Hi, Neighbors! I want to introduce myself to you; my name is Tim Durant and I am a Sales Manager with Southern Painting. My wife, Dorine, and I have two grown sons, Bill and Clayton, and our family has enjoyed the wonderful and quiet community of Royal Lakes for 16 years now.

I am a U.S. Veteran and served as a military policeman in the U.S. Army. Throughout my career, I have not only worked as a painter, but I have also managed several paint stores for a combination of over 20 years of painting experience.

If you are thinking about refreshing the look of your home—whether inside or outside—then I would like to introduce Southern Painting to you. Southern Painting is one of the longest-tenured professional painting companies in the nation with over 30 years of trusted experience. Total customer satisfaction has always been Southern Painting's primary objective. We want you to enjoy every step of your painting project, from the excitement of choosing the ideal colors, to the moment you see the finished results and say, "Wow!"

I would enjoy the opportunity to provide a complimentary, detailed estimate for any of your painting needs, and show you why we were voted BEST OF HALL INTERIOR/EXTERIOR PAINTING FOR 2020!

AWARD-WINNING SERVICE FOR INTERIOR AND EXTERIOR PAINTING

Call to schedule your estimate & get 10% off any interior/exterior paint job when you paint anytime in 2020!*

*Present this ad at time of estimate. Not valid with any other offers.
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Committees

Architectural Standards
Oz Armour, Chairman; Brian Barfield; Ron Marler

Community Relations
Lisa Bullock, Chairman; Kim Yarrington

Country Club Relations
Brian Barfield, Chairman; Ron Marler

Finance
Oz Armour, Chairman; Lisa Bullock

Landscape & Maintenance
Nick Katchur, Chairman; Lisa Bullock

Legal, CC&R’s & By-Laws
Greg Swinks, Chairman; Kim Yarrington

Traffic & County Relations
Greg Swinks, Chairman; Kim Yarrington, Ron Marler

Website & Tech Administration
Justin Chambers, Chairman; Lisa Bullock

Royal Lakes Property Owners Association
P.O. Box 7328
Chestnut Mountain, GA 30502
board@royallakespoa.com
www.royallakespoa.com

CONTACT US TODAY
770-623-6220
sales@kda-communications.com

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PRESIDENT’S LETTER

This past week, I was reminded of a recent article that gave details of yet another prominent Golf Course Community in Gwinnett County going under and entering into a redevelopment plan of new homes and town homes in place of the golf course and club house. One word / definition continues to resonate in my mind when I think of our success at Royal Lakes.

Community

A group of people living in the same place or having a characteristic in common.

A feeling of fellowship with others, as a result of sharing common attitudes, interests, and goals.

Royal Lakes continues to thrive because we banded together despite our differences. As we move towards the second half of the year there are many items that the POA would like to highlight. Below are just a few that you have seen and a few that you will read about in this issue.

- Landscaping is thriving after getting through yet another period of unprecedented rainfall. Our landscape committee works endlessly partnering with All Outdoor on the robust landscaping that Royal Lakes is known for.
- Our POA financials are just as strong as they have been in years past. We are good stewards of your money and protect our cash reserves so that our community can weather just about anything that may come up. We have included a report in this issue as well.
- We are working on improving our technology for the community beginning with MailChimp and moving towards enhancements to the current website that will improve communication with property owners as well as aligning us more with the Country Club.

Regarding the Country Club, the POA and Advisory Committee are very involved with the club while they are working with staffing issues just as other restaurants are across the state due to COVID. Please have patience with existing and new staff who are learning new protocols. They have made tremendous strides with the new pool, renovated restrooms and are beginning clubhouse improvements. We are all eager to have many activities and we will at the proper time. We are remembering to walk before we run!

As we move towards the last six months of the year, if there are any suggestions or comments you have for the POA, please reach out to us at board@royallakespoa.com. We are always looking for new ideas!

Greg Swinks
Royal Lakes POA President

ROYAL LAKES IMPROVEMENTS

In our continuous strive to improve the beauty of our neighborhood, we engaged Jackson EMC with the assistance of Brent Cochran to repaint the light poles in the neighborhood. Within days they had completed the painting on Royal Lakes Drive and Windsor. Their contractor has completed approximately 25% of the poles to date and will complete all poles by end of summer or earlier.

