

Cottage Farm News

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Cottage Farm Railroad Daze

Studying and poring over the history and legal intricacies of the issue of the Cottage Farm railroad crossing will leave anyone in a daze! It was reported in the Spring 2000 Cottage Farm News that the long suffering railroad crossing issue would soon be settled, paving the way for the City to assume ownership of the streets in Cottage Farm. At that time the County of Beaufort had executed a quit claim deed to the City of Beaufort for a perpetual easement over the railroad crossing at the Cottage Farm entrance. All that remained to be done was for the attorney representing the Cottage Farm Partnership (the original developer) to seek a Declaratory Judgement establishing the City's ownership of ingress, egress and maintenance rights to the crossing, and which affirmed that no license from the SC Ports Authority applied. Subsequent to that the SC Ports Authority offered evidence sufficient to call into question the validity of the chain of title on which the quit claim deed was based.

The Board is sorry to report that the SC Ports Authority and the Cottage Farm Partnership have not yet been able to amicably settle their differences in this matter. Many meetings have taken place and many proposed settlement terms have been bantered about, seemingly to no avail.

Cottage Farm residents obviously have a vested interest in this issue, however, they and the CFPOA have no legal standing in these proceedings. There is nothing the CFPOA can do to encourage or prompt the parties to reach a settlement. A few years ago the CFPOA engaged its own attorney to represent its interest in this matter, and to advise it on any related matters that might arise. To that end, the CFPOA's attorney is keeping a watch on these legal events, and assures the Board it is in the best interests of the Cottage Farm Partnership to settle this issue, the sooner the better. All that can be said, at this point, is that the wheels of justice often turn tortuously slow! Stay tuned ...

Siding Replacement Update

by John M. Scholer

Over the past couple of years you have probably noticed that several homes in our neighborhood have had to remove their original lapboard siding and replace it with entirely new siding. Others are faced

with the same prospect as I write this. We had to replace our siding a few months ago.

The problem arises from the fact that many homes throughout the southeast that were constructed before 1996 used a composite, "pressed-board" siding that was advertised as durable, "state-of-the-art," and

guaranteed for years. It had the appearance of wood siding but was really, for lack of the proper technical term, "sawdust and wood chips" processed and glued together. It was sold under a variety of brand names and made by different manufacturers. Its durability and longevity however proved not to live up to its claims, because in most cases it absorbed moisture like a sponge does water. The result was a siding that was literally rotting under a painted veneer. Telltale evidences of such faulty siding were rust stains around nails, a hairy sort of fungus growing on the boards, and nail holes appearing to sink down into the boards as the wood expanded because of water absorption. Our home in Cottage Farm was built in 1992-93 with a siding made by Louisiana-Pacific that was sold by the supply outlets in this area at that time. L-P was just one of many companies that experienced problems with their siding. A class-action lawsuit against L-P and the implementation of the settlement began in 1996 under the auspices of the U.S. District Court for the District of Oregon. Most homeowners who got in on this class-action received some level of prorated remuneration. Since that initial lawsuit, it is my understanding that the available reimbursements have just about dried up.

There is a web-site that proved helpful to us in our dilemma. At www.sidingclaims.com you can view the various types of siding affected, and also learn if yours is involved in any sort of litigation. While I can't vouch for the site, I can say that it provides excellent photos of the different companies' siding as well as further contact information.

Should you require repair or replacement of your siding, it seems advisable that you use caution in selecting a contractor. It goes without saying that there may be unscrupulous souls out there just waiting to prey on gullible or unsuspecting folks. An "Action-line" report in the February 18, 2002 *Beaufort Gazette* a month or so ago reported on one such firm. It would be advisable to seek references and to inspect some work sites where a prospective company has completed a project. Good luck!

2002 Assessments

The Board is pleased to report that of the 2002 annual assessments of \$26,040, \$19,690 has been paid to date. A special thanks to those who have paid in full and on time! For those who paid only half of the assessment, please remember that the final payment is due by June 30, 2002.

