

FROM THE DESK OF THE PRESIDENT
Mike Bars

This is my last letter of my term as your HOA President. It has been a pleasure to serve, although I didn't expect a second year, which was necessitated by the Corona Virus.

First, I would like to thank all our Board Members for their dedication in supporting me. They have all had special talents and served this Association with their time and hard work.

You will notice the new sign that Gwen Taylor and her Committee erected at the entrance to Royal Pines.

Barb Jodoin spent hours with her Committee in effectively working with the County in having our ditches cleaned, which alleviated the many flooding issues that have affected our home owners. Again, I'd like to thank Barb and her Committee for their time and effort in this endeavor.

Bill Farrar also spent an extra year as our ARB representative after the untimely death of Bob Keissling. Bill has performed a thankless job and was an invaluable aide to me in running the Association.

Finally, we hopefully can have our Annual Meeting scheduled for Tuesday, March 23, 2021. Please consider participating and giving your time and talents for positions on our Board. Terms are expiring and we need new people to fill these positions. If interested, please prepare a short history of your background and experience for review of the home owners.

Lastly, I would encourage our home owners to join our Association, it is only \$85.00 per year. With more home owners joining, we can work together to keep our Community a proud place to reside.

Sincerely,
Mike Bars
President RPHOA

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): _____

YOU MAY JOIN BY PAYPAL ON THE RPHOA WEBSITE.

GARDEN CLUB

Recently the Royal Pines Garden Club met outdoors, with masks and social distancing, where Lee Rose, extension officer and Master Gardener teacher brought all her seed planting tricks and tips for starting vegetables or flowers inside, 6 weeks prior to planting outdoors.



She demonstrated the use of a cold frame which has no bottom, to start and grow the plants outdoors if you prefer. The cold frame should be against a south facing wall.



She recommends the Park Seed book which is full of information and is available locally.

You can also call the local Clemson extension office with any questions including getting your soil tested. She definitely wowed the Royal Pines Garden Club with her knowledge.

The garden club is now ready for their latest activity, a seed planting contest among its members.

On October 3, a glorious autumn day weather-wise, some members of the Royal Pines Garden Club gathered for a work party at Olde Beaufort Golf Club. The members sought to express appreciation for use of space for their monthly meetings there. In keeping with their objectives to enhance civic beauty and improve our community, they trimmed, pruned, deadheaded, raked, pulled vines, dug, and transplanted. Pictured are; Art Blair, Janet Mulcahy, Cynthia Curnes, Kathy Bollack. Not pictured are; Janie Ephland, Deb Patterson-Robart. For further information about Royal Pines Garden Club and their activities, contact Deb Patterson-Robart, President, at DebonAir42@aol.com.

Royal Pines Homeowner's Association	
Balance Sheet	
As of 11/30/2020	
ASSETS	
CURRENT ASSETS	
Checking Account	10069.41
CD Business Account	11177.23
CD Accrued Interest	13.82
Cash Mgt Account	10317.42
PayPal Account	82.23
Accounts Receivable	0.00
Total Current Assets	31660.11
TOTAL ASSETS	31660.11
LIABILITIES & NET ASSETS	
LIABILITIES	
Accounts Payable	350.00
Total Liabilities	350.00
NET ASSETS	
Unrestricted Net Assets	31310.11
Total Net Assets	31310.11
TOTAL LIABILITIES & NET ASSETS	31660.11

ELECTION PROCEDURES FOR 2021 ANNUAL MEETING

ASSOCIATION OF ROYAL PINES COUNTRY CLUB ESTATES HOMEOWNERS, INC. RESOLUTION OF THE BOARD OF DIRECTORS

WHEREAS, the COVID-19 pandemic has resulted in the 2020 Annual Meeting of the Association of Royal Pines Country Club Estates Homeowners, Inc. (RPHOA) to be cancelled; and
WHEREAS, RPHOA Bylaws require staggered terms of office for the Officers and Directors; and
WHEREAS; the terms of some of the Officers and Directors would have ended in 2020 with the election of replacements; and

WHEREAS; the terms of other Directors will end or require re-election in 2021.

IT IS RESOLVED by the RPHOA Board that the following elections will take place at the 2021 to reestablish the staggered term of office.

