

The ROYALE REPOR^TER

September 2026

Volume 29, Issue 9

A New Approach: Updates from the President and our First Open Meeting

The Board recently held its first open meeting since the election, and we want to thank our community members for their feedback, questions, and continued engagement. Before the August 24 open Board meeting, the community received a detailed email outlining changes we were making to the way the Board conducts its meetings. These changes were driven by feedback from our members as well as our own review of how we could improve. Our goal is straightforward: **better communication, greater transparency, more organized meetings, and stronger processes that serve the entire Lake Royale community**

Changes to Board Meetings

We made several changes to the meeting format to create more opportunities for members to participate and to help the Board make informed decisions. As noted above, these changes were all communicated in detail in an email community announcement before the open meeting. **Your Comments Come First.**

Based on your feedback, Member Comments will once again be at the beginning of the meeting, before voting begins. We believe it is important to hear from you before decisions are made. **Comments by Zoom.** We have also brought back the option for members attending through Zoom to provide comments. Our goal is to make sure everyone—whether attending in person or online—has an opportunity to participate in a respectful environment. **Roll-call voting was added for important decisions,** providing a clear record of each Board member's vote. **The Board changed its seating arrangement.** Rather than sitting in a traditional row, Board members now sit around a U-shaped table. This allowed members to see one another, making it easier to recognize who wished to speak and helping prevent people from talking over each other.

Management was available during meetings. The General Manager sat nearby so the Board President could ask specific questions and obtain information when needed during discussions. **Meeting facilitation was delegated.** Pat Murphy was asked to facilitate the meeting, drawing on her 12 years of experience as a Mayor. This leveraged her expertise and experience while also allowing me as President to focus more closely on communication, the discussion, and meeting outcomes

More than Meeting Changes

The improvements do not stop with the meeting format. Since the election, the Board has been working hard to strengthen the way we communicate with our members, work with one another, and work with our management company, FSR.

We heard concerns from the community, and we also identified areas where the Board could do better. As a result, we have been working to improve processes, clarify responsibilities, and increase transparency. Communication has increased dramatically. The Board's first communication went out within days of the election, and members have frequently received multiple updates each week from me as President or the Board. Our commitment is to keep members informed as work progresses rather than waiting until every issue is completely resolved before communicating

Strengthening Board Processes

Several new or updated policies and processes have been implemented to help provide greater consistency and accountability. Among the items approved by the Board are:

- A Committee Policy providing clarity on roles and responsibilities, approving committee members, removing committee members (including empowering Committee Chairs and providing due process)
- An updated Procurement Policy to align with our Capital and CEAR Policies.
- A Discretionary Spending and Rule Change Process (and an Expense Approval Checklist) to comply with our new Bylaws requirements.

The Board has also established internal guidelines for how we work together, including a Board of **Directors Ways of Working** document and guidelines for email etiquette.

These may sound like small administrative changes, but clear processes can make a significant difference. They help ensure that important decisions are handled consistently and that Board members, management and community members understand what to expect.

Furthermore, we have already seen significant improvements in how board members communicate with one another in our closed workshops, executive sessions and email.

(Continued on page 3)

SLOW DOWN

Help Keep Lake Royale Safe!

WE ALL SHARE THE LAKE—PLEASE DO YOUR PART TO PROTECT IT! ➔



WHAT IS A NO WAKE ZONE?

A No Wake Zone is a designated area where all boats must travel at idle speed—the slowest speed necessary to maintain steering and control without creating a noticeable wake (waves).

WHY IT MATTERS

Large wakes may seem harmless, but they can:

-  Damage docks, seawalls, and shoreline property
-  Rock or swamp smaller boats, kayaks, and canoes
-  Create dangerous conditions for swimmers and anglers
-  Disturb wildlife and nesting habitats
-  Increase shoreline erosion

Remember

Safe boating isn't just about following the rules—it's about protecting our neighbors, preserving our beautiful lake, and ensuring everyone has a safe and enjoyable experience on the water.





Be a RESPONSIBLE BOATER

- ✓ Reduce your speed well before entering.
- ✓ Maintain idle speed until you have completely exited the zone.
- ✓ Watch for swimmers, paddlecraft, and other boaters.
- ✓ Be courteous—everyone shares the lake.

SLOW DOWN. RESPECT THE WAKE. PROTECT THE LAKE.

Your lake. Your responsibility. Our future. ❤️ ➔ Thank you for helping keep Lake Royale safe for everyone! ➔

Lake Royale Company Police

To address the community's concerns and to continue leadership commitment to transparency please use contacts below to our new Director of Public Safety Loyd Crissman:

- For general complaints about officer conduct, professionalism, or safety.
Please email them to: **Complaints@lrcpd.com**
- To report narcotic activity, you can send an email to: **narcoticscomplaints@lrcpd.com**
- General website for LRCPD is **<http://www.lrcpdnc.com/>**

The Members of the Board and how to contact them:

Board President - Rich Dyer (7/26 - 7/29) rdyer@lrpoa.com

Vice President - Ray Grimes (7/24 - 7/27) rgrimes@lrpoa.com

Treasurer - Cheryl Lyster (7/27) clyster@lrpoa.com

Secretary - Joe Bates (7/26 - 7/29) jbates@lrpoa.com

Chair - Pat Murphy (7/26 - 7/27) pmurphy@lrpoa.com

Vice Chair - Stan Joseph (7/26 - 7/27) sjoseph@lrpoa.com

Board Member - Missy Atkins (7/25 - 7/28) matkins@lrpoa.com

Board Member - Kerin Caprio (3/26 - 7/27) kcaprio@lrpoa.com

Board Member - Christine Spain (8/26 - 7/27) cspain@lrpoa.com

Board Member - Gregg Chottiner (7/26 - 7/29) gchottiner@lrpoa.com

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Royale Reporter

A New Approach to Bids and Projects

The Board is also changing how future project bids are handled. Whether a project involves dredging, maintenance, or another significant undertaking, future bids will be managed by FSR, with input and requirements from the appropriate experts. The intent is to establish a consistent process while making sure the people with the appropriate technical knowledge have an opportunity to provide input.

Re-Engaging Our Committees

Our community's committees play an important role in helping the Board understand issues and draw on the knowledge and experience of our members. The Board has re-empowered the committees, and the response from members has been encouraging. A record number of volunteers applied for committee positions this month.

In accordance with the bylaws, two or more Board members have been assigned to each committee. The Board has also created a **Board Advisory Committee** and an **IT Committee** to provide additional expertise and insight as the Board considers issues that require specialized knowledge.

Making Information More Useful and Easier to Find

During the campaign, we heard your concerns about problems finding various types of information related to the POA. To address those concerns, the IT Subcommittee has begun designing and deploying a new LRPOA public site and Resident Portal (lrpoa.org). This site was demonstrated at the Board meeting and highlighted our thoughts for improved communication and a one-stop location to find and download information. The site is not yet live with a lot of work remaining before we do so.

Working Together on Compliance and Community Standards

Board members also met with the Board of Adjustments and Compliance to discuss how the groups can work together more effectively. The discussions focused on ways of working, information needed by all three groups, and actions that need to be taken. While there is still work to do, we believe these discussions have already resulted in improvements to the process.

Filling an Open Board Position

The Board appointed Christine Spain in July to fill a vacant Board position. Christine has also been appointed Assistant Treasurer. We appreciate her willingness to serve and contribute her time and experience to the community.

Public Safety and Security

Public safety remains an important area of focus. We have hired our future Chief of Police, Director of Public Safety Crissman, and are working with him on a comprehensive review of staffing, equipment, and other policing needs. We have also identified additional requirements and are reviewing and updating the planned installation of Verkada cameras. We will provide additional information as it becomes available.

Strengthening Our Relationship with FSR

The Board met with FSR's President and senior members of his team to discuss how we can improve communication between the Board and FSR, clarify roles and responsibilities, and ultimately achieve better outcomes for the community. A productive relationship between the Board and our management company is important to the day-to-day operation of Lake Royale. We are working to make sure expectations are clear, and that information reaches the people who need it. While working to improve outcomes for our community with FSR, we are simultaneously evaluating other management companies for the best long-term fit for Lake Royale.

