines on April 5th. Check the website for more details on the fun activities planned.

April 25th – Community Yard Sale

Members of the neighborhood are encouraged to hold their spring yard sale on Saturday, April 25th so that bargain hunters can do one-stop-shopping within the neighborhood. It will be promoted on the website.

May 30th – Golf Tournament

The HOA, in conjunction with the Olde Beaufort Golf Club, will be holding a golf tournament on Saturday, May 30th. Follow the website as the date approaches for details

A survey will be distributed at the Annual Meeting on March 24 seeking input from the Community for suggestions and ideas for future events.

ROYAL PINES HOMEOWNERS ASSOCIATION ANNOUNCEMENT OF ANNUAL MEETING

Meeting Date: Tuesday, March 24, 2020, 5:30 p.m. Registration, Meeting begins at 6:00 p.m.

Location: The Olde Beaufort Restaurant & Grill in Royal Pines

Proposed Agenda (as of publication date):

- Significant Business of Previous Year Membership: Welcome Wagon; Royal Pines Boulevard entrance landscaping; mowing; Community activities; Meet Santa Claus, Covenant issues.
- Brief presentations by Beaufort County officials Eric Larsen, Capt. Jeff Purdy
- Presentation of past year financial report and proposed budget. Profit and Loss Statement for FY 2019.
- Report of Nominating Committee
- Election of Board positions.
- Open Discussion

The following is a list of Officers and Directors. Nominations will be accepted in advance as well as nominations from the floor of the meeting. Only persons who are dues paying members of RPHOA in good standing with no outstanding fines or violations are eligible to vote or to be a candidate.

OFFICERS

President - Mike Bars - ***Not Running***

Vice President - *Vacant - Open*

Secretary - John Brooks - *Middle of Term*

Treasurer - Nancy Howard - *Middle of Term*

AT-LARGE DIRECTORS

John Gallagher - *Middle of Term*

Tim Connelly - ***Not Running***

Barbara Joidon - *Middle of Term*

Bill Farrar - ***Not Running***

Gwen Taylor - *Middle of Term*

Don Lombardi - *Middle of Term*



YOU MUST BE A CURRENT MEMBER OF THE RPHOA TO VOTE.

Depending on personal interests, At-Large Directors may be involved in the Architectural Review Board, covenant enforcement, welcome wagon, community/governmental activities, publicity, landscaping/maintenance, event planning or other activities as they arise.

Additional candidates will be accepted at the meeting. If you nominate someone other than yourself, please obtain that person's agreement (in writing if the person is not present at the meeting) to run in advance of the meeting.

The time commitment for a Board member is 3-4 hours a month. Our RPHOA needs to have the Board positions filled, so we ask you to consider being a nominee. Please call Mike Bars (248-866-1471) if you are interested or have questions, or email royalpineshomeowners@yahoo.com.

There is a RPHOA membership application on page 6 of this newsletter. Please join by remitting your dues in the amount of \$85 with the application in the enclosed self-addressed envelope.

ALL property owners, whether or not members of the RPHOA, are subject to the Royal Pines Covenants and Restrictions, as noted in your deed.

GARDENING TIPS FOR SPRING TIME

by the Garden Club

January

1. Plant spring flowering bulbs.
2. Turn over the garden soil to expose bugs/insects to the cold weather that will kill them. This will also supply food for hungry birds.

February

1. Prune roses by cutting back any dead wood and prune small branches leaving only main ones.
2. Some perennials can be dug up and divided now.
3. If you are growing plants from seeds, start them indoors now.
4. Fertilize trees and shrubs. Use acidic type for azaleas, evergreens, conifers and camellias. You can use an all-purpose fertilizer on other decidu-

ous plants. Always read and follow instructions on the package.

March

1. Feed your roses with a fertilizer made for them. Begin spraying for black spot.
2. Divide and transplant late and summer blooming perennials. Wait until fall to divide early bloomers.
3. Cut back the ornamental grasses.

April

1. Plant summer flowering bulbs.
2. Plant fruit trees and berry plants in full sun.
3. Apply spring fertilizer to your lawn.
4. Top dress or mulch your perennial beds, trees and shrubs.

ARCHITECTURAL REVIEW BOARD

All property owners and residents please be aware of the following:

Sheds: Sheds may now be up to but not exceed 200 square feet. They need to be made of wood or wood composite; metal and plastic will not be approved; color to be as close as reasonably possible to house color; to be located at rear of home preferably not visible from street; set backs from property lines are minimum of 10 feet.

The County does require permits for sheds in certain circumstances and it is the property owners obligation to determine if a County permit is required.

Fences: Maximum height to be 4 feet. Repair of a few boards does not require a permit. Replacement of an entire fence, a section of fence or the extension of an existing fence does require a permit.

Traffic violations: Royal Pines Home Owners Association does NOT have police powers. Calling Board members or sending emails to RPHOA puts us on notice that there are issues. We are in contact with the Sheriff's Department regarding enforcement. The Sheriff has limited resources for monitoring traffic enforcement in neighborhoods. They are cooperating with us. YOU CAN HELP. When you see continual violation of traffic violations, especially speeding, call the Sheriff's non-emergency line 843-524-2777 to register your complaint. The more residents that register complaints about traffic issues the more likely we are to see additional enforcement in Royal Pines.