In addition, we will repaint the monument signs during this summer and we are moving forward with testing of new solar flood lights this month with an installation in August. Clean and fresh is best!

Nick Katchur
Landscape & Maintenance Committee Chair

NEIGHBORHOOD NOTES

LAWN HINTS

Folks, there’s a “fungus amongst us”. (I’ve wanted to print that since 6th grade gym class!). What I mean is that Bermuda lawns during the summer often get a fungus during hot, wet weather which we have had thus far this summer. You can tell a fungus by looking at your lawn in the early morning. If you see small spider webs in places in your lawns, you have fungus. You can also see that these spots will turn brown when the grass dies. Not many of the lawn services will be pro-active and treat fungus. But no worries there – simply go to Home Depot, Lowe’s or Ace Hardware and ask them for the best thing to treat lawn fungus. Treatments come in water sprays and granular pellets. Simply treat the areas in your lawn that are affected and the fungus will die. The brown spots will remain until new growth covers them.

STREET SIGNS

Your POA is actively looking for companies to give us a bid to repair loose and crooked street signs. We know there is a problem and are working to repair the issue but are having great difficulty finding vendors as their labor force is small due to the COVID 19 issue and their supplies are limited. Please bear with us while we work to resolve the problem.

Ron Marler, Director
Landscape & Maintenance Committee
YOGA CLASSES AT ROYAL LAKES

amaste neighbors! I’m Cate Kelly, registered yoga instructor specializing in children’s and family yoga. My career background was in Early Childhood Education where I was a preschool director for nearly 20 years. When all my children outgrew the after school program, I left the preschool to spend more time with my family (read: drive my kids to all of their activities). I missed being with young children though and felt called to do something to help with the high-stress, scheduled, busy lives that many children experience. I started a small business called Kidasana Yoga teaching children’s yoga and sharing the stress-relieving, peacefulness that yoga brings to me with young children.

Before quarantine, I was teaching five classes per week in local preschools, gyms, community centers and at World Language Academy. I adore teaching yoga to children, teens and adults alike and I’m so ready to get back to it!

Join me in July if you’d like to improve your fitness, flexibility and peacefulness! I’m offering kids’, teens’ and adult classes - outdoors for safe social distancing - at the Royal Lakes clubhouse. BYOM (bring your own mat)

Little Yogis (ages 3 - 6)
Wednesdays at 11:00am in the tennis pavilion

Warriors (ages 7 - 10)
Wednesdays at 12:15pm in the tennis pavilion

Tweens (ages 10 - 13)
Mondays at 10:30am on the putting green near the clubhouse patio

Teens
Mondays at 8:00pm near the putting green on the wedding grass area

Adults
Mondays at 9:00am near the putting green on the wedding grass area

* Rain plan - move to tennis pavilion
* All classes are $12/class payable by cash, credit card or PayPal

ISSUES FROM NEIGHBORS

NO DUMPING YARD WASTE:
Residents living close to an undeveloped lot have been discarding their dead bushes, cut branches and other debris from their yards in lots close to their home. The lot owner is then sighted for an unkempt lot and has to clean it up.

NO FISHING IN THE LAKES: There are some residents and outsiders fishing in the golf course lakes. The lakes and the golf course are private property owned by the Royal Lakes Golf & Country Club and are not to be used for fishing by anyone including golf members. Anyone seen fishing will be reported to the club and the police as they are trespassing.

Please heed these notices and be a good neighbor.

NEW NEIGHBORS

There are several more new residents who’ve joined the Royal Lakes Community. Please welcome them to your neighborhood.