For those who have not paid at all, by the terms of the By-Laws, as amended, the entire assessment is now past due. Not only must you pay the entire assessment, but you must now pay late charges, calculated as 10% of the entire assessment, compounded monthly from the due date, January 31, 2002, to the date of payment. Those who are delinquent have received two notices; the initial notice dated December 8, 2001, and a second notice, dated February 25, 2002.

The annual assessment, by the terms of your property deed language, represents a continuing lien against each lot. The Association may bring an action at law against the property owner, or may foreclose the lien against the property, to enforce collection. In such an action, late charges, costs of collection and attorney's fees of any such action will be added to the amount of the delinquent payment.

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What's happening with the ACC?

As you know, the ACC (Architectural Control Committee) derives its authority from the Cottage Farm Protective Covenants. The ACC, in addition to the City of Beaufort Codes Enforcement authorities, has jurisdiction over all construction, additions, demolitions, tree removal and improvements made to each property in Cottage Farm. The purpose of the ACC is obviously to preserve the value and "consistency" of the neighborhood.

Below is a brief summary of what construction and improvements the ACC has approved this year:

Lot 71, 201 Cottage Farm Dr.; approved new construction.

Lots 100 and 101, 2603/2605 McChesney Ln.; approved the addition of fencing between the two properties.

Lot 110, 2508 Stratford Ln.; approved a porch addition.

Lot 113, 2501 Stratford Ln.; approved a change in color for the shutters.

Kate Hines is the 2002 ACC Chairperson. Her number is 525-1690. Please call her before you begin any construction, additions, demolitions, tree removal and improvements. Please remember, the ACC is composed of well meaning volunteers - your neighbors - who have an interest in helping to preserve the value of Cottage Farm. We all benefit from their efforts.

If you would like to volunteer to serve on the ACC please phone Kate. Not only is it interesting, but you can feel good that you have contributed to preserving the value of Cottage Farm.

Dock Committee

Vandalism on and around the Cottage Farm community dock and abuse of the dock use rules has seemingly been a constant source of concern of the Association. In fact, in recent years an article on this topic has been included in nearly every newsletter.

At the September 24, 2001 Annual Meeting the Board reported several recent incidents of vandalism on and around the dock and dock parking area. The Board presented its recommendation to hire, at least on a temporary basis, an off duty police officer to stand guard at the dock during the times it was felt the vandalism was most likely to occur (spring and summer months, Friday and Saturday evenings, late) in hopes that the presence of an officer would encourage would-be vandals to go elsewhere.

Those in attendance at the meeting opposed this recommendation. Instead, the property owners voted to form an ad hoc committee to study the problem and make recommendations to the Board. It was not the Board's intention to burden anyone with the task of finding possible solutions to this problem. However, the Board respected the will of the majority. Martin Rollinger graciously volunteered to lead this ad hoc committee. He had help from the following: Orren Bell, Marc Duncan, Danny Johnson, Warren Rose, Larry Hines, Jamie Boswell, Bill Hodsdon, Nolan Tarrance, Bill Vanzwoll, Lynn Patterson and Russ Arnsberger.

Below is a summary of their recommendations:

1. Require all Cottage Farm owners/residents to display a CFPOA decal on their automobile.
2. Require all Cottage Farm owners/residents to bring with them and display openly a Cottage Farm dock pass when using the dock.
3. Obtain better overhead lighting at the dock parking lot and at the dock gate.
4. Place a "No Outlet" street sign just west of the intersection of Allison Road with Battery Creek Drive. This sign should be visible to westbound Allison traffic before they pass the Battery Creek

Intersection. This will serve to reduce unwanted/unnecessary traffic in the neighborhood.