1. President (incumbent Mike Bars is not running) term was to expire in 2020. Election of replacement will result in one year term.
2. Vice-President (office vacant due to death of Bob Kiessling) term was to expire in 2020. Election of replacement will result in one year term.
3. Secretary (office vacant due to resignation of John Brooks) term expires in 2021. Election of Replacement will be for two year term.
4. Treasurer (incumbent Nancy Howard is eligible for reelection) term expires in 2021. Election will be for two year term.
5. At Large Directors
 - a. Barbara Joidon is eligible for re-election. Term expires in 2021. Election is for two year term.
 - b. Don Lombardi is eligible for re-election. Term expires in 2021. Election is for two year term.
 - c. John Gallagher is not running for reelection. Term expires in 2021. Election is for two year term.
 - d. Gwen Taylor is not eligible for reelection. Term expires in 2021. Election is for two year term.
 - e. Tim Connelly is not running reelection. Term expired in 2020. Election is for a one year term.

The Board of Directors adopted the above Resolution at its October 2020 meeting in order to return the terms of Officers and Directors to staggered two year terms as required by the Association Bylaws. The current terms have become co-terminus due to the necessary cancellation of the 2020 Annual meeting

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**ROYAL PINES HOMEOWNERS ASSOCIATION
ANNOUNCEMENT OF ANNUAL MEETING**

Meeting Date: Tuesday, March 23, 2021, 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: Royal Pines Boulevard entrance landscaping; mowing; Community activities; Covenant issues.
- Brief presentations by Beaufort County officials (if available)
- Presentation of past year financial report. 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. All position are open for election, please see Board of Director Resolution on page 4.

OFFICERS

President - Mike Bars - *Not Running*

Vice President - *Vacant*

Secretary - *Vacant*

Treasurer - Nancy Howard - *Eligible for Election*

AT-LARGE DIRECTORS

John Gallagher - *Not Running*

Tim Connelly - *Term Limited*

Barbara Joidon - *Eligible for Election*

Bill Farrar - *Not Running*

Gwen Taylor - *Term Limited*

Don Lombardi - *Eligible for Election*

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 2 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.

DID YOU KNOW

1. The most popular food item at Walmart is bananas. They sell more bananas than any other single item in stock.
2. Grapes catch fire in the microwave.
3. No number word before 1000 contains the letter A. (One thousand)
4. There is only one U.S. state capitol without a McDonald's. Montpelier, Vermont.
5. In 2016 there were 3,456 squirrel related power outages.
6. In ancient times spider webs were used as bandages. They supposedly have natural antiseptic and antifungal properties.
7. Everyone who works at Ben and Jerry's headquarters in Vermont is entitled to three free pints of ice cream for each day of work.
8. Adult cats are lactose intolerant. They don't have enough lactose enzyme to digest lactose from milk. They do have the enzyme in their early life.
9. The world's largest spider, according to Guinness World Records, is the South American Goliath birdeater. Its legs can reach up to one foot and it can weigh up to 6 ounces!
10. The first programmable digital computer in the U.S. (Eniac) weighed more than 30 tons and included 17,468 vacuum tubes.
11. Your nose is always visible to you, but your brain ignores it through a process called Unconscious Selective Attention.
12. Royal Pines Country Club Estates was established in 1969 as a residential area for attracting retiring military personnel. You can read more of the history at royalpineshomeowners.com
13. Foods that are toxic to cats and dogs:
Onions and garlic can lead to anemia
Baking and dark chocolate can cause heart problems, seizures, and death
Grapes and raisins can cause kidney failure
Raw eggs can cause salmonella
Artificial sweetener Xylitol found in candy, gum, baked foods, and toothpaste can cause liver damage
14. Good treats for dogs are green beans, carrots, green peas, watermelon, and bananas. For more
15. Information go to ASPCA.org

Spicy Shrimp and Tomato Scampi

By Rachel Timmerman

INGREDIENTS:

4 cups penne pasta
5 teaspoons olive oil
4 cloves garlic, minced
1 medium onion, diced
1 (16 ounce) can diced tomatoes with green chilies, drained
½ lemon, juiced
1 pound uncooked medium shrimp, peeled and deveined
¼ cup chopped fresh parsley
salt, to taste; ground black pepper, to taste
1 pinch crushed red pepper flakes, or to taste
1 teaspoon grated Parmesan cheese, or to taste

prep:10 mins; cook:25 mins

DIRECTIONS

Step 1

Fill a large pot with lightly salted water and bring to a rolling boil over high heat. Once the water is boiling, stir in the penne, and return to a boil. Cook the pasta uncovered, stirring occasionally, until the pasta has cooked through, but is still firm to the bite, about 11 minutes. Drain well in a colander set in the sink.