Randy & Kathy Jones, 4504 Northampton Drive
Douglas & Laura Whitlock, 4819 Upper Berkshire

Glen & Jamie Huff, 4549 Broadwell Circle (newly built house)
Brandon Brown, 4838 Upper Berkshire (undeveloped lot)

Stephen Kelly, 4337 Marble Arch
Terry & Susan Medrow, 4621 Barrington Green

Edwin Staub, 4764 Upper Berkshire
Clarence & Carolyn Emmett, 4405 Oxburgh Circle

M. Kelly Brennan, 4804 High Aston
Noe V. Rojo, 4728 Upper Berkshire
REAL ESTATE TRENDS

WOW! Royal Lakes has a lot to be excited about! The market, and our property values, are HOT, HOT, HOT! Properties in our neighborhood are selling, and fast! We have faced our share of difficulties, the passing of the 3rd Amendment and then the onset of COVID-19, but Royal Lakes is certainly rising to the challenge! It continues to be a sought-after community and one that people want to be a part of! This is a testament to the wonderful people who call Royal Lakes home and continuously strive to make life here the best it can be! Here is a comparison of activity in the first two quarters of 2020! We only have 2 active listings as of now and have had 6 close in the month of June alone! We also have 2 active lot listings and 1 sold in the 2nd quarter! Things are happening so fast that it’s possible this information will change before you receive this newsletter!

Current stats for Royal Lakes and 2nd quarter sales:

<table>
<thead>
<tr>
<th>Status</th>
<th>Address</th>
<th>List/Sold price</th>
<th>Closing date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Active</td>
<td>4406 Oxburgh Park</td>
<td>$529,900</td>
<td></td>
</tr>
<tr>
<td>Active</td>
<td>4408 Longmead Rd.</td>
<td>$425,000</td>
<td></td>
</tr>
<tr>
<td>Under Contract</td>
<td>4808 High Aston</td>
<td>$645,000</td>
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<tr>
<td>Under Contract</td>
<td>4419 Park Royal Dr.</td>
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<tr>
<td>Under Contract</td>
<td>4205 Durham Park</td>
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<tr>
<td>Under Contract</td>
<td>4212 Edgeworth Dr.</td>
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<tr>
<td>Under Contract</td>
<td>4630 Barrington Green</td>
<td>$429,900</td>
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</tr>
<tr>
<td>Sold</td>
<td>4617 Blakford Ct.</td>
<td>$525,000</td>
<td>6/12/2020</td>
</tr>
<tr>
<td>Sold</td>
<td>4337 Marble Arch Way</td>
<td>$480,000</td>
<td>6/12/2020</td>
</tr>
<tr>
<td>Sold</td>
<td>4819 Upper Berkshire Rd</td>
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<td>6/16/2020</td>
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<td>Sold</td>
<td>4728 Upper Berkshire Rd</td>
<td>$389,900</td>
<td>6/12/2020</td>
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<tr>
<td>Sold</td>
<td>4504 Northampton</td>
<td>$385,000</td>
<td>6/12/2020</td>
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<tr>
<td>Sold</td>
<td>4764 Upper Berkshire Rd</td>
<td>$372,000</td>
<td>6/4/2020</td>
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<tr>
<td>Active lot listing</td>
<td>4426 Oxburgh Park</td>
<td>$124,900</td>
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<tr>
<td>Active lot listing</td>
<td>4756 Upper Berkshire Rd.</td>
<td>$65,000</td>
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</tr>
<tr>
<td>Sold lot listing</td>
<td>4831 Upper Berkshire Rd.</td>
<td>$50,000</td>
<td>6/25/2020</td>
</tr>
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</table>
FROM THE GOLF PROFESSIONAL, LUKE JAMES

COUPLES TOURNAMENTS

If you like golf and socializing, this event is for you. It is open to all golf members. When you sign up, you will be randomly paired with another couple from the club to play on one Sunday afternoon a month. When the usually 15 to 20 couples complete play, dinner will be served in the club house and the results shared by the golf staff. It’s a great way to socialize and meet new members.

JUNIOR GOLF CAMP

We will host a golf and pool summer camp at Royal Lakes on July 28th, 29th, 30th, and 31st for students ages 5 to 17. Camp will start at 9:00am and end at 2:00pm, with lunch being provided. The focus will be on golf fundamentals, integrity, and much more. Please call the golf shop to reserve your spot!