Looking Ahead

There is still a great deal of work underway.

Some initiatives are still in the early stages, and we do not yet have enough information to provide a meaningful update. Rather than speculate or provide incomplete information, we will communicate about those items when we have sufficient details to share. Our focus remains on building better processes, improving communication and making it easier for members to understand what their Board is doing and why. We know that Lake Royale is a diverse community, with residents who have different experiences, priorities and perspectives. That makes clear and accessible communication especially important.

Our commitment is to keep listening, keep improving and keep you informed.

ROYALE REPORTER

Volume 29 / Issue 9

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I've tried to credit all who submitted photos and articles, but if I missed you, it doesn't lessen the gratitude of the Royale Reporter.

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EDITOR'S DISCRETION

The Royale Reporter is published periodically by the Board of Directors of Lake Royale Property Owners Association, Inc., primarily to keep Association members informed on matters bearing on their use and enjoyment of their Lake Royale property.

Members of the Association are invited to propose items for publication. No political articles or political advertising are allowed. All articles and paid advertising shall be submitted by the 15th of the month. The Lake Royale Reporter reserves the right to withhold any submission.

TREASURER TALK

FUND BALANCES

TOTAL FUND BALANCE:
\$8,222,711

	OPERATING FUND	\$3.01M
	GENERAL RESERVES	\$2.8M
	ROAD RESERVES	\$495K
	LAKE RESERVES	\$1.3M
	DOCK FUND	\$504K

FINANCIAL RESULTS

 **JULY MONTH END**
(\$13,842)

- Revenue impacted by difference in number of billable lots at time of budget compared to when Assessment were billed.

 **YEAR-TO-DATE (YTD)**
(\$32,690)

- Month-end loss is included here, as well as additional July 4th expenditures.

COLLECTIONS UPDATE

 **29** Additional accounts under review to be sent to the attorney from 2026 assessments.

Collectible amount of \$84k.

CAPITAL EXPENDITURES

- Dredging Headwall, \$256,000 (Lake Fund)
- Spillway repairs, \$68,000 est. Engineering expense (General Reserves)
- Road Repairs, \$660,000 (Road Reserves)
- Pavillion Docks, \$200,000 (Dock Fund)

Thank you for your continued support in helping keep our community strong!



DISCRETIONARY SPENDING

INVESTING TODAY • STRENGTHENING TOMORROW

These discretionary projects reflect our commitment to responsible stewardship and the continued improvement of our community's infrastructure and amenities.



STRATEGIC INVESTMENTS.
LASTING VALUE.

 DESCRIPTION	 JUSTIFICATION	 ESTIMATED COST	 SOURCE OF FUNDING
 Headwall <i>Headwall for Dredging Project</i> Approved 27-Aug-26	Required to unload spoils from the dredging barges.	\$256,000	 Lake Fund
 Spillway Repairs <i>Engineering Report Only</i>	As identified in the NC DEQ report, a qualified engineer should determine the amount of damage and required repairs.	\$68,000 <i>Estimated</i>	 General Reserves
 Road Repairs <i>Three-Phase Project</i>	- This is phase one of a 3 year/phase plan to improve and maintain our roads. - This plan will cover the most traveled roads in the community and is vital to keep our roads from failing.	\$660,000 <i>Estimated</i>	 Road Reserves



FUNDS HAVE BEEN CONFIRMED BY THE FINANCE COMMITTEE.

We remain committed to prudent financial management and the long-term sustainability of our community.



- ✓ DISCIPLINED SPENDING.
- ✓ TRANSPARENT PROCESS.
- ✓ STRONGER COMMUNITY.

WELCOME HOME — WHERE FUN, COMMUNITY & ADVENTURE COME TOGETHER

A photograph showing a gravel driveway leading towards a body of water, likely a lake or pond. The area is surrounded by green grass and several trees, including some bare ones. A utility pole stands near the water's edge. The sky is overcast.



A photograph of a green and yellow playground structure with a slide, set on a gravel surface with trees in the background.

A decorative lantern with a black metal frame and a glass enclosure, mounted on a black pole. It sits on a large, flat, grey rock. The background is a dense forest of green trees.

A photograph of a park area with a green lawn, a red-roofed picnic shelter, a tall yellow and red play structure, and a colorful play structure on a rubber mat.

A photograph showing a wide, green lawn in the foreground, leading up to a dense line of tall, leafy trees. The trees are mostly deciduous with green foliage. The image is framed with rounded corners.

A BEAUTIFUL COMMUNITY.
So many ways to enjoy it!



COMMUNITY YARD SALE!

SHOP • FIND TREASURES • SUPPORT OUR NEIGHBORS

109 Atoka Drive	9 am - 1 pm	108 Red Oak Drive	
167 Black Cloud Drive (The River Side)	8 am - 4 pm	100 Running Bear Drive	8 am - 1 pm
181 Black Cloud Drive	8 am - 1 pm	115 Running Bear Drive	7 am - 4 pm
142 Blackfoot Drive	8 am - 12 pm	111 Running Deer Drive	
100 Blackfoot Drive	9 am - 2 pm	117 Sagamore Drive	9 am - 1 pm
101 Buckskin Drive	8 am - 12 pm	213 Sagamore Drive	
116 Buffalo Drive		338 Sagamore Drive	10 am - 3 pm
145 Cheyenne Drive	8 am - 12 pm	413 Sagamore Drive	9 am - 3 pm
150 Cheyenne Drive	9 am - 4 pm	530 Sagamore Drive	9 am - 2 pm
151 Cheyenne Drive	9 am - 12 pm	536 Sagamore Drive	9 am - 1 pm
210 Choctaw Drive	7 am - 1 pm	545 Sagamore Drive	8 am - 1 pm
125 Chuckwagon Drive	9 am - 1 pm	674 Sagamore Drive	8 am - 4 pm
125 Cimarron	7 am - 2 pm	775 Sagamore Drive	7 am - 12 pm
100 Cochise Cove	8 am - 1 pm	931 Sagamore Drive	8 am - 2 pm
103 Cochise Cove	7 am - 1 pm	1075 Sagamore Drive	8:30 am - ?
116 Creek Drive		1110 Sagamore Drive	8 am - 12 pm
137 Creek Drive	7 am - 7 pm	1213 Sagamore Drive	7 am - 2 pm
100 Custer Cove	7 am - 7 pm	1274 Sagamore Drive	8 am - 3 pm
124 Custer Cove	9 am - 12 pm	1325 Sagamore Drive	8 am - 3 pm
124 Custer Cove	9 am - 12 pm	1347 Sagamore Drive	8 am - 1 pm
126 Custer Cove	9 am - 12 pm	1412 Sagamore Drive	10 am
118 Diego Drive	8 am - 2 pm	1443 Sagamore Drive	8 am
202 Ethanwei Court	8 am - 2 pm	1486 Sagamore Drive	
136 Horseman Drive	9 am - 2 pm	1486 Sagamore Drive	
122 Horseman Drive	8 am - 1 pm	1567 Sagamore Drive	
103 Horseshoe Drive	8 am - 1 pm	1744 Sagamore Drive	8 am - 12 pm
111 Lightfoot Drive	9 am - 2 pm	114 Seminole Drive	7:30 am - 1 pm
108 Mayan Drive	8 am - 12 pm	206 Sequoia Drive	7 am
100 Mocassin Drive	6:30 am - 1 pm	365 Shawnee Drive	
111 Mohawk Drive	8 am - 12 pm	433 Shawnee Drive	9 am - 3 pm
120 Nashua Drive	8 am - 1 pm	456 Shawnee Drive	8 am - 12 pm
182 Nashua Drive	8 am - 1 pm	145 Taopi Drive (The River Side)	8 am - 2 pm
107 Palomino Cove	8 am - 12 pm	103 Texas Cove	7 am - 1 pm
103 Pine Cove (The River Side)	8 am - 2 pm	Tomahawk & Sagamore	7:30 am - 1 pm
101 Piquot Drive		123 Wichita Way	
120 Quarterhorse Drive	8 am - 12 pm	115 Winnebago Loop	10 am
106 Pontiac Cove	8 am - 12 pm	146 Winnebago Loop	9 am - 3 pm
		134 Wyoming Drive	8 am - 12 pm
		119 Rawhide Drive	8 am - 1 pm
		134 Yuma Drive	8 am - 12 pm
		161 Yuma Drive	7 am



*** CLUBHOUSE SIGN UPS ***

5 families
setup between
8 am - 3 pm



★ AMVETS POST 201 ★

POKER RUN

Good Friends ★ *Better Cards* ★



★ SATURDAY, SEPTEMBER 5 ★

Comfort Center 3 • White Eagle Drive



CARD SALES
AT 0900



RUN STARTS
AT 1000



HOT DOGS
AND DRINKS

Thank You!