5. Arrange to have Cottage Farm block parties on a routine basis. The committee felt that many of the dock problems could be more easily solved if we in the neighborhood all knew each other better. To date the Board has had additional lighting installed at the dock parking lot. Warren Rose made the arrangements for SCE&G to install the additional lighting. However, SCE&G required the Association to have trenches dug from the then-proposed electric source to the proposed location of the lights. SCE&G specified the trenches be at least 30" deep. Warren, Martin Rollinger and his son, Ben, met a few Saturday's ago and dug the required trenches. Digging a 30" deep trench doesn't seem such a difficult task to the casual observer. However, being on the dumb end of a shovel and ax digging a 30" deep trench offers quite a different perspective! All told, Warren, Martin and Ben spent several back breaking hours digging and cutting through stubborn tree roots. Many, many thanks to these men!

The Board has purchased and installed just inside the neighborhood a sign that reads: "This is the only entrance and exit for Cottage Farm." The sign company felt as though a sign that simply read "No Outlet" would not be descriptive enough to achieve the desired result. Highway Department right of way problems were encountered, preventing placement of the sign west of the Allison and Battery Creek Roads intersection. The only apparent alternative was to place the sign just inside the neighborhood on Cottage Farm property.

Based on prior history, the occurrence of vandalism on and around the dock is most likely to occur in the spring and summer months, on week-end nights, late. If you observe any suspicious activity on or around the dock, or anywhere in Cottage Farm for that matter, please call 9-1-1 to report the activity. You need not get involved beyond making the call. The Board has asked the police to make extra patrols of the dock area, but even that doesn't eliminate the need for observant residents. We all have a vested interest in preventing vandalism in Cottage Farm.

Drain Damage

Sometime last summer some of our neighbors noticed that the drain culvert cover located on Glendale Lane at Cottage Farm Dr. had been broken, apparently the result of a large truck driving over or backing onto it attempting to negotiate the corner.

The police were notified, investigated the incident and in so doing located a witness. The vehicle owner was notified. There still existed some good-faith disagreement as to the vehicle owner's culpability in the incident, but after a short time the vehicle owner agreed to make the repairs.

Drought Conditions Expected

Here's are some lawn care tips taken from the Scotts web site that you may find interesting and informative.

According to the *U.S. Drought Monitor*, the rainfall shortage is the worst in several decades and is anticipated to continue through spring.

Dealing with Drought - Lawn Care Basics

- Water more deeply and less frequently. If possible, water about one inch per week.
- Continue with any regularly scheduled lawn feedings that are part of your annual lawn care program. Contrary to popular myth, lawn fertilizer, when applied according to the label directions, will NOT burn your lawn during drought conditions.
- Eliminate weeds that rob the soil of the water and nutrients your grass needs to survive.
- Mow your lawn at a higher setting to encourage deeper root growth.

What happens to your lawn during a drought

When drought conditions exist, a lawn slows its growth, wilts, then turns straw-colored and becomes dormant. Most cool-season, and some warm-season lawns, will recover again when the drought ends, but they look dead until then. This is a natural reaction by the grass.

Rest assured that most grasses will survive a period of dormancy — the exceptions being Centipede grass and St. Augustine grass. The information below will help you to better understand how lawns react under drought conditions.

What you can do to help your lawn

There are several things you can do to help your lawn stay green through a period of limited watering. These same things also will help your lawn survive a period of dormancy.