MEN’S MEMBER/GUEST TOURNAMENT

This is one of our best events of the year and is open to all golf members and an invited guest. A dinner and Calcutta will be held on August 27th. The tournament is set to begin on August 28th and 29th.

WHAT’S NEW?

A new greens mower has been provided to the maintenance staff to improve the greens.

The pro shop has been updated and renovations have begun on the club house.

SADIE HAWKINS TOURNAMENT

The first ever Sadie Hawkins golf tournament was held at Royal Lakes on June 27th, with 32 men and 16 women participating. A draft party was held on Friday night with appetizers and drinks, while the ladies drew the names of 2 men (who were not their husbands or relatives) to join their team. These 16 teams competed for a chance to have their names on the Sadie Hawkins trophy. After play was completed, players had lunch that included an awards ceremony. Congratulations to Elizabeth Stauffer, Phillip Stamey, and Paul McGrath. Their team won by 1 stroke!
ART PROJECT

Hi Neighbors,

So summer is upon us, and many of you have been thinking of some fun projects to keep younger folks busy and entertained.

Want to find some inspiration to create a fun STEAM art project? You can do this project by yourself or share with your friends. I will list all the supplies you need to create this enjoyable piece and guide you step by step. I have done this project with art students in the past and it was a big “Yes, we love it!” Art or craft experience not required, just a sense of adventure. Every person will have their own MASTERPIECE when complete.

You may have heard of table top Spinners before – they have been around for many years. During the great depression they were made with buttons, sticks or something similar for the center piece because kids didn’t have many manufactured toys back then. You may have other spinners around your house that were purchased or you received as a gift. It would be fun to see which one is faster, your old table top spinner or the one you make. It’s fun to watch the patterns whirl and twirl.

Let’s make a simple Spinner toy from a piece of cardboard and a template. You are also invited to make your own pattern on a blank template. Get as creative as you want. I will write out the steps here and you can find photos of me making the Spinner and templates both blank and with designs at this link: https://tinyurl.com/y7y496u7 or the QR code below:

**YOU WILL NEED THESE SUPPLY ITEMS:**

- Cardboard - to cut out circles (I use old Amazon boxes and recycle what is left of the box)
- Paper - to draw on and use for the template
- Nickels or pennies – for a handle
- Scissors - To cut out the cardboard circles and the paper pattern circles
- Glue Stick or glue – to put template on cardboard circle (Glue Stick dries quickly, no waiting)
- Markers or crayons

With art there are no boundaries, you can try anything. Some items have no value alone; only when an artist touches them do they evoke mystery, fantasy or dreams. Anyone can be an artist. Art can lead to Science, Technology, Engineering, Art & Math which is why it’s called STEAM.

Don’t forget to look at the template and photos to help you see what I did.

Thank you for reading and if you’re interested in other projects being posted let me know and we will see if we can do another in the next newsletter.

Thanks,

Sandra T. Daniels - Remember “Earth without Art is Eh”

---

**HOW TO**

1. Print templates, choose at least two patterns.
2. Color your templates or create your own pattern on the blank template. You can do any kind of pattern; you don’t have to use the designs here. The spinners in my photos are 5 1/2”.
3. Once your template is colored, cut out the template with scissors.
4. Cut circles out of the cardboard the size of your colored templates. Cut a SMALL line in the center of the cardboard circle so the nickel or penny can slide in. Don’t cut it very big because you want the coin to fit tightly in the slot. Once you have the cut in the cardboard, push the coin halfway into the cut in the center of the cardboard circle.
5. Make a SMALL cut in the center of the paper colored template. Use your glue stick to cover the BACK of the colored template.
6. Carefully flip the template over and place onto the cardboard, sliding your center cut over the penny with the template colored side up. Press carefully so that the glue sticks the template to the cardboard.

That’s it! Now you can spin it on a flat surface by the coin sticking halfway out on the top. Try to spin all your tops and see how many spinners you can get going at one time. Which spinners spin the longest? Try using other materials such as thinner or thicker cardboard to see if they go faster or slower. Have fun and enjoy!