FROM THE WELCOME COMMITTEE

On **August 16th** the Welcome Committee hosted an informative Presentation to over **50** new and not so new residents at the Clubhouse where they learned about all the amenities, clubs and committees in our beautiful community.

In addition to some yummy snacks, they also enjoyed guest speakers from Am Vets and the golf course (Randy) and a surprise visit from the Lake mascot himself

— Roy Owl! —

Thank you to everyone who attended and made this event a success!



Together,
we build a stronger,
KINDER, & MORE CONNECTED
Lake Royale!



LAKE ROYALE

YOUTH SPORTS

LAKE ROYALE WOULD LIKE TO OFFER:

3 ON 3 BASKETBALL



WHIFFLE BALL



PICKLEBALL



SOCCER



BEACH VOLLEYBALL



FLAG FOOTBALL



WE WILL BE LOOKING FOR:



PLAYERS
JOIN THE FUN!



COACHES
LEAD. INSPIRE. MAKE A DIFFERENCE.



SPONSORS
SUPPORT OUR YOUTH.
BUILD OUR COMMUNITY.

WATCH FOR SURVEY
COMING OUT ON
FRIDAY, SEPTEMBER 4TH!

PLAY HARD. HAVE FUN. BUILD FRIENDSHIPS. LOVE LAKE ROYALE. ❤️





MANAGING PROPERTIES. BUILDING TRUST.

CLEW Property Management provides full-service property management with a personal touch and professional care.



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BETTER AIR BETTER LIFE

Your comfort is our priority.

Expert heating and cooling solutions for your home or business.



COOLING



HEATING



REPAIRS



INDOOR AIR
QUALITY



MAINTENANCE

COMFORT YOU CAN COUNT ON.

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- ✓ Reliable Service
- ✓ Energy-Efficient Solutions
- ✓ Satisfaction Guaranteed



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for monthly
specials!



(919) 896-8630



Financing Available

Ask about our financing options



Get Involved... MAKE A DIFFERENCE!

★ *Our Community. Our Future. Our Home.* ★

Lake Royale is a beautiful place to live thanks to the many volunteers who give their time, talents, and ideas. Every committee plays an important role in keeping our community strong, safe, and vibrant.

ALL COMMITTEES ARE LOOKING FOR VOLUNTEERS!



There's a place for you!



DREDGING COMMITTEE

Dedicated to protecting and improving our lake through long-term dredging projects, sediment management, and planning for the future health of Lake Royale.



RECREATION COMMITTEE

Plans many of the community's favorite events throughout the year, including holiday celebrations, family activities, tournaments, concerts, and community gatherings.



AMENITIES COMMITTEE

Works to improve and maintain the many amenities our residents enjoy, including parks, beaches, playgrounds, recreational facilities, and common areas.



BUILDING COMMITTEE

Reviews construction projects and architectural improvements to help preserve property values while ensuring compliance with community guidelines.



BY-LAWS COMMITTEE

Reviews governing documents and recommends updates that help our community continue to grow while remaining fair, consistent, and effective.



PROTECT OUR LAKE COMMITTEE

Focused on preserving the beauty and environmental health of Lake Royale through education, conservation, shoreline awareness, and water quality initiatives.



BOARD OF ADJUSTMENTS

Assists homeowners by reviewing variance requests and ensuring decisions are made fairly and consistently according to governing documents.



WELCOME COMMITTEE

Helps new residents feel at home by providing information, answering questions, and introducing them to everything Lake Royale has to offer.



FINANCE COMMITTEE

Provides financial oversight and recommendations that help ensure responsible budgeting and long-term fiscal planning for our community.



BEAUTIFICATION COMMITTEE

Enhances the appearance of Lake Royale by promoting landscaping projects, seasonal decorations, flower planting, and community beautification efforts.

Why Volunteer?

- ✓ Meet new neighbors
- ✓ Learn how Lake Royale operates
- ✓ Help improve our community
- ✓ Make a lasting impact
- ✓ Share your skills and ideas
- ✓ Give back to the place we all call home



Your Time. Your Talent.
OUR COMMUNITY! 

**WE'D LOVE TO
HAVE YOU
JOIN US!**

*Together, we can make
Lake Royale even better!* 



Contact the Lake Royale POA Office to learn more about committee opportunities and how you can get involved.



252-478-4121





★ THANK YOU ★

★ TO THOSE WHO HELPED ★

WITH THE JR POLICE CAMP!



Your time, support, and dedication made our Jr Police Camp a success.
Together, we're building a stronger, safer community and
inspiring the leaders of tomorrow.

♥ A SPECIAL THANK YOU ♥

TO THOSE WHO PROVIDED
MEALS AT A DISCOUNT
FOR OUR EVENT!



*Thank you for your
delicious support!*



*Thank you for your
delicious support!*



*Thank you for your
delicious support!*

★ ★ ★ ★ COMMUNITY. PARTNERSHIP. FUTURE. ★ ★ ★ ★

Thank You!



Honoring Lives. Sharing Memories.

Lake Royale residents may submit obituaries
to the **ROYALE REPORTER**
for publication at
NO CHARGE.



Please submit obituary information to:
royalereporter@lrpoa.com



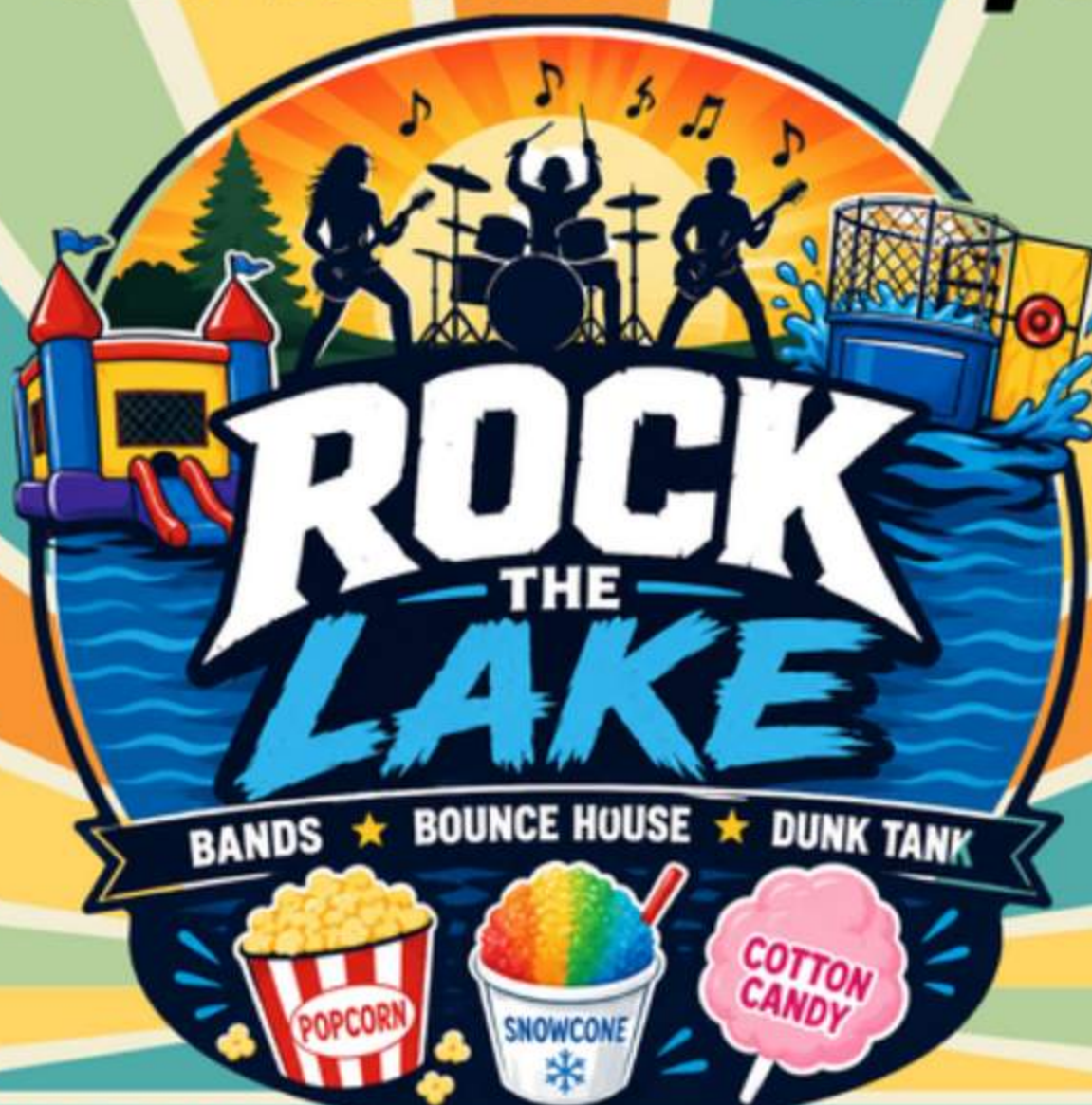
Obituaries will be published in the
next available publication.

