



2022 Board Of Directors

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*Mike Bars*

*Diana DeWitt*

*Tim Connelly*

*Brian Winslow*



President's Corner  
February 2022

by Michael Johns

The Royal Pines HOA Annual Meeting is Wednesday, March 15, 6:00 PM, in the dining area at Olde Beaufort Golf Club. By the time you read this you may have received information about the meeting in the mail. Everyone is welcome to attend but only members vote. You may pay the annual \$85 dues through the mail, via the safe and secure PayPal link on the HOA website, or in person at the meeting.

The Board of Directors needs new members in order to fulfill its mission, which is to serve the homeowners of Royal Pines by faithfully and fairly implementing the spirit of the covenants. Due to the fault of no one, because of resignation, term limits, illness, lack of availability, and moving away from Royal Pines, as of this writing there will not be enough directors to hold a quorum after the annual meeting. This is an unfortunate but correctable situation. Current board members have done their fair share and it is unreasonable to ask them to continue after the expiration of their term. Perhaps more important, new energy and ideas are needed to create new solutions. Board service is not hazardous duty. Assistance to a cause greater than oneself is its own reward. Please step forward.

During my 10+ years as a Royal Pines resident and occasional board member I have heard a great deal about the covenants. In late 2014 the HOA purchased the covenants and became responsible for their application. For more than 40 years prior to that time the covenants were ignored, used to settle personal grudges, and/or applied arbitrarily. The HOA could make recommendations but had no authority to act on them.

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Contact the Board

RPHOA

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## The President's Corner (cont.)

Today, across the community there is a range of opinion as to how the covenants should be applied going forward: 1) Rewrite and update them to bring Royal Pines in line with other restrictive-covenant communities. 2) Work with them as they are written and do what they allow within a less restrictive environment. 3) Pretend they do not exist and do whatever you wish. The first requires approval of more than 50% of the homeowners. The third requires the board to either willfully suspend its legal enforcement obligation or actively terminate the covenants, which requires the approval of more than 50% of the homeowners. The second is the ONLY current option. Although the document is outdated, its language is what must guide the board in maintaining the environment of Royal Pines as time goes on and conditions evolve.

Present and former boards have done their best to apply the covenants equitably and in a responsible, common-sense manner. Alternate interpretations, however, have crept in. One example is Covenant No. 17: "No trailer, tent, barn or other similar outbuilding or structure shall be placed on any lot at any time, either temporarily or permanently." Two interpretations of "trailer" have arisen from this wording, that the "trailer" prohibition applies to all towed vehicles in addition to a single/double wide trailer/dwelling structure, but the wording clearly equates "trailer" with a "tent, barn, or other similar outbuilding or structure." There is no specific covenant language that refers to towed trailers. With that in mind the board has added new language to the Architectural Code:

**"Vehicle Parking/Storage** - Towed trailers, motor homes, campers, boats and recreational items

- Non-resident owned commercial trucks and trailers are prohibited on any lot unless for a temporary period during home repair/construction.
- Resident owned enclosed-trailers or flat-bed utility trailers may be permitted.
- Motor Homes and towed campers may be permitted.

**To the extent possible, trailers, campers, motor homes, boats and the open trailers with them shall be parked on the side of the house, facing forward, not in profile.** Size, purpose, frequency of movement and parking location must maintain the look and feel of an uncluttered, residential, family-oriented community."

We live in an area filled with recreational activities. "Towed trailers, motor homes, campers, boats and recreational items" have been part of the Royal Pines landscape for decades. Their presence is to be expected but there are limits. Covenant No. 7 gives the HOA authority to seek removal of vehicles which present "unclean, unsightly or unkempt conditions of buildings **or grounds** on such lot **which shall tend to substantially decrease the beauty of the specific area or of the neighborhood as a whole.**" Trailers, motor homes, towed vehicles will generally be allowed but the "may" lets homeowners know there are limitations. If a situation requires legal action to achieve enforcement, it will be the responsibility of the board then in office.

Ultimately, the community, as represented by the HOA Board, will decide what rises to a level considered "unsightly or unkempt." This is one of the many reasons why all of us deserve to have the board seats filled.

First, let me say that my four years as a board member of the RPHOA has been an overall good experience. I spent two of the four years as president. Our overall goal has been to make Royal Pines a beautiful, desirable place to reside. I am hoping that future boards will continue to succeed in their endeavors to keep Royal Pines the community it was meant to be. That being said, there are a number of vacancies coming up in March and, we need new people with fresh ideas who are willing to participate and be involved. Please attend our annual meeting on March 15<sup>th</sup> and volunteer to be an elected member or officer of the RPHOA Board of Directors. The incentive to act guarantees our community will remain vibrant, and our investment in our homes healthy. The time commitment for some positions is a few hours a week and for others, one monthly meeting. The only requirement is that you have paid your dues to the HOA. I want to thank the rest of the board members for their friendship and tireless efforts. Good luck in the future.

Sincerely,

Mike Bars

The February meeting of Royal Pines Book Club was held on Saturday, February 5th at 12noon at OBBE, where the book The Lincoln Highway was discussed.

Our March meeting is scheduled for the 5th at noon at OBBE to discuss Dreams of Joy by Lisa See.

Hope to see many of you there.

