



Royal Pines Times



2022 Board Of Directors

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Vice President

Stan Hurt

Secretary

Gwen Taylor

Treasurer

Nancy Howard

Directors:

Mike Bars

Diana DeWitt

Tim Connelly

Jonah Thompson

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The President's Corner

By Michael Johns

Dear Neighbors,

Since the last newsletter there has been a change in the position of HOA President. Dick Bland resigned and, on an interim basis until the next annual meeting on March 15, 2022, I have agreed to serve out the term. I thank Dick for the many hours he dedicated to helping the HOA.

This is my second presidential go-round as I was HOA president for 27 months from 2015-17. My wife and I have owned a home in Royal Pines since 2004 and lived here for the past ten years. We enjoy our home, our neighbors, and living in this community. Royal Pines is populated with hard-working, honest, talented people who represent the fabric of our country. I was honored to be asked to fill-in this position but initially resisted. For the HOA to remain effective it does not need recycled leadership, rather, it requires new ideas, fresh ways of looking at persistent problems, and balanced, inclusive solutions.

This iteration of the newsletter is coming to you because you are already a member of the association, and your email address is on file. Thank you for your support in the past, currently, and in the future. Your membership proves that you value supporting our communal bond, which helps keep our neighborhood desirable and home investment rising. At the moment,

Contact the Board

RPHOA
P.O. Box 1763
Beaufort, SC 29901

RoyalPinesHomeowners
@yahoo.com

ROYAL PINES BOOK CLUB

The Royal Pines Book Club had its first meeting on Saturday, December 4th.



If you have an interest in joining, we will meet the first Saturday of each month at Olde Beaufort Bar and Eatery at noon. The book for December was *The Namesake*.



THE ROYAL PINES GARDEN CLUB

Article written by Gwen Taylor and Betsi Hilton

The Royal Pines Garden Club (a neighborhood garden club) was established in 1990 with 15 charter members. We now have a membership of 26 men and women and are always open to new people joining our group. We meet monthly at the Olde Beaufort Eatery and Bar from September through May on the second Thursday of each month at 10 AM.

The goals of the garden club are:

- ✚ Education in gardening techniques through the Clemson Extension and other sources.
- ✚ Helping our community as a member of the Beaufort Council of Garden Clubs and the Historical Beaufort Foundation.
- ✚ Learning about our unique lowcountry environment including the Open Land Trust and the Port Royal Sound Foundation among others.
- ✚ Friendship and social interaction in our neighborhood community

President's Corner (cont.)

fewer than one-in-four property owners belong to the HOA, even though every property owner, without exception, is obligated to follow the existing covenants. The members of the current board have been dedicated to fulfilling their duties but the terms of several, including myself, will expire at the annual meeting. All of us need those positions filled. A full board, presenting a variety of opinions, will make the wisest decisions. Carrying open seats puts decision making in the hands of a smaller group. Please consider running for office. There will be several positions from which to choose, with different responsibilities for each.

Because this email is going to a small percentage of residents, please forward it your Royal Pines friends and neighbors who might not be HOA members, along with a request that they join the association.

The urbanization of Lady's Island continues at an increasing pace. In mid-December a new sign announcing a zoning-meeting for land on Sams Point Road was put up across the street from John Calhoun Street. Traffic on Sams Point Road is already congested. New home construction in upper-end residential communities such as Celadon and Coosaw Point is rapidly moving forward. Royal Pines is almost built out, but the rising value of vacant land will become more enticing. Sooner or later, these properties will be monetized and sold to developers. The push to increase housing on Lady's Island will degrade the general wide-open-spaces character of the land surrounding Royal Pines. Communities with restrictive covenants that apply to all properties will become more desirable. The value of your home will rise as a result.

We live in a housing environment unlike that of the world in which we grew up. Change is inevitable but fast-moving sprawl is to be avoided. New systems of affordable house-sharing, such as PadSplit, serve a transient workforce. Single family homes can be split into individual bedrooms rented out for a day, week, month, or year. In a community without public transit, such as Royal Pines, most renters in this scenario would have cars, further clogging streets, adding to pollution, and turning yards into parking lots. This scenario is not a reality, yet. The covenants give us some protection against this type of encroachment, but they were enacted three decades ago, before many of the new circumstances were even a dream. It is in our best interest to bring the covenants up-to-date to meet new realities. It is also in the best interest of every homeowner to support the HOA through membership and participation.

Garden Club (cont.)

This year, under the leadership of our president Betsi Hilton, we have had programs about the history of the Royal Pines Community and enjoyed learning the fundamentals of flower arranging for our everyday lifestyle. There has been a plant sale/yard sale to raise money for plantings at the National Cemetery in Beaufort. We have had speakers on the “Quilt of Valor” program and the “Born to Read Project”. We also support Wreaths Across America. Just this past month (December) we were involved in decorating for ‘Music from the Manger’ where we decorated an abandoned warehouse in Port Royal for a three-day celebration to support CAPA. Through the Historic Beaufort Foundation our club helped decorate Olde Combahee Plantation in Yemassee for the Fall Tour of Homes.

Upcoming planned programs for our members include an informative talk about bees and their importance in the environment and their endangered status. Also, a program is planned on growing herbs and their uses in cooking and the history of their meaning & uses through the ages. Upcoming is a member participation program on backyard wildlife habitats and attracting butterflies and birds to our yards are in the works. We will be encouraging members to qualify for the National Wildlife Federation Backyard Habitat certification program. Hands on workshops are planned for the coming year as well as participation in the Beaufort Council of Garden Clubs April Flower and Horticulture Show.