SIZE LIMITATION: 3.5" width x 5" height

FREE

SUNDAY

SEPTEMBER 6TH, 2026



3 LIVE BANDS

TRIPWIRE

12:00pm - 2:30pm

SEVEN PATHS

3:15pm - 6:15pm

SAGAMORE

7:00pm - 10:00pm

FREE ACTIVITIES

11:00am-5:00pm

CARNIVAL GAMES / DUNK TANK

RIDES:

CARNIVAL RIDES, MECHANICAL BULL,

BOUNCE HOUSE

SNACKS:

SNOWCONES, COTTON CANDY, POPCORN

*(WHILE SUPPLIES LAST) *

*** BRING YOUR VERKADA CARD TO PARTICIPATE ***

Upcoming



Popcorn ON THE PATIO!

New TIME FOR THE FALL!

EVERY FRIDAY
4:00PM - 6:00PM

A chance to meet & mingle with fellow residents!

FREE POPCORN!

COMMUNITY MAP YARD Sale

SATURDAY SEPTEMBER 5TH

TIMES VARY

Follow the community map around the lake and River to find Furniture, clothes, toys, kitchen items, books, décor, & more!

FREE SUNDAY SEPTEMBER 6TH, 2026

ROCK THE LAKE

BANDS * BOUNCE HOUSE * DUNK TANK

POPCORN * SNOWCONE * COTTON CANDY

3 LIVE BANDS TRIPWIRE 12:00pm - 2:30pm SEVEN PATHS 3:15pm - 6:15pm SAGAMORE 7:00pm - 10:00pm	FREE ACTIVITIES 11:00am-5:00pm CARNIVAL GAMES / DUNK TANK RIDES: CARNIVAL RIDES, MECHANICAL BULL, BOUNCE HOUSE SNACKS: SNOWCONES, COTTON CANDY, POPCORN * (WHILE SUPPLIES LAST) *
--	--

* BRING YOUR VERKADA CARD TO PARTICIPATE *

CASH BINGO

September 11th

Doors Open 6:00 pm
Bingo Starts 7:00 pm

Half Sheet \$10.00	Full Sheet \$20.00
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Space is limited : To register
Email : Events@LRPOA.com

Bring your Verkada card to attend the event



Upcoming



Game Day!

BRING YOUR OWN GAMES TO PLAY!

Sunday, September 12th
2:00pm-4:00pm

Light Snacks will be served

FREE

Email:
events@lrpoa.com
to register by Sept 11th

BRING YOUR POA VERKADA CARD
TO ATTEND THE EVENT



MUSIC BINGO NIGHT

SEPTEMBER 18TH
7:00PM-10:00PM

REGISTER BY 9/15
BY CALLING
252-478-4121
SPACE IS LIMITED

COST:
\$6.00 MEMBER
\$9.00 GUEST

PRIZES * SNACKS * BYOB

BRING POA VERKADA CARD
TO ATTEND THE EVENT



September GRILL NIGHT

DOORS OPEN 5:30
GRILLS OPEN 6:00

SATURDAY SEPTEMBER 19TH

- \$6.00 Members
- \$9.00 Guests

For registration & other information, please CALL by 9/17
252-478-4121

Space is Limited
Don't miss this sizzling event!

Bring your POA Verkada Card to attend the event



LAKE ROYALE Business Expo

September 26th
1:00pm-4:00pm

Lake Royale Clubhouse

Join us at the Lake Royale Community Business Expo and discover the amazing businesses right here in our community!

Meet local entrepreneurs, explore unique products and services, and support your neighbors.

Support Local!
Shop Local!
Connect Local!

Upcoming



TEAM TRIVIA

GATHER YOUR TEAM, TEST YOUR KNOWLEDGE, AND HAVE A FANTASTIC TIME!

September 27
2:00pm-5:00pm

PRIZES
SNACKS
BYOB

INDIVIDUALS \$5.00
AUDIENCE MEMBERS \$2.00
TEAMS OF 5 \$25.00

SPACE IS LIMITED
REGISTER BY CALLING: 252-478-1421

Bring your POA Verkada Card to attend the event



CASH BINGO

Friday, October 2nd

Doors Open 6:00 pm
Bingo Starts 7:00 pm

Half Sheet \$10.00
Full Sheet \$20.00

Email: Events@lrpoa.com to Register
Space is Limited

Bring Verkada Card to Event



UPCOMING EVENTS
OCTOBER

OCT 02	CASH BINGO 7:00 PM – 9:00 PM
OCT 16	ROYALE FEUD 7:00 PM – 10:00 PM
OCT 17	GRILL NIGHT 5:30 PM – 8:30 PM
OCT 24	KIDS PUMPKIN PAINTING 1:00 PM – 3:00 PM
OCT 24	ADULT HALLOWEEN PARTY 7:00 PM – 10:00 PM
OCT 31	TRUNK OR TREAT 4:00 PM – 5:30 PM

FOR EVENT DETAILS, PLEASE VISIT: LAKE ROYALE EVENTS AND ACTIVITIES



November
UPCOMING EVENTS

06 NOV CASH BINGO	07 NOV CRAFT SHOW	14 NOV THANKSGIVING MEAL
20 NOV ROYALE FEUD	21 NOV PET PHOTOS WITH SANTA	26 NOV HAPPY THANKSGIVING

FOR EVENT DETAILS PLEASE VISIT: LAKE ROYALE EVENTS AND ACTIVITIES



SO MANY BOOKS
so little time
BOOK CLUB
4TH FRIDAYS IN THE CLUBHOUSE
AT NOON
ALL READERS WELCOME! GOOD BOOKS GREAT COMPANY

ENJOY LIVELY DISCUSSIONS • DISCOVER NEW FAVORITES • MAKE NEW FRIENDS

Grab a book. Join the conversation.
We can't wait to see you there!

GC Mapping, PLLC

PROFESSIONAL LAND SURVEYING

UTILITY

LOCATING

we mark it



we map it



OUR SERVICES



Land Surveying

Accurate boundary, topographic, construction, and ALTA/NSPS surveys.



Utility Locating

Underground utility locating to help protect your projects and infrastructure.