Step 2

Heat the olive oil in a skillet over medium heat. Stir in the garlic and onion; cook and stir until the onion has softened and turned translucent, about 5 minutes. Stir in the tomatoes; simmer until heated through, about 5 minutes more. Add the lemon juice and shrimp. Cook and stir until the shrimp are bright pink on the outside and the meat is no longer transparent in the center, about 5 minutes. Stir in the parsley, then season with salt, pepper, and red pepper flakes. Serve shrimp and sauce over prepared penne pasta. Sprinkle with Parmesan cheese.

Is the HOA a pain in the A..?

by Michael Johns

10-year resident, past RPHOA President and Board member

There seems to be an increase in the frequency of the following charge: "All the HOA does is harass homeowners." This is demonstrably untrue.

The Royal Pines community originated in the early 1970s; the restrictive covenants under which all property owners reside was adopted in 1991. Enforcement responsibility resides with the Royal Pines Homeowners Association. Every HOA board has tried to maintain community standards as established in the Covenants and further fleshed out in the Architectural Review Board Guidelines. The board, however, has traditionally taken on an additional role—to enhance the sense that this is a community rather than an accumulation of houses.

HOA membership is not mandatory and some have mistakenly concluded that the covenants do not apply to them if they do not join. The covenants, however, run with the land, as stated on the property-owner's deed. Non-participation means that you forfeit your right to attend and vote at the annual meeting.

The HOA has sponsored many events and services for decades. Benefits and opportunities afforded by these activities are available to all residents. They have included maintaining common areas, working with the golf course for our mutual benefit, coordinating with county and state authorities on issues such as ditch cleaning, and organizing community activities.

New tools such as Facebook make neighborhood organizing more accessible, flexible, nimble, responsive, and economical. It has many advantages. Current communication interfaces have diminished the effectiveness of older style, stand-at-the-front-door interactions. In the realm of community social activities the HOA now has less of a role to play.

As a percentage of property owners, association membership has declined, diminishing funds for community maintenance. Efforts to balance social capital creation with covenant enforcement are increasingly weighted toward the latter. HOA-initiated contacts with homeowners now tend to revolve around covenant questions. This is not harassment, it is the men and women of the HOA board carrying out their responsibilities.

Dialogue and conversation between board and homeowner usually lead to a smoothing out of differences. If, after repeated discussion, no accommodation can be reached, the board has no choice but to

look to other options to bring about compliance. If the issue is addressed in the Beaufort county codes, utilizing their greater resources is possible. The last step is to seek redress through the courts. This is not the favored approach, nor is it entered into lightly. It is pursued solely to correct covenant infractions, not to punish or seek compensatory damages. Once this stance has been decided upon it is followed to the end and, as far as I am aware, has always concluded with a decision favoring the HOA position.

In any large group you will find a small cohort that pushes the boundaries. Guidelines are followed only if they agree with individual preferences, otherwise they are ignored. This is not how covenant communities work. There are no standards if rule-evading does not carry consequences. No HOA board seeks out, nor enjoys, confronting neighbors. They are charged with interpreting, then enforcing, the covenants. If you have concerns, bring them to the board. Get on the monthly board-meeting agenda, then stick around and listen. Virtually every issue has been discussed, argued over, passed or tabled over the years. There are reasons why decisions have been made or amended. Resist the one-and-done mentality. Learn some of the history of Royal Pines.

If you plan on putting down roots, help protect your investment. Assist the HOA in making good decisions. Bring your ideas and experiences. Join the board for a term or two. There are different ways to help—pick some aspect that suits your experience and personality. Pay the modest annual \$85 dues. A few neighbors continually pay to support activities that benefit everyone. Greater financial participation and a rotating-level of governance is not a luxury, it is a necessity. Attend the annual meeting to hear what the HOA has done during the past year, where we are and, with your input, where we want to go.

Once, while I was serving on a municipal-court jury, a court officer addressed the problem of jury-service evasion: "If you were in the docket, wouldn't you want someone like yourself to be on the jury?" The HOA must make decisions, with or without you, but if you have concerns wouldn't the resolutions be more in line with your views if you were on the board?



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