- **Fertilize Your Lawn.** Yes, you should continue fertilizing your lawn. Contrary to popular belief, it is safe to apply fertilizer during a period of drought or dormancy. In fact, it is more harmful to your grass if you interrupt regular feedings, therefore it is important to continue your annual lawn care program.
- **Research conducted after the serious drought in 1988** shows that lawns that are fed regularly with a slow-release fertilizer recover from the drought quicker and are healthier and greener than unfed lawns. In addition, the spring feeding is one of the most important of the year, as your grass "wakes up" hungry from the long winter. The key is to use a slow-release fertilizer.
- **Mow Higher.** Increasing the mowing height on your mower will have several benefits. First, the additional height will help the grass blades retain extra moisture and promote deep, healthy roots. Second, the taller grass will aid the retention of moisture in the soil. Remember though, to never remove more than one third of the leaf blade at a single mowing. Also, using a sharp mower blade will help avoid potential fungus that could possibly add more stress to your grass.
- **Prevent and Control Weeds.** Weeds are more drought-tolerant than grass, and these unsightly looking plants will rob your lawn of vital nutrients and water. You should spot-spray weeds as they appear in your lawn.
- **Water Your Lawn According To Local Water Restrictions.** Be sure always to follow any local watering restrictions during a period of drought. However, in instances where you are permitted to water your lawn, you should do so early in the morning. If you water during the day, then you risk wasting water through evaporation, and watering at night may promote mildew and fungus disease.
- **You should water deeply to promote strong root growth.** If you water sparingly, you will promote shallow root growth that is less drought-tolerant. If possible, your lawn should receive about one inch of water per week, and at the minimum it should receive ½" every two weeks. We recommend that you water in two intervals per week, to allow for deeper penetration and to avoid water runoff.
- **You should also consider having your lawn aerated,** which will improve water penetration. Aeration creates numerous small "wells" that keep precious water from running off. Watering after a light shower can also be an effective way of reducing water loss through evaporation.
- **Follow up After the Drought.** Once the rains have returned the grass should start to green back up - and green up quickly if you've continued with your regular fertilization schedule. However, there still may be a few brown patches left. If this is the case then you may want to consider raking those spots out and re-seeding. The time between Labor Day and October 1 is an optimal time to repair dead spots in your lawn.

Source: www.scotts.com/lawn/lawncares/lawncaresdrought

Spring Cottage Farm-wide Yard Sale

Have old and unwanted stuff collecting in your garage, attic and closets? Here's possibly the encouragement you need to get rid of it.

Last year a spring Cottage Farm-wide yard sale was held. Many who participated reported brisk and, in many cases, profitable sales. Many have asked for another such neighborhood-wide yard sale. The CFPOA Board has planned a yard sale for Saturday, April 20, 2002 from 9:00 AM to noon. Flyers announcing the sale were distributed to all resident property owners several weeks ago.

Anyone who wishes to participate should set up in their own driveway. The CFPOA will advertise the sale in the *Beaufort Gazette* and *Tri-Command* in the April 19 editions, and display bills on Allison and Ribaut Rd. The ad will discourage early birds, although it obviously is at each property owner's discretion to conduct his yard sale as he wishes.

"The 'Noise' You Hear"

The United States Navy Blue Angels will be performing at MCAS Beaufort April 27 and 28. As you know, the Blue Angels are a team of highly trained aviators who travel around the world demonstrating awe inspiring aeronautic acrobatics. The festivities at MCAS include static displays of many types of military and civilian aircraft, as well as other fascinating demonstrations.

If you do not attend any of the festivities at MCAS you will no doubt *hear* the Blue Angels throughout that week-end as they perform. Just remember, as the sign at the MCAS entrance reminds us, "The 'Noise' You Hear is the Sound of Freedom."

There are many military families living in Cottage Farm. Please take the time to acknowledge the sacrifice they and their families make by serving this country. Perhaps no time in recent history has this been on everyone's mind as much as it has been since September 11, 2001.

Interested in Making New Friends, Having Fun?

Anyone interested in bridge, daytime or evenings, singles or couples, a book club to discuss or review hidden book treasures, walking in the neighborhood to explore new areas or just to revisit the old and familiar areas of the neighborhood, or a perhaps a dinner club, potluck or otherwise? Call Mary Frances Sonnabend, 205 Cottage Farm Dr., at 522-4656.

Island Development?

There has been some conversation that there may be some development activity in the works for the island adjacent to Cottage Farm, just inside the neighborhood. The Board inquired with the City of Beaufort's Planning Department and was told that no plans, applications, notices, etc. have been filed with the City - yet. Further, the City Planner advised that the island is currently zoned single family dwelling.