Site Mapping

Detailed mapping and data collection for planning, design, and development.



Consulting & Support

Professional guidance and reliable solutions for your surveying needs.



gcookemapping@gmail.com



919-901-5641



GCMPLLC.com

Owner Guy Cooke

NCPLS# L-4596



LOCAL. PROFESSIONAL. DEPENDABLE.



RED BIRD

Utility Operating Company

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GATEHOUSE REMINDER

Help keep Lake Royale safe and secure!



All guests must be entered in our system (DwellingLive) or called in to the Gatehouse ahead of time. This includes ALL contractors and vendors.

EVERYONE MUST BE ACCOUNTED FOR.

If a guest is not in our system or called in, they will be denied access.

We appreciate your help with this.

NEED DWELLINGLIVE ACCESS?



You can manage your account online at:
<https://community.dwellinglive.com/lakeroyalepoa.aspx>



Please make sure your account is up to date. Also, there's an app for that! DwellingLive has mobile apps available for both Android and Apple Devices.



If you do not have access or your user credentials, please contact the gatehouse at 252-478-3028 or email the Operations Manager (Jennifer Volk) at jennifer.volk@fsresidential.com for assistance.



Scan to Access Your DwellingLive Account



ADDITIONAL TIP TO KNOW ABOUT THE GATEHOUSE:



Notify the gatehouse if you move or switch addresses within the community as soon as possible.

We will need to manually transfer your account information to the new address in DwellingLive. This information does not automatically transfer and is cleared when new ownership occurs.



Thank you for doing your part to keep *Lake Royale* a safe and welcoming community!



DREDGING COMMITTEE REPORT



SEPTEMBER 2026
UPDATE



LAKE ROYALE
Our Lake. Our Community. Our Future.

BUILDING A CLEANER, STRONGER LAKE FOR TOMORROW



Hired professional engineering firm to develop all the drawings, the dredging plan and apply for all required permits.



Received (all required) permits for the dredging project with the US Army Corp. of Engineers (ACE) and Department of Environmental Quality (DEQ).



Hired a company to create all engineered drawings, specifications and manufacture the (2) barges required for the dredging project. These (2) barges have been delivered and are on-site.



Spoils site has been cleared and prepared for future spoils from the dredging.



We purchased (2) pontoon boats that have each been specifically retrofitted for the dredging project.



Headwall project – engineered drawings went out for bid and a contractor (Fred Smith) was awarded this contract. We are waiting for the final contract with start and end dates (weather permitting) which will be approved by the BOD.



Spoils / Sediment testing – specifications on testing sent out to prospective local laboratories. We will continue to review and pick a lab for testing.



Insurance – ongoing research.

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 Dave at 914-714-2229



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GOLF *From the* RIVER GOLF COURSE *COURSE* TALK

with Randy Davis, PGA Professional

The River Golf Course is one of the amenities that many of you may not realize even exist. We are located about 2 miles to the left coming out of the entrance to Lake Royale in the River neighborhood. The signs will take you to us at **170 Clearwater Road.**

MEET OUR TEAM

- Randy Davis – PGA Professional
- Jan Laytham – Shop Manager
- Patti Siebert – Pro Shop Staff
- Brian Heatherly – Pro Shop Staff
- Diana Schaffer – Pro Shop Staff
- Lowell Brantley – Pro Shop Staff
- Mickey Walker – PGA Teaching Professional

LESSONS & CLINICS



Lessons are offered with our teaching professional, Mickey Walker or our head professional, Randy Davis. Private or group instruction are both available by appointment.

BEGINNING LADIES CLINIC

We offer clinics for beginning ladies each **TUESDAY MORNING** starting at **9:00** and running until **10:00**.

Don't be intimidated, it's really pretty fun!



Topics covered include full swing, chipping, putting, rules and etiquette. We'll even spend a little time on the course helping you with what to do when you're actually out there playing.

● Clinic price is **\$30** plus cost of range balls.



A beautiful setting of an 18-hole regulation golf course with both a driving range and putting green. The golf shop, located in the rear of the building is where your venture begins. From range balls to hit out on the range or to play 9 or 18 holes of golf, it all starts in the golf shop.

Our staff is always ready to assist you.



SENIOR MEN

We have a senior men's organization headed up by Patrick Shreenan.

These men play each **TUESDAY and THURSDAY MORNINGS at 8:00am.**

Some elect to play 9 holes and some 18 holes. All golfers are welcome and encouraged to come play regardless of where you are in your game or skill level. It's an opportunity to socialize with other men and get involved with the group.



LADIES GOLF

We haven't forgotten our ladies! Wednesday is ladies' day. Our Ladies' Golf Association is growing as more ladies are starting to play. We are very lady friendly here in the shop and encourage you to come visit.

The first Monday of each month the ladies have started a 9 and wine. Tee time is currently **5:30pm** and wine follows around **7:30.** **Lots of fun!**



UPCOMING EVENTS IN SEPTEMBER



SENIOR MEN GOLF

Sept. 1, 3, 8, 10, 15, 17, 22, 24, 29
8:00am



LADIES GOLF

Sept. 2, 9, 16, 23, 30
8:00am



LADIES 9 AND WINE

Sept. 7th
5:30pm



MEN'S AND LADIES CLUB CHAMPIONSHIPS

Sept. 19th & 20th
Tee Times



GOLF SHOP CONTACT: 252-478-3832 EXTENSION 2
We look forward to seeing you at The River Golf Course!

POLC

Protect Our Lake Committee

Protecting Our Paradise: What Your Protect Our Lake Committee (POLC) has done and is doing!

By: THOMAS MUELLER

Your Lawn and the Lake: *Keeping Lake Royale Healthy, One Yard at a Time*

SEPTEMBER

A beautiful lawn right down to the water's edge is part of the Lake Royale lifestyle. But when your yard meets the lake, what happens on the lawn doesn't necessarily stay on the lawn. Rain, irrigation, and even an afternoon mowing can carry nutrients, soil, grass clippings, and chemicals toward the water. The good news? A few simple changes in the way we care for our yards can make a big difference.



1 START WITH THE SOIL

Before reaching for a bag of fertilizer, test your soil. Fertilizers are rated by their N-P-K numbers—nitrogen, phosphorus, and potassium—and your lawn may need less than you think.

Phosphorus deserves particular attention. Too much phosphorus entering a lake can fuel excessive algae growth. One aquatic expert estimates that a pound of phosphorus can support hundreds of pounds of algae. Fortunately, phosphorus tends to bind tightly to soil, meaning one of the best ways to keep it out of the lake is to keep your soil from eroding in the first place. Nitrogen behaves differently. It is highly soluble and can readily move with runoff or leach through soil. Excess nitrogen can encourage unwanted weed and algae growth.



So, test first and fertilize only when needed.

Soil testing is available through the Franklin County Center of the NC Cooperative Extension, 103 South Bickett Blvd., Louisburg, NC 27549, 919-496-3344.



2 FERTILIZE WITH CARE

More fertilizer does not mean a better lawn. Follow the label and resist the "if five pounds is good, ten must be better" approach.

Near the lake, leave a buffer strip between fertilizer and the water. A drop spreader can give you much better control along this boundary. Never allow fertilizer to land

directly in the lake—or on driveways and sidewalks, where rain can wash it into drainage systems. And don't fill your spreader beside the water. An accidental spill could deliver a concentrated dose of nutrients straight into the lake.



3 MOW SMART

A healthy lawn is your first line of defense against erosion.

- Mow regularly, but mow high. For most turf grasses, 2½ to 3½ inches is a good general range.
- Taller grass develops stronger roots and is better able to withstand heat, drought, and stress.
- Keep those mower blades sharp, too. Dull blades tear grass rather than making a clean cut, leaving plants more vulnerable to disease.
- Grass clippings don't belong in the lake. They contain nutrients, and allowing them to wash into the water is essentially another way of fertilizing the lake.
- Finally, never refuel your mower beside the shoreline. If you use a professional lawn care service, make certain its technicians are familiar with water protection techniques.