If you are interested in participating in the Royal Pines Garden Club, please contact President Betsi Hilton by email at – robhilton@embarqmail.com

Moving to a new home with a child on the autism spectrum

By Jennie Wise

When you're thinking about moving and starting the house-hunting process, there are a number of different considerations to keep in mind. In addition to location, cost, and amenities, if you have a child on the autism spectrum, there are additional factors to keep in mind when looking for a new residence.

Choosing a Location

When you start narrowing your focus to various neighborhoods, keep in mind not only the price, but the age of the home, whether it's a family-friendly spot, and how close you are to amenities, in particular, quality schools. If your child is already enrolled in a special type of program, you may want to stay in close proximity or ensure you're moving to a location that has equitable accommodations. Also, keep your child's sensitivities in mind. For example, according to Interactive Autism Network, it may be preferable to have a cul-de-sac home than one on a busy street, particularly if your child has [sensitivities](#) to noise.

Consider Amenities

When it comes to a home for a child on the autism spectrum, tactile and sensitivity needs should be kept in mind. For example, if you have a child who is prone to wandering, you may want a home that's far away from busy intersections such as one located in a gated community. You may need to make [modifications](#), such as repainting in muted tones or replacing fluorescent lights with softer bulbs on a dimmer switch. If you have a lot of sharp edges or transitional flooring, you might need to make accommodations there as well. High locks can be key if you have a younger child who may stray from the home without constant supervision.

Create Safe Spaces

Your child's room should be as close as possible in design and features to the room he or she is leaving. Continuity can be critical to people on the autism spectrum. You may also want to have retreat spaces, either in your home, or in your child's room, such as an alcove, cubby, or other area they can go to get away from the hustle and bustle of regular household activity. Outdoors, again, use locking gates if possible, and keep [your child's](#) sensory and tactile sensitivities in mind when selecting landscaping and furniture.

RPHOA ANNUAL MEETING

The Annual Meeting will be held at The Eatery on Tuesday, March 15, 2022, at 6:00 PM. We encourage residents to attend this important meeting. Only dues paying members will be allowed to vote, though all residents are able to attend.

Are you interested in being part of the HOA Board? There are positions coming available and will need to be filled. Among them is PRESIDENT. As you know, Michael Johns has been filling in as Interim for the past several months. However, Michael has made the decision that he will not continue on in this position.

The following positions need to be filled:

President (one year term)

Vice President (two-year term)

Secretary (one year term)

One Director (one year term)

Three Directors (two-year term)

We are also voting on the Articles of Incorporation to legally change the name of our community from

Association of Royal Pines Country Club Estates Homeowners, Inc.

TO:

Royal Pines Homeowners Association (RPHOA)

Autism (cont.)

Making the Move

When it's time to move, prepare your child accordingly. This might mean talking about the move, sharing pictures of the new home, and allowing them to help pack their belongings. Ideally, you'll want to pack your autistic child's room last and unpack it and set it up first to create a [sense of continuity](#) and routine. It can be helpful to have another adult on hand to entertain your child on the day of the move to reduce stressors. If your child is staying with you, make sure they have comfort items with them and take things slowly, taking breaks as necessary if they need respite.

Once you're situated in your new home, keeping it clean and free of clutter can help promote relaxation and, according to Autism Speaks, can [reduce stress](#). If you find you have stains on your furniture that won't come out it might be worth searching "[upholstery cleaner near me](#)." Before meeting someone to get a quote and discuss your needs, evaluate companies by reading reviews online. Avoid working with cleaners that use all-in-one tools, and always get an estimate in writing.

This article can also be found on the website of [Royal Pines Homeowners Association](#). The Association of Royal Pines Country Club Estates Homeowners, Inc. is a South Carolina non-profit corporation.

Architectural Review Board (ARB)

The purpose of the ARB is to preserve the beauty of our neighborhood, the Royal Pines Community. The ARB reviews all applications for new construction of homes, renovations, additions, sheds, fences, and tree removal.

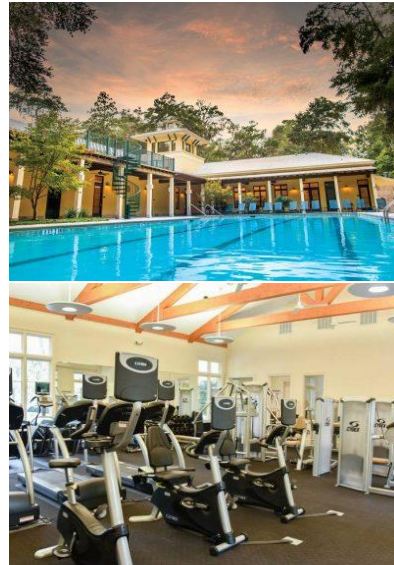
The process for submitting an application for board approval is as follows:

1. Obtain an application from the Royal Pines website (www.royalpineshomeowners.com) ~ click on Documents in the toolbar, you will see the ARB guidelines and Forms from the drop-down menu. Click on Forms to access the ARB application. You must print it out to complete. If you are unable to access the form online, you can obtain an ARB application from one of our ARB members, co-chairmen Stan Hurt at 843-384-4930, or Mike Bars at 248-866-1471.
2. Complete the application. If you have any questions, you can discuss them with Stan or Mike.
3. Submit the application to either Stan or Mike.
4. The application will be reviewed, usually within one week. The ARB representative will contact you.

I would like to give a very special Thank You to Ms. Aubrey Watson for designing the front page of this newsletter. Aubrey attends Beaufort High School and has done some amazing graphics. In addition to graphic design, Aubrey also likes to write. I am hoping that, at some point, she will write a little something for our newsletter. Thank you, Aubrey, for sharing your talent, and for your patience with me!

Diana DeWitt

All residents of Royal Pines receive a discount at Celadon. Contact them at 843-379-1088 to find out the particulars.



Paying members of the HOA receive a 15% discount from May River Disposal for trash and/or recyclables.