Presumably any development would require some sort of change in zoning. When and if such an application is submitted, all property owners located within 400' of the proposed development will be notified and given the opportunity to object to the development.

It seems only a matter of time before someone will begin some sort of development activity on that island.

Mail Boxes Etc.

The original developers felt it a good idea to include in the Cottage Farm Protective Covenants provisions requiring all homeowners use mailbox receptacles and posts of uniform construction, size, dimensions and color. They obviously felt as though uniform mailboxes throughout the neighborhood would enhance the

appeal, beauty and "consistency" of the neighborhood. The Board agrees.

There are some mailboxes in the neighborhood that have long suffered the ravages of the sun, vandalism, weather and irrigation spray heads. In the interest of being a good neighbor, please consider spending a little time and money to rehabilitate your mailbox and post as necessary. Your neighbors will appreciate it.

The cedar wrapped mail box receptacles are currently available at Lowes for about \$20. The paint is a Sherwin-Williams' color called Driftwood Grey. Most paint stores can match the color if you just tell them the color name and that it's a Sherwin-Williams' color. A quart of the paint, depending on the paint source, is about \$15.

A Few Words About the Board & ACC Members:

Marshall Smith, CFPOA President

After college Marshall worked a few years on staff of a large southeastern CPA firm. He then became a Revenue Agent, a position he has held for the past 16 years. Marshall and his family have been Cottage Farm residents since 1997. Marshall and his wife Diane have an 11 year old son, William, and an often disagreeable cat named Daisy. They enjoy living in Cottage Farm and the close friendships they have developed in the neighborhood.

Russ Arnsberger, Vice President

Russ and his lovely wife Carol live at 2600 Dover Lane. Russ is a native of Baltimore. He attended Johns Hopkins University and was graduated with a degree in chemical engineering. Before retiring in 1996 Russ was employed in New Jersey by Becton Dickinson & Company, a manufacturer of medical devices. Carol and Russ will be celebrating their fiftieth anniversary this year. Their three sons, daughter and eight grandchildren live in Maryland, Virginia, South Carolina and Florida.

When Russ is not at home in Cottage Farm he and Carol are probably traveling north or south on I-95 to see children and grandchildren. In his leisure time Russ enjoys boating and doing genealogy research. Russ also spends quite a bit of time and energy making repairs and cleaning up at the Cottage Farm community dock. Thankfully he has some kind friends who assist him.

Deanna Johnson, Treasurer

Deanna Johnson grew up in a small town on the Eastern Shore of Virginia. She attended Virginia Tech and was graduated with a degree in accounting. She moved to Charlotte, NC with two college friends, to take a job with Crowder Construction Company as the Assistant Controller. While in Charlotte she passed the CPA exam and earned her CPA certificate. She says it was a painful experience!

After three years in Charlotte, Deanna became engaged to Danny Johnson, a childhood friend. At the time he had just finished F/A-18 flight training in California and was stationed at the MCAS Beaufort. Because of Danny's deployment to Kosovo they had a "quick wedding" (the ceremony came later). They have been living at 25 Glendale Lane since. Deanna is now doing accounting work at Grayco Corporate. They have a Golden Retriever, Reagan. Deanna and Reagan can often be seen walking each other around the neighborhood. They all love Beaufort and Cottage Farm, and hope the Marine Corps is kind enough to keep them here for while.

John Scholer, Secretary

Dr. John Scholer is the pastor of the First Presbyterian Church in Beaufort. He and his wife live at 207 Cottage Farm Dr. They have lived in Beaufort for about 10 years and moved into Cottage Farm when their house was completed in early 1993. Ashley teaches at Beaufort Elementary School and enjoys drawing, painting and gardening in her spare time. John is a swimmer and often competes as a member of the local Masters team.

You can often see the Scholers strolling around the neighborhood in the early evenings. The Scholers have two children.