PET LEASH LAWS ARE MANDATORY

An ongoing issue in Royal Pines is the number of dogs roaming free in the neighborhood including the golf course. It is certainly acceptable for pets to run free in a fenced yard. But once free of the yard it is the pet owner's responsibility to exercise total control over the animal.

The following are provisions excerpted from the Beaufort County Code.

Sec. 14-28. - Restraint of animals by owners. (a) *Running at large. It shall be unlawful for any owner or custodian of any dog, cat, or other animal to permit the dog, cat, or other animal to run at large at any time upon any street or highway or other property within the county (S.C. Code 1976, § 47-7-110).*

(b) *Control of animals generally. No owner shall fail to exercise proper care and control of his animals to prevent them from becoming a public nuisance.*

(c) *Female dogs and cats in heat. Every female dog and cat in heat shall be confined in such a manner that such female dog or cat cannot come into contact with another animal.*

Other provisions including description and laws applying to "dangerous animals" can be found in Chapter 10 of the county ordinances which are on line at www.municode.com/library/sc/beaufort_county/codes

If you see dogs running loose you can call Animal Control at 843-255-5010 to report. If a dog poses a threat to you or you observe such a threat call 911

RECIPE OF THE MONTH

Absolutely Ultimate Potato Soup

Ingredients

1 pound bacon, chopped
 2 stalks celery, diced
 1 onion, chopped
 3 cloves garlic, minced
 8 potatoes, peeled and cubed
 4 cups chicken stock, or enough to cover potatoes
 3 tablespoons butter
 1/4 cup all-purpose flour
 1 cup heavy cream
 1 teaspoon dried tarragon
 3 teaspoons chopped fresh cilantro
 salt and pepper to taste

Directions

Prep 20 m - Cook 30 m - Ready In 50 m

In a Dutch oven, cook the bacon over medium heat until done. Remove bacon from pan, and set aside.

Drain off all but 1/4 cup of the bacon grease. *(Please note: for those who do not wish to use bacon, substitute 1/4 cup melted butter for the bacon grease and continue with the recipe.)*

Cook celery and onion in reserved bacon drippings until onion is translucent, about 5 minutes. Stir in garlic, and continue cooking for 1 to 2 minutes. Add cubed potatoes, and toss to coat. Saute for 3 to 4 minutes. Return bacon to the pan, and add enough chicken stock to just cover the potatoes. Cover, and simmer until potatoes are tender.

In a separate pan, melt butter over medium heat. Whisk in flour. Cook, stirring constantly, for 1 to 2 minutes. Whisk in the heavy cream, tarragon, and cilantro. Bring the cream mixture to a boil, and cook, stirring constantly, until thickened. Stir the cream mixture into the potato mixture. Puree about 1/2 the soup, and return to the pan. Adjust seasonings to taste.

BEING A GOOD NEIGHBOR

- ◆ Participate in Royal Pines Clean Up days. Doing this clearly demonstrates that you care about improving your street and Royal Pines. Remember after Matthew how this community came together to help each other. Let's keep that kind of spirit going!
- ◆ Attend the monthly HOA meetings to get a complete understanding of all that we are working hard to accomplish (not for just HOA participates but for all the community).
- ◆ Do not let your animals run free. If someone sees a loose dog chances are good that they will call Animal Control.
- ◆ Pick up after your dog when walking. It is very unsanitary and could increase the appearance of No-See Um's and mosquitos.
- ◆ Welcome new neighbors to your community. Something as simple as a "Hello, my name is Joe" could have influence on the neighbor and make them feel as if they are already part of the community. Smile and wave when you see a neighbor. Sometimes, all someone needs is a smile to improve their day.
- ◆ Don't dump trash in someone's yard. You are responsible for your own trash, not your neighbor.
- ◆ Participate in the organizing of a community event.
- ◆ Speak up and join the HOA so that we can do more for Royal Pines.
- ◆ Stay in touch with our elderly neighbors. They can't do some of the things that they have done in the past. If you don't see them for a couple of days contact them and make sure they are all right.
- ◆ Mow your yard on a regular basis and remember to cut the ditch in front of your house. It will go a long way in creating great "curb" appeal.
- ◆ Don't leave the newspapers that are thrown in the driveway. Take them in and dispose of them so as not to leave an unsightly mess in your driveway or on the street.



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): _____

A FEW INTERESTING THINGS TO DO

We live in a beautiful city. However, life happens and most of us get in a rut and go to the same places or do the same thing over and over. Worse yet, we travel to somewhere else to see what is happening in their town. Tourists come to Beaufort because they know a lot of our best places to see. Perhaps this year, you can do a few "mini-vacation" trips to some of our wonderful sites to see. Listed below are just a few things worth going to in Beaufort:

Historical Landmarks - With a rich history spanning over 500 years, the Beaufort area has no shortage of outstanding landmarks to visit and feed your inner, adventurous child. The conglomeration of Spanish, English, French, and Native American people - all battling over this prime spot of American soil - has spawned endless, wild stories of victory, defeat, romance, fortune, perseverance, disappointment and triumph. For those visitors who have a passion for history or locals who want to play tourist in their own town for a weekend, get out and see the sites! Walking, buggy or bus tours are all available. Pick up your maps and learn pertinent information at the Visitors Center. Centrally located downtown at the historic armory and built in 1798, the Visitor's Center is a great place to kick start your blast into the past!