POLC meetings are held on the second Wednesday of each month, at the Clubhouse, 7pm. All are welcome!



4 DON'T OVERWATER

If you have an irrigation system, use it wisely. Excessive watering can move nutrients from your lawn toward the lake, particularly on steep slopes and clay soils.

After a good soaking rain, turn the sprinklers off. The lake doesn't need your help getting more water—and it certainly doesn't need the nutrients that may come along with it.



5 PESTICIDES AND HERBICIDES: LESS IS MORE

When pesticides or herbicides are necessary, follow the label carefully.

- Keep them off sidewalks and driveways, where runoff can carry them toward the lake.
- Whenever possible, spot-treat problem areas rather than applying chemicals across the entire lawn.
- Maintain a buffer zone along the shoreline.



6 TWO FINAL RULES: DON'T FEED THE GEES—AND SCOOP THE POOP!

Those charming geese may be experts at begging, but feeding them is bad for the lake as well as the birds. Goose droppings add nutrients, including phosphorus, to the water and can contribute to water-quality problems. Let wildlife stay wild.



And please pick up after your pets. Pet waste contains nutrients, bacteria, and pathogens that can wash into surface water. What happens in your yard can ultimately affect the lake—and the people who swim, fish, boat, and play in it.

A HEALTHY LAWN, A HEALTHY LAKE



Protecting Lake Royale doesn't always require a major project. Sometimes it means testing before fertilizing, raising the mower deck, turning off the sprinkler, leaving a shoreline buffer, or simply grabbing a poop bag.

Every yard is part of the lake's watershed. What we do on our lawns today helps determine what kind of lake we enjoy tomorrow.

Small actions on land.  Big impact on the lake.

You're Invited! **WINE & CHEESE MIX & MINGLE**

❖ *New Resident Event* ❖

*Sunday, October 4th
2:00pm - 4:00pm
at the Clubhouse*

Register by September
30th by emailing
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*Presented by the Lake Royale
Welcome Committee*

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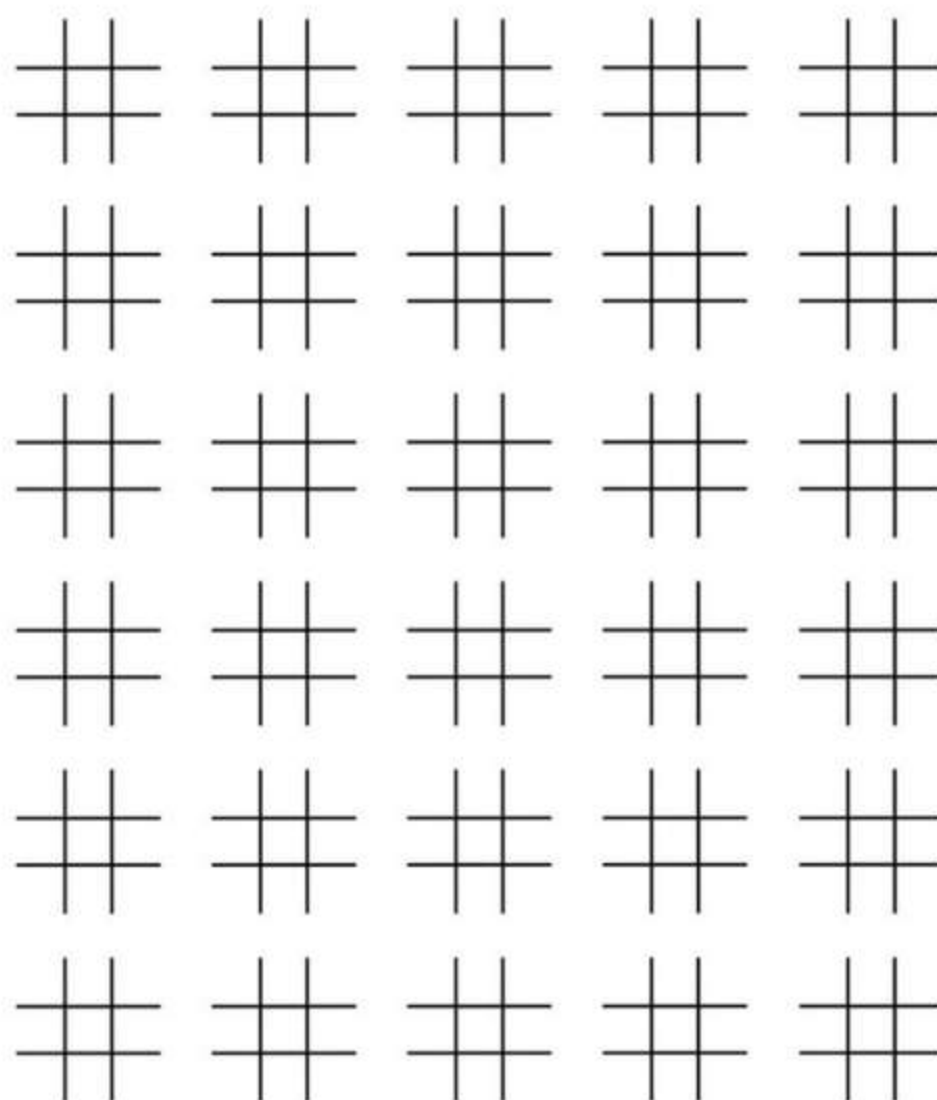


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AUTUMN	FOLIAGE	NINTH	
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THE 1ST SATURDAY OF EACH MONTH
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STARTING AT 6:00 PM



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Contact Cheryl Vangraafeiland at cherylvang@nc.rr.com to get signed up.

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OCTOBER 8 • 13 • 21 • 27

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6:30PM – 8:30PM

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A word to the reader - This series of general knowledge trivia quizzes are designed to challenge, entertain and inform. See how many you can answer before turning to the internet. Happy solving, Papa Fred

How many can you answer before turning to the internet?
Questions

Papa Fred's Trivia Challenge Number 34 (September 2026)
Send your questions or comments to: papafredlakeroyale@gmail.com

1. In the television game show "Jeopardy," what is the maximum amount of money that a player can earn in one episode? A. \$91,600 B. \$219,200 C. \$378,900 D. \$566,400

2. Which of the following are technically fruits and not vegetables.
A. Avocados B Cucumbers C. Okra D. Eggplant E. Peppers F. Zucchini



3. What does "CD-ROM" stand for?

4. What was the name of the 4th Century Roman road that ran from Rome to Brindisi?
A. Apian Way B. Apennine Highway C. Brindisi Viae D. Via Dolorosa

5. The Three Mile Island nuclear power plant is located in which Pennsylvania river?
A. Allegheny B. Brandywine C. Monongahela D. Susquehanna

6. Approximately how fast does the Earth rotate on its axis?
A. 100 MPH B. 1,000 MPH C. 10,000 MPH D. 100,000 MPH



7. Which one of these M*A*S*H characters was the highest ranking? A. Hawkeye B. Hot Lips C, Father Mulcahy D. Radar

8. Which of the following sentences is correct? A. Penguins fly very slow. B. Penguins fly very slowly.

9. What was the U. S. longest war? A. Afghanistan B. American Revolution C. Civil War D. WWII

10. TRUE or FALSE:

Every MLB player wears the same number every April 15.



11. Who is Kevin Warsh? A. Federal Reserve Chairman B. President of FIFA C. Red Cross CEO D. Governor of New Jersey

12. How old was Elizabeth II when she was crowned the Queen of England? A. 27 B. 37 C. 47 D. 57

13. Stefani Germanotta is better known as whom? A. Gloria Estefan B. Stephanie McMahon C. Lady Gaga D. Cher

14. In what year did George Washington become the first President of the United States?
A. 1776 B. 1779 C. 1784 D. 1789



15. Who was deposed as president of Cuba by Fidel Castro in January 1959? A. Batista B. Chávez C. Duvalier D. Pinochet

BONUS TOUGHIE:

The U. S. dropped nuclear bombs on which two Japanese cities?

