



THE ROYAL REVIEW

SPRING HAS ARRIVED!

March 20, 2022 saw the vernal equinox ushering in the arrival of spring! The vernal equinox is the 24 hour period with the hours of daylight and darkness are equal. For us southerners it means the arrival of crawfish season, allergy season, and the dreaded termites. Termite seasons begins in late March and runs through July. Royal Garden has experienced termite damage in the past few years when the Units were not under termite protection. Many costly repairs have been made because of the termite damage and Units that were affected were put under termite protection. It has been decided that ALL 51 buildings will be put under a Sentricon and liquid termite protection to prevent further termite infestation and the expense of repairing Units with termite damage. The preventive treatment will occur every spring going forward. Units that currently have damage will continue to be repaired.



LAWNCARE—LANDSCAPING SERVICE

Luxury Landscaping has unfortunately suffered setbacks with employee retention and turned in their intent to vacate the position. We wish the Brown family well in the future.

Diamond Lawn Services will begin a one-year contract to provide lawn cutting, hedge and garden trimming, and garden mulching beginning April 11, 2022. A dedicated day for cutting has not yet been established but one will be published when known. During the months of April through October, cutting will be done once a week. In November and February, cutting will be done biweekly. In December and January there will be one cut each month. Lawn day is Tuesdays, please keep pets inside and backyard clean.

It is not in the scope of Diamond Lawn Services to trim trees. That will continue to be outsourced as necessary. Any requests for tree trimming should be sent to the Board. Also cleaning of the storm or sewer grates along the road will be done by a company other than the lawn service.

ROYAL GARDENS NOW HAS A WEBSITE!

After much discussion, the Board has decided to create a Royal Gardens Condominium website! We're very excited about the endless possibilities this will provide for both Owners and Tenants. The site will be a "members only" site with separate logins for Owners and Tenants. It will feature a documents section where anything pertinent to the HOA will be store and accessible as a pdf. There will be a link for the and a Pool Reservation page.

One of the features will be Units that are for rent or sale with a link to the listings on Realtor.com. We welcome any investor owner that has a vacancy to let us know and we will post it on the website.

The site is still a work in progress and will change periodically as we make updates going forward.

To access the site, go to www.royalgardenhoa.com and owners can click on the Owner button to obtain an invitation to login.



ROOFING UPDATE:

These Units have their roof replacement completed:

- 8-10-12 Birdie
- 14-16-18 Birdie
- 15-17-19 Birdie
- 20-22-24 Birdie
- 26-28-30 Birdie
- 32-34-36 Birdie
- 39-41-43 Birdie
- 51-53-55 Birdie
- 56-58-60 Birdie
- 62-64-66 Birdie
- 80-82-84 Birdie
- 92-94-96 Birdie
- 98-100-102 Birdie

- 201-203-205 Putters
- 207-209-211 Putters
- 208-210-212 Putters
- 219-221-223 Putters
- 220-222-224 Putters
- 231-233-235 Putters
- 232-234-236 Putters
- 238-240-242 Putters
- 244-246-248 Putters

SPRUCING UP THE COMMUNITY

Tree trimming and fence repairs are currently underway thanks to The Odd Job Company. The Villars, Bret and Blake have been given a specific list of areas that need to be trimmed and repaired. They are not authorized to make any additions to the list that was negotiated for a certain price. Please do not ask them to do additional work on the trees, hedges or fences. The Board is working diligently to facilitate repairs. While the exterior repairs and tree trimming is being done, the repairs to any interiors has temporarily been put on hold. That is not to say that they won't be completed. After Hurricane IDA,

it was imperative to ensure that every building was water tight and no further leaks were occurring from roofs or siding that was blown off.

It has taken quite a bit of time to take care of the extensive damage from that hurricane and we apologize that we have had to put interior repairs on hold temporarily. As soon as the exteriors are complete, we will begin interior repairs. I personally have been waiting for my master bedroom ceiling to be repaired since the hurricane last year. Please be patient and bear with us as we go through this process.

RULES AND REGULATIONS

The updated Rules and Regulations have been sent to all owners that we have emails for. There are 18 owners who we do not have email addresses for so they have not received the updated R&R yet. We are in the process of distributing them to everyone including tenants.

Beginning immediately the Rules & Regulations will begin to be enforced. Any violations not resolved on first contact will be subject to fines being levied against the owners account.

Please pay particular attention to Parking and Waste Removal. Overnight street parking is not allowed. Vehicles may be parked at the far end of Birdie Drive & Bogie Drive not blocking the driveways to the end units. Vehicles may also be parked overnight at the pool but must be moved the next morning for pool use. ONLY bagged household trash is allowed in the waste collection areas. NO furniture, yard trimmings, or unbagged trash is allowed. Violators will be FINED, no exceptions!



WORD SEARCH FUN!

Memorial Day

l a z d t u o s t c y m
 a r m e d f o r c e s e
 s l e c r a g e t m i m
 t i h o n o r m v e r o
 m n d r b e a e l t v r
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 m c i v i l w a r w o k



Arlington
 Civil War
 graves
 Memorial Day

Armed Forces
 decorate
 honor
 patriotic

cemeteries
 flags
 Last Monday
 remember

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SOCIAL MEDIA &

EMAIL ADDRESS



There is a Facebook group called Royal Gardens Condominium Owners that is for owners only. No tenants or outsiders will be asked or allowed to join. The Concerned Neighbors In Royal Gardens will still allow tenants and others to join and post. The group address link is: www.facebook.com/groups/royalgardenscondoowners/

There is also an email to send messages to the Board. It is board@royalgardenhoa.com

TERMITE PROTECTION

JA-ROY

On Monday, April 11th, Ja-Roy began placing Sentricon RCI units along the perimeter of the buildings on Birdie Drive. ALL buildings in Royal Gardens are now under termite protection on the exterior.

Ja-Roy will need to access the first floor bathrooms and kitchens of every unit to complete the termite treatment. We are working with Ja-Roy to arrange several days and times that someone will need to be at a unit to allow for the interior treatment. You can have another family member who is over the age of 18 allow access if you can't be there yourself. All owners who choose NOT to have this interior treatment will have to sign a waiver stating that they waive the treatment and will be responsible for any new termite damage.