Fort Fremont - Travel back to the 1890's and the Spanish American War with a docent led tour at Fort Fremont the 4th Saturday each month. Tours are FREE and open to the public. On your tour you will learn its history, see a scale of how it stood in

1898 and meander through the site of the once state-of-the-art facility. Constructed in 1898 in response to the Spanish threat, the fort's main responsibility was to defend the coaling station and dry dock at the Port Royal Naval Station on Parris Island. Originally consisting of 170 acres, very little of the comprehensive military village remains. The two concrete batteries you can visit today are only a small portion of what stood there. In addition to the batteries, only the brick hospital survives as a private residence, which is on the tour. To the north toward Beaufort stands the Fremont campus composed of barracks, a mess hall, PX, officer and NCO quarters, administrative and engineering buildings and stables. For more information and to arrange your tour call the St. Helena Library at 843-255-6486.

Kazoobie Kazoo Factory - Who knew there was so much behind the kazoo? Tours of the factory are available from 9 am to 4 pm Monday through Friday and at just \$5 a person, it's a steal. Great for anyone to see how the kazoos are made, learn the history behind the kazoo, experience different versions of the instrument, and even make one. Tours last about an hour but your little ones are sure to be entertained for weeks with their very own kazoo. Please visit thekazoofactory.com for more information and to plan your tour!



Celadon Club welcomes our neighbors from

Royal Pines

AT A SPECIAL NEIGHBORHOOD RATE

All access membership to Celadon Club Wellness Center includes:

- 24 hour access to gym
- Access to pool, locker rooms, and all fitness classes.

- Individual \$80/month
- Couple \$120/month
- Family \$160/month
- No Enrollment Fee

CALL 843-379-1088 OR EMAIL FRONTDESK@CELADONCLUB.COM FOR MORE INFORMATION.



The HOA has selected May River Disposal as our preferred waste hauler. Verified members will enjoy a 15% discount on their services. Visit: <https://www.mayriverdisposal.com> or call 843-379-0077 to sign up for service.

RE/MAX 1st Advantage



Chris & Maria Skrip
Broker Owners

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

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



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I love, live and know Beaufort
Lifelong resident
Over 20 years of Real Estate experience
I will work hard for you!



UPDATING THE COVENANTS AND RESTRICTIONS OF ROYAL PINES ESTATES

In the early 1970s the subdivision of Royal Pines Estates was created. The developers recorded the Covenants and Restrictions for the subdivision in 1972, some 48 years ago. How times have changed in those nearly five decades since.

In November 2014 control of the Covenants and Restrictions passed to the Association of Royal Pines Country Club Estates Homeowners, Inc., a/k/a Royal Pines Home Owners Association (RPHOA). From 2014 until today RPHOA Boards have attempted to discern methods to update the Covenants and Restrictions to bring them in line with the way our homeowners live, work and play. To modernize them to meet with real life conditions that exist in the 21st Century.

Unfortunately, all suggested methods to amend the Covenants and Restrictions have been stymied by the poor draftsmanship of the original Covenants and Restrictions, which do not provide for a reasonable method of amendment. The only method of amending the Covenants and Restrictions is to have a vote on a proposed amendment by the title owners of all properties

in the Royal Pines subdivision. That is approximately 700 owners. For a proposed amendment to be approved will require the affirmative vote of 50% plus one of the property owners.

Over the next year the Board will draft a proposed amendment. Each and every titled owner will receive the proposed amendment by mail to the address on record with Beaufort County. The Board will endeavor to provide the option of voting by mail or electronically by a secured signature application similar to Veri-Sign.

To aid in this endeavor we are requesting that all property owners send an email to the RPHOA email with their name, their property address(es) and their email address. This will enable the Board to begin creating an email contact list to aid in the effort to update the Covenants and Restrictions. The RPHOA email address is:

royalpineshomeowners@yahoo.com. Alternatively, you can go to the following website, fill out the form and click on the SUBMIT button and the information will be collected by our website manager: <https://mailchi.mp/497cb10ba452/rphoa2020>

Royal Pines Homeowner's Association Profit and Loss Statement 2019 Q4 (December 31, 2019)

	This Quarter	Previous Y-T-D	Y-T-D
Income			
Memberships, ARB Fees, Newsletter, Insurance	1974.00	14655.00	16629.00
Total Income	1974.00	14655.00	16629.00
Expense			
Bank Fees, Computer, Insurance, Irrigation, Landscaping, Legal, Newsletter, Office Supplies, Printing, Postage, Repairs	2456.89	11323.62	13780.51
Total Expense	2456.89	11323.62	13780.51
Net operating Income	(482.89)	3331.38	2848.49
Interest Income	24.16	132.03	156.19
Net Income	(458.73)	3463.41	3004.68