(Answers on Page 35)

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MONTHS**



\$35

helps provide
multiple sleepers
in needed sizes,
helping keep a baby
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TELL OUR STORY

Every baby deserves a warm start. As cooler weather approaches, many families facing financial difficulties must choose between keeping the basic clothing their babies need to stay warm. Newborns in Need and our local chapters work year-round to provide essential clothing and supplies to newborns and infants in need. Through Sleepers in September, we are coming together nationwide to collect new baby sleepers in the sizes babies need most—0-3 months, 3-6 months, and 6-9 months. A simple sleeper may seem like a small gift, but to a family in need, it can mean a warm baby, a little less worry, and the reassurance that their community cares.

Together, we can help make sure more babies have a warm start this winter.



WOULD YOU LIKE MORE INFORMATION?

Email us:
tarrivernc@newbornsinneed.org
Call Dawn Kibler:
614-989-2227

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ADD YOUR CHAPTER DETAILS HERE (NAME, DROP-OFF LOCATION, CONTACT INFO, ETC.)

CHAPTER NAME: _____
CONTACT: _____
EMAIL: _____

PHONE: _____
WEBSITE / FACEBOOK: _____



PAPA FRED'S LOCAL EATS



**The Opinion of a
Lake Royale Dining Enthusiast**

I hope you enjoy this glimpse of some of the fantastic local dining options. My goal is to discover great places to eat; and to provide honest, unbiased information that you can use when deciding where you might go in search of 'Local Eats'.

SEND YOUR QUESTIONS OR COMMENTS TO:
papafredlakeroyale@gmail.com

Papa Fred

We were impressed with the diversity of the menu - everything from Burgers and Hoagies to Salads and Seafood. **The Coconut Shrimp** (\$12 for 6 Shrimp and Fries) was institutional but delicious. **The Specialty Sides** (\$5.00) are as good as the Wings. Selections include Collards with Smoked Turkey, Yams, Mac & Cheese, Hushpuppies and my favorite - **Onion Rings** - not exactly a ring - more like a petal (think Blooming Onion) - sweet and slightly crunchy (though there is quite a bit of batter).

A white plate containing a serving of fried chicken wings, a pile of chicken nuggets, a small garnish of green herbs, and a small bowl of dipping sauce.

A close-up photograph of a basket filled with golden-brown, crispy fried chicken wings. Two small glass bowls containing dipping sauces, one reddish-orange and one darker, are visible in the upper left corner. The basket has a checkered pattern.

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CREAMY GARLIC \$1.50	LEMON POPPY \$1.25	SEA SALT \$1.50	CAJUN \$1.50	CREAM \$1.50
BOURBON \$1.50				

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LAKE ROYALE

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MAD FLAVORS
LAKE ROYALE

SIDES

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WINGS \$1.50	SHRIMP \$1.25	COCONUT LIME RICE \$1.50	FISH \$1.50	DRINK \$1.50

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LAKE ROYALE BASSMASTERS TOURNAMENT

by Lynne Sperling

Despite another hot, humid, summer day, it did not stop 19 competitive anglers from fishing on **Saturday, August 8th!**

We had some impressive "weigh-ins" from these talented guys with the Lake Royale Bassmasters Club!

Congratulations to the winners and as always, to everyone fishing! A really great group loving competitive fishing at Lake Royale!!



★ THE WINNERS ARE! ★

1ST PLACE

ERIC GOFF

5 fish, total weight of **7.1 lbs.**

Eric received a cash payout of **\$200.00**



2ND PLACE

JOHN (CLAY) ELLIOTT

5 fish, total weight of **6.2 lbs.**

John received a cash prize of **\$110.00**



3RD PLACE

DAVID BLANCHARD

3 fish, total weight of **5.6 lbs.**

\$70.00 cash awarded to David



BIGGEST FISH WINNER OF THE DAY!

DAVID BLANCHARD

with one fish weighing in at **4.4 lbs.**

David received an additional cash payout of **\$95.00** for his "big catch"!



Joe Edwards, Jr. (also a club member), has given a generous donation of \$50.00 a month additional prize money to be split between 10th place and smallest fish winners....*how cool is that?!*

**10TH PLACE WINNER
HAL CALDWELL**

**SMALLEST FISH WINNER
STEPHAN DARK**



Barry Wilkins / Dan Gunther
Stellar Realty

THANKS TO OUR GENEROUS SPONSORS!



John (Clay) Elliott
Jackson Roofing and Gutters



Mike Ferrell
N.C. Handyman Services

These sponsors' donations make it possible to hold our Annual Banquet & Awards Ceremony, a really big family event for the club members and awesome volunteers!



This year it will be held at the Clubhouse on Sunday, October 11th from 2pm to 5pm.



Follow us on
FACEBOOK...
Lake Royale
Bassmasters



For more information about
the Lake Royale Bassmasters Club
call/text Rich Sperling at
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*Hope to see
you on the
water!*





Ambrosia

A True Summer Delight

Ingredients

11 Oz Can Mandarin Oranges (drained)
 2 Cups Miniature Marshmallows
 8 Oz Can Pineapple Tidbits (drained)
 1 Cup Flaked Coconut
 8 Oz White Grapes (seedless)
 8 Oz Maraschino Cherries (drained)
 12 Oz Can Fruit Cocktail (drained)
 1 Cup Walnuts (chopped) (Optional)
 6 Oz Sour Cream (or Vanilla Yogurt)

Procedure:

- Halve the Pineapple Tidbits and Maraschino Cherries.
- Combine all ingredients. Refrigerate till cold. Top with additional Maraschino Cherries
- **Note:** If you can find Royale Ann Cherries, they make a wonderful addition to Ambrosia. Be sure to check them for pits



Submit your favorite recipes to: royalereporter@lrpoa.com



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**ANSWERS****Papa Fred's Trivia Challenge Number 34 (September 2026) Answers**

1. \$566,400 Note: The player would have to get all 61 questions right, find the 'daily doubles' at the very end of each round (and the 'daily doubles' would have to be on the lowest value clues), bet everything on each 'daily double' and bet it all on 'Final Jeopardy.'
 2. All are fruits Note: They are fruits because they develop from the flowering part of the plant and contain seeds.
 3. Compact Disc - Read Only Memory Note: It's a disc that computers can read or extract data from, but cannot write on or erase.
 4. "A" Note: The Apian Way was 362 miles long and wide enough for two chariots to pass (13 feet).
 5. "D" Susquehanna Note: The partial meltdown of one of its reactors in March 1979 was the worst nuclear accident in U. S. history.
 6. "B" Note: The Earth's circumference is approximately 24,000 miles and it rotates once every 24 hours - the speed is approximately 1,000 MPH.
 7. "B" Note: Major Hot Lips Houlihan outranked Captain Hawkeye Pierce, 1st Lieutenant Father Mulcahy and Corporal Radar O'Reilly.
 8. Neither Note: Penguins cannot fly.
 9. "A" Note: The war in Afghanistan lasted 7,267 days. Vietnam was second with 7,121 days. The Revolution lasted 3,859 days, the Civil War 1,458 days and WWII 1,365 days (U.S. participation).
 10. True Note: April 15, Opening Day in 1947, was Jackie Robinson's (number 42) first season in the major leagues.
 11. "A" Note: FIFA President is Gianni Infantino; Red Cross CEO is Cliff Holtz and Governor of N.J. is Michelle Sherrill.
 12. "A" Note: She was only 27 years old when her father (George VI) died suddenly. She reigned for 70 years. Her son, Charles, was 73 years old when he took the throne.
 13. "C" Note: Lady Gaga changed her name after a producer called her Gaga because of the Queen song 'Radio Ga Ga'.
 14. "D" Note: On April 30, 1789, George Washington took the oath of office as the first President of the United States in New York City.
 15. "A" Batista Note: Chávez was dictator of Venezuela; Duvalier ruled Haiti and Pinochet was dictator of Chile.
- BONUS TOUGHIE: 'Little Boy' was dropped on Hiroshima on August 6, 1945 and 'Fat Man' on Nagasaki three days later.