---

**Who am I?** A Royal Lakes Neighbor since August 2018. My husband, son and I made what we hope is a final move here after living all over the country. I am originally from Beaufort, SC and my husband is from Pittsburgh, PA.

I started taking art classes in 86’ even while working on the corporate treadmill. In 97’ I became an “Americana” helping artist, and a Social Artworking teacher and started my own Corporate Team Builder program using art in 2003. After years of trying to balance it all, my husband encouraged me to follow my passion in art, I never looked back. I can be reached at seashorepainting@gmail.com
# Financial Report

## Income

<table>
<thead>
<tr>
<th>Category</th>
<th>2020 Budget</th>
<th>Actual</th>
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<tbody>
<tr>
<td>Association Dues</td>
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<td>$115,840</td>
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<tr>
<td>Interest, late fees</td>
<td>0</td>
<td>$682</td>
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<tr>
<td>Capital Contribution Fees</td>
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<td><strong>Total Income</strong></td>
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<td>$120,022</td>
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## Expenses

### Landscape & Maintenance-Routine

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<tr>
<th>Item</th>
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<tbody>
<tr>
<td>Landscape Monthly Service</td>
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<tr>
<td>Watering, Mulch, Pine straw, Seasonal Color</td>
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<td>Fertilizer, Weed Control</td>
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<td>$900</td>
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<tr>
<td>Repairs-signs, fences, landscape, hardware</td>
<td>$500</td>
<td>$485</td>
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</table>

### Community

<table>
<thead>
<tr>
<th>Item</th>
<th>Budget</th>
<th>Actual</th>
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</thead>
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<tr>
<td>Equipment, Holiday Decorations, Signage</td>
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<td>Welcome Committee, Social Events, Meetings</td>
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<td>$932</td>
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<tr>
<td>Website</td>
<td>$300</td>
<td>$0</td>
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### General & Administrative

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<td>Management fees</td>
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<tr>
<td>Mailbox rental, Annual fees &amp; registration</td>
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<td>Tax preparation, State taxes, Federal taxes</td>
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<td>$367</td>
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<tr>
<td>Off-site storage</td>
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<tr>
<td>Insurance, Legal fees</td>
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<td>$4,575</td>
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### Total Expenses

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<tr>
<th>Item</th>
<th>Budget</th>
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<tbody>
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<td>Reserve Income</td>
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## Reserve Expense

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<tbody>
<tr>
<td>Landscape Improvements</td>
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<td>$28,813</td>
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# Architectural Standards Committee Report

Since our last newsletter, your POA Board has been very busy as you can see from reading this month’s information contained within. From all of the ASC requests since the last newsletter, it looks like a lot of you have continued to be very busy. During this report period, we have had more applications for house painting, re-roofing, landscaping, tree cutting and other property improvements than in previous periods. Below are a few pictures of some of the properties, that have been built/are being built or that are getting refreshed. One new home finished on Broadwell Circle, one under construction on Park Royal Dr. and a beautiful landscape job at the William’s home on Park Royal Drive. Additional pictures of work being done on homes throughout the community follow.

**Oz Armour, ASC Chairman**

![Shawn and Monica Williams landscaping work at their home on Park Royal Drive](image1)

![New construction on Park Royal Drive](image2)

![New construction on Park Royal Drive](image3)

![Glen Huff’s new house on Broadwell Circle](image4)
REMEMBERING

HALL A. MARTIN

Our neighborhood lost a great friend and long time resident on June 20, 2020 when Hall passed after a courageous three year battle with cancer. Hall was a retired Delta pilot, instructor, and Program Manager of the DC- 8, DC – 9, and MD – 82 fleets. Hall was a wonderful friend and never met a stranger.

Hall moved to Royal Lakes in 1996 as he and his first wife, Lillian, loved boating, golfing, and the peacefulness of our community. They made a legion of friends in Royal Lakes and were close to family in the Atlanta area. Hall loved taking his grandkids on his boat on the weekends and played golf with the Sunshine Boys group during the week. He has the honor of making a hole in one twice on our golf course.