### **Beaufort County Code Regarding Open Burning:**

Sec. 38-152. - Regulation of open burning

The open burning of leaves, tree branches, yard trimmings, and other vegetative matter originating on the premises of residential properties located within the unincorporated areas of Beaufort County shall be permitted, provided that any such open burning must be located no less than 75 feet from any structure or road. Adequate provisions shall be made to prevent the fire from spreading to any area within 75 feet of any structure or road. The open burning must be started only between the hours of 9:00 a.m. and 3:00 p.m. No combustible material may be added to the fire between 3:00 p.m. of one day and 9:00 a.m. the following day. Any open burning shall be fully extinguished and shall not allow any smoke to be produced beyond the time of official sunset.

Sec. 38-154. - Attendance and fire extinguishing equipment required for open burning

The open burning shall at all times be attended by a competent person from the time that such fire is kindled, until such time as all embers of said fire have been extinguished. Such responsible person shall have a garden hose connected to a constant water supply, or other fire extinguishing equipment readily available for use, in such quantities and amounts as shall prevent the spread of any open burning beyond permitted areas. The open burning must be conducted in accordance with related state laws and regulations including, but not limited to, DHEC Air Quality Regulations.

Sec. 38-157. - Prohibition on open burning in county-maintained drainage ditches

Open burning of any material, vegetative or otherwise, shall be prohibited on all county-maintained drainage ditches. At no time shall the ash or remnants of open burning be allowed to enter into county-maintained drainage ditches.

The HOA has received numerous e-mails regarding the improper use of golf carts here in Royal Pines. Below is the official statement from the SC Dept. of Public Safety. If you see someone who is not following the regulations, you need to contact the Sheriff's office, not the HOA.

### **South Carolina Department of Public Safety Golf Cart Regulations:**

The golf cart must be insured, permitted, and registered with SCDMV, remain within 4 miles of your home, operated where it is legal to drive, on roads with posted speeds of 35 mph or less, **during daylight hours only**, and the driver must be at least **16 years old with a valid driver's license**.

Thank you, Aubrey, for your help once again with the newsletter design. Happy Valentine's Day



## How to Host a Butterfly Garden

By Barb Farley

Hosting a party for butterflies is much like hosting a party for your friends...

1. The Location – Pick a sunny spot that gets at least six hours of full sun where your host and nectar plants can thrive in a rich soil. It can be in pots if you don't have room in your yard.
2. Menu Planning– Choosing the right food for your guests, foods (plants) that won't be harmful for them. Native plants can be found locally or ordered from Native Plant sites... you're looking for host and nectar plants both.
3. The Main Course – Choosing the right host plants will determine where the butterflies can lay their eggs and the caterpillar can get their nourishment from. For instance, the Monarch Butterfly loves the milkweed plant, there are many varieties, and you can start them from seed easily. I recently ordered a six pack of milkweed from Amazon, but you can use seed catalogs too. Don't forget to pick a variety of host plants that will bloom from spring thru fall.
4. The Bar – You'll want to have a full bar, assortment of nectar plants to attract the butterflies so they'll meet their mate and frequent your yard. Most butterflies have a preference of nectar as they do for the host plants. Native nectar plants are great, but beware of the butterfly bush, its nectar is more addicting than nutritional, so go for other plants like mounding Lantana, Zinnia's, Milkweed, Coneflower, and tall Verbena.
5. The Décor – Plant Orientation helps the butterfly find the plants faster if you group them together by species (usually in groups of 3 or 5) and colors; their favorite colors are: Red, Yellow, Orange and Purple. Don't forget our THEME is **Native Plants!**
6. Other Activities – other than eating and drinking, the butterfly also likes a place for water, just as we like a place to swim and hydrate; they don't swim, they puddle. By sipping moisture from mud puddles or water sources like a bird bath or pond, butterflies take in salts and minerals from the soil. This behavior is called puddling, and is mostly seen in male butterflies. That's because males incorporate those extra salts and minerals into their sperm and the female may just need to hydrate... so keep the water cool by filling the water source daily. They also like a shady bush to relax and cool of in, just like we like a sun sail or patio umbrella.
7. Cleaning up and Knowledge– yard maintenance with plants can be a lot, but often times choosing native plants they are less likely to have disease and pests that the others will have but weeding out by hand and cleaning up is good, just be sure you're not cleaning off some eggs or a caterpillar that's a butterfly, I admit that I accidentally have killed caterpillars that I thought were attacking my citrus trees. I found an interesting butterfly fold-out pamphlet on Amazon that shows the picture of the butterfly and caterpillar and lists the host plant for our region.
8. Drug Free – Last and most importantly, a drug free (pesticide and insecticide) environment for the butterfly in all its stages is essential... whenever possible always research a safe way to rid your plant of a pest. I've purchased an insect guide as well, so I don't keep killing the beneficial insects. Sometimes if your plant has leaves eaten, remember it could be a caterpillar, your future butterfly guest!



**Hope you have a great party and you've learned how to be a great host!**

The Royal Pines Garden Club meets the 2<sup>nd</sup> Thursday of every month at 10:00 AM, usually at the Olde Beaufort Bar & Grille, either outside on the patio or under the covered porch outside the pro shop. Usually at these meetings there's an interesting presentation of interest to gardeners, typically someone local.

Barb Farley is the secretary of the Royal Pines Garden Club.