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Ad Size	Width	Height	Monthly	6 Months (-10%)	Annual (-15%)
Classified (text only)	2.4"	1"	\$10	n/a	n/a
Business Card	3.5"	2"	\$25	\$135	\$255
Double Business Card	3.5"	4"	\$45	\$243	\$459
¼ Page Ad (Horizontal)	10"	3"	\$75	\$405	\$765
¼ Page Ad (Vertical)	2.5"	12"	\$75	\$405	\$765
¼ Page Ad (Rectangular)	5"	6"	\$75	\$405	\$765
½ Page Ad (Horizontal)	10"	6"	\$110	\$594	\$1,122
½ Page Ad (Vertical)	5"	12"	\$110	\$594	\$1,122
Full Page Ad	10"	12"	\$165	\$891	\$1,683

RULE CHANGE 8.3

Board of Adjustment - Filling of Vacancies

Purpose: To prohibit simultaneous membership in both the Building Committee and the Board of Adjustments due to a conflict of interest.

CURRENT VERBIAGE

As written: Section 8.3 BOA- Filling of Vacancies

BOA members may not be members of the Lake Royale Board of Directors at the same time because of 'conflict of interest' considerations.

PROPOSED VERBIAGE - HIGHLIGHTED WORDS ARE THE CHANGE

Proposed change:

Board of Adjustment members may not be members of the Lake Royale Board of Directors **or the Building Committee** at the same time because of 'conflict of interest' considerations.

QUESTIONS OR CONCERNS?

Community members who have questions, concerns, or would like additional information regarding this proposed rule change are encouraged to contact the **Lake Royale Board of Directors**.

Board member email addresses can be found on **Page 2 of the Royale Reporter**.



RULE CHANGE 8.3

Justification for the Proposed Change

BACKGROUND

In the October 23, 2025 minutes of the Board of Directors, "Steve Ragaglia made a motion to update the rules and regulations to allow individuals to serve on both the Building Committee and the board of adjustment." That motion was seconded by Rhonda Folks for discussion.

The minutes state: "If a Building committee case goes to the board of adjustment, the member who is on both committees will recuse himself on the case in front of the Board of Adjustment."

THE QUESTION

Is recusal sufficient to protect the Association from liability? In a North Carolina HOA, should a Building Committee member be allowed to serve on the BOA so long as the member recuses from Building Committee cases that come before the BOA?

WHY THE CHANGE IS RECOMMENDED

No. The submitted justification states that, although dual service may not be strictly forbidden by North Carolina law in every scenario, having a Building Committee member also serve on the BOA—even with recusal—is generally considered poor governance because it can invite challenges concerning conflicts of interest and impartiality.

The submitted justification also notes that HOA boards and committees involved in formal, quasi-judicial decision-making should maintain strict impartiality.

WHY DUAL SERVICE CAN BE PROBLEMATIC

- **Appearance of Impropriety:** A member may have participated in the original discussion or decision before the matter reaches the BOA. Even if the member later recuses from the final BOA vote, prior involvement can raise questions about bias or influence.
- **Quasi-Judicial Requirements:** BOA decisions involving variances or appeals require neutral consideration. Prior approval or denial of the same building matter can create concerns that a member already has a fixed opinion.
- **Fiduciary Duty Conflicts:** The Building Committee participates in the initial decision-making process, while the BOA may later review or act as a check on that decision. Separating those roles helps preserve an independent appeal process.

BEST PRACTICES & SOLUTIONS

- **Check Governing Documents:** Review the Association's governing documents for specific restrictions concerning dual service.
- **Full Recusal When Necessary:** If dual service occurs, recusal should include disclosure of the conflict and leaving the room for all discussion and voting on the specific case—not simply abstaining from the vote.
- **Better Governance:** Keeping the Building Committee and Board of Adjustment separate creates a clearer division between the initial decision-making body and the body reviewing variances or appeals.

Sources identified in the submitted justification: Spectrum Association Management; Justia Law; UNC School of Government; FirstService Residential.



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Location Guide AG- Augustus Grill C- Clubhouse CM - Commons G- Garden GPS- Golf Pro Shop P - Pool POA - POA Office PV - Pavilion R- River RS - Rocket-ship Park		1 9 AM C - Yoga 10AM C - Sit & Fit 11AM C - Lake Crafters 11AM C - Power Walk 5:30PM AG- Trivia Night 6:30PM C-Recreation Committee Meeting	2 9AM C - Power Walk 12:30PM C - Bunco Group #1 6PM GPS- Golf Advisory Committee 6:30PM CM -By-Laws and Covenants Committee 7:30PM C - Fishing Club	3 10AM C - Sewing & Quilting 10AM C - Power Walk 4PM C - Tar River Newborns in Need 6:30PM C Line Dance Club	4 9AM C - Power Walk 4PM C - Popcorn on the Patio	5 9AM - Poker Run Comfort Center 3 SEE MAP - LR Map Yard Sale 6PM C 50+ Potluck Dinner 
6 11AM - C Rock the Lake 	7 9AM C - Power Walk 12PM C - Marbles 5:30PM GPS - Nine & Wine - Golf Course 6PM CM - Dredging Committee 6:30PM C- Community Prayer Meeting 7PM C - Cypress Civitan Club	8 11AM C - Lake Crafters 11AM C - Power Walk 6PM POA - Building Committee meeting	9 9AM C - Power Walk 12:30PM C - Bunco Group #4 7PM C - POLC Meeting	10 10AM C - Sewing & Quilting 10AM C - Power Walk 6:30PM C - Line Dance Club	11 9AM C - Power Walk 11AM C - City Sewing Group 4PM C - Popcorn on the Patio 7PM C - Cash Bingo 	12 6:30AM PV - LR Bassmaster Tournament 10AM C - CERT 11AM C - Amateur Radio Club 2PM C - Game Day
13 8:30AM C - Christian Ministry Service 10:30 C - Ferrous Life Church Service 7PM C - Bible Fellowship 	14 9AM C - Power Walk 12PM C - Marbles 6:30PM C - Community Prayer Meeting 6:30PM C - Amenities Committee Meeting 6:30PM CM - AMVETS	15 9AM C - Yoga 10AM C - Sit & Fit 11AM C - Lake Crafters 11AM C - Power Walk 1PM C - Bunco Group #3 5:30PM POA- Board Of Adjustments 5:30 AG - Trivia Night 	16 9AM C - Power Walk 11AM C - Pinochle Game 6:30 C - Line Dance Club 	17 10AM C - Sewing & Quilting 10AM C - Power Walk 4PM C - Newborns in need Sew Crochet	18 9AM C - Power Walk 4PM C - Popcorn on the Patio 7PM C - Music Bingo	19 5:30PM C- Grill Night 
20 8:30AM C- Christian Ministry Service 10:30 C - Ferrous Life Church Service 7PM C- Bible Fellowship	21 9AM C - Power Walk 12PM C - Marbles 5:30PM C - Cardio Drumming 6:30PM C - Community Prayer Meeting 7PM C - Cypress Civitan Club	22 9AM C - Yoga 10AM C - Sit & Fit 11AM C - Pinochle 11AM C - Lake Crafters 11AM C - Power Walk 1PM C - Bunco Group #2 5:15PM C - Welcome Committee Meeting 6PM POA - Building Committee Meeting 7PM CM - Finance Meeting	23 9AM C - Power Walk 7PM C - Coffee House Open Mic 	24 10AM C -Sewing & Quilting 10AM C - Power Walk 7PM C - POA Board Meeting	25 9AM C - Power Walk 12PM C - Book Club 4PM C - Popcorn on the Patio 	26 1PM C - Business Expo
27 8:30AM C- Christian Ministry Service 10:30 C - Ferrous Life Church Service 2PM C - Team Trivia 7PM C- Bible Fellowship	28 9AM C - Power Walk 12PM C - Marbles 5:30PM C - Cardio Drumming 6:30PM C - Community Prayer Meeting 	29 9AM C - Yoga 10AM C - Sit & Fit 11AM C - Lake Crafters 11AM C - Power Walk	30 9AM C - Power Walk			