Lillian passed in 2008 and Hall had the support of a longtime friend, Joyce Goodwin of Columbia, S.C. during the time after Lillian’s death. Friendship turned to love and Hall and Joyce were married in 2010 at St. Paul’s United Methodist Church where Hall was a member. They changed membership to Chestnut Mountain Presbyterian Church to worship a year later.

When asked what the Sunshine Boys could put on his Memorial Wall plaque, Joyce simply said to put what Hall really was in his wonderful life – A True Southern Gentleman. He will be sorely missed by his many friends and his faithful little buddy – Kirby his dog.

Thank you.

To all of our dedicated neighbors working in hospitals, grocery stores, home services, restaurants, our teachers, and other essential workers keeping us going through this uncertain time, we thank you.
huge “THANK YOU” to Dale and Elizabeth Stauffer for the excellent display of non-stop pyrotechnics on July 4th. Many neighbors and friends enjoyed the 40 minute display from the fairways, golf cart paths, streets and their own yards. Thank you for making the holiday memorable and exciting. We needed it at this time and it was great to see.

What a great community we live in!
**EAGLE RANCH & ROYAL LAKES PARTNERING WITH MEALS**

A long-standing tradition of community service in Royal Lakes has been partnering with Eagle Ranch to support their goal of reconciling families. Six boys homes and four girls homes house children ranging in age from about 8 years to 16 years living with carefully selected house parents with the goal of restoring them to living with their own families in harmony.

Eagle Ranch is totally supported by private donations and has as a core principle that expansion only occurs as God inspires and enables the ranch to do so without incurring debt.

Eagle Ranch has been affected by Covid-19 as we all have. The children were away from campus for a few months but have now returned. Our Royal Lakes partnership has consisted primarily of delivering meals once a month to four houses - three boys homes and one girls home. We temporarily halted this during the restrictions and are not yet certain when we can resume. But we want to be prepared to resume when we can.

During the past year, some of our long-time meal preparers have needed to discontinue their service. For those who are new to Royal Lakes especially, and if you would like to become familiar with Eagle Ranch and involved in our meal ministry, I would like to invite you to contact me so that you can be a part of supporting this highly-regarded and important ministry in the north Georgia area.

Please contact Susan Wentz at 678-960-4480 or email sewentz6721@gmail.com if you are interested. For those already involved, please share your experiences and rewards with others in the neighborhood and encourage their participation.

If you are unfamiliar with Eagle Ranch and would like to tour and learn more about it, you are invited to contact me.

**Susan Wentz**

---

**BUNKER TALK**

Summer has arrived! The pool has reopened and the pub and restaurant are gradually resuming operations. The game of golf continues to intrigue, challenge, and fascinate the simplest and the most complicated of minds and spirit. What a wonderful dilemma that each of us face when we embark on the journey in our backyards.

Each hole stands alone and shouts, “come on out and test me with everything you have, I’m waiting.” It doesn’t matter how often you play, which sticks you use, or the brand of ball that has your fancy at the time, golf will win. Such a wonderful adventure awaits you and it never fails to delight and discourage.

Royal Lakes Golf and Country Club possesses 19 holes. Eighteen of them have their own individual personalities. Each designed with a flair to challenge you to the fullest. From the fairways, rough and not-so-rough roughs, bunkers (both fairway and greenside), and penalty areas to gleefully add strokes to your game, the arduous terrain awaits you. The 19th hole has its own mentality, its own personality, and its own allure. It waits on you to come in, sit down, place your order, and talk about what just occurred. Laughter abounds, sadness lurks, the “what I should have done” are endless, and then we can’t wait until tomorrow to do it again.

Golf is in a class all by itself and we love it so.

I love to listen and what I have learned is that no matter what is going on in the world, our members have a unique ability to look at the brighter side. They are quick to remember there is a sun/son beyond and within the clouds and hope still prevails. Yes, they will complain about the speed of the greens, hole placements and the amount of sand in the bunkers but they return because they realize that Royal Lakes continues to shine, grow and glow, during dark times.

Golf provides us with an atmosphere to enjoy each other. It allows us to overlook some faults and accounting errors of others while it guarantees a weird encounter with the unexplainable. It is indeed a mystery.

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