Larry is 20 and is a sophomore at Dartmouth College. Sydnor is 16 and attends Beaufort Academy.

John brings a certain calm over the CFPOA Board meetings, with his quiet, thoughtful, intellectual and pastoral perspective to all issues.

Joe Golden, Board Member

Joe and his lovely wife Lucy live at 371 Cottage Farm Dr. They retired to a less hectic schedule in Port Royal in 1997, and moved into Cottage Farm about a year ago. Joe has had a long and distinguished career in cultural programming, building, managing and directing multi-disciplinary facilities in Onondaga County, NY and Charlotte, NC.

For fifteen years he was a professor of theater history and production at Elmira College, Cornell University and Syracuse University. He holds degrees from Tufts University and Indiana University, and a PhD from the University of Illinois. Joe has gained a national reputation as an arts consultant, specializing in theater and community resources. Joe is well published nationally, not the least of which is his bi-weekly editorials in *The Beaufort Gazette*.

Warren Rose, Board Member

Warren and his lovely wife Hazel live at 312 Cottage Farm Dr. Warren was born and raised in Cleveland, OH. He served three years in the United States Coast Guard during the Korean "Police Action." He spent the majority of his working career in the electronics components industry. He began covering Ohio, Western Pennsylvania and West Virginia. In 1967 he was transferred to Dayton, OH, at which time he added Kentucky to his territory.

Warren retired August 1, 2000 and soon thereafter moved to Cottage Farm. He and Hazel have been married for nearly 46 years and have four children and nine grandchildren, all of whom live in various parts of Ohio.

Warren can be frequently seen tirelessly working in his driveway with his many tools, or maintaining his immaculate yard. Warren is a good friend who has been assisting with the many cares, repairs and worries at the Cottage Farm dock.

Kate Hines, ACC Chairperson

Kate and Larry have been residents of Cottage Farm since 1999, when they got married. They live at 2508 Stratford Lane. Kate moved here from Philadelphia in 1986 and Larry from Orange County, California in 1990.

She is the Fripp Island Community Manager and has worked for the property owners association there for 7 years. Larry has been the dockmaster at the Port Royal Landing Marina for 8 years. Kate served on the ACC last year. You can find her in her garden when the weather isn't dreadful.

Kate's girls, Ali and Louisa Williams are 15 and 12. Ali is off at boarding school, and Louisa attends Beaufort Academy. Louisa is interested in babysitting, so call her at 525-1690!

Joni Kost, ACC Member

Joni Kost, 324 Cottage Farm Drive, has lived in Beaufort for 4 1/2 years. She moved here to be closer to her folks who live on St. Helena and who can often be seen helping with her yard work. Joni was a visual artist (glass and wood) in Tennessee and Seattle before relocating to Beaufort. She is currently the director of Arts in the Park. She has one cat named Emmylou.

Kim Vanzwoll, ACC Member

Kim, her husband Bill, and two daughters Kelley and Sarah live at 2510 Glendale Lane. Kim is from Chicago and Bill is from the Lansing, MI area. Kim graduated from college with a double major in English and speech communications, and a minor in public relations. She was last employed by the Chicago Bar Association as Director of Advertising for the Bar's magazine *The CBA Record*. Kim is a stay-at-home mom and a "professional volunteer."

Bill is a Major in the Marine Corps, currently serving as an F/A-18 aviator. As you easily imagine the Marine Corps keeps the Vanzwoll

family hopping, but they have enjoyed moving and living all over the country. Unfortunately the Marine Corps decided its time for Vanzwolls to move on, so they'll be leaving us soon. We will miss them. Semper Fi.

Pat Ashley, ACC Member

Pat has lived in Cottage Farm for seven years at 332 Cottage Farm Drive. Her interests are reading, gardening, the environment and nature. She also enjoys classical music. She and Curt have lived in Beaufort since 1979. Curt retired from the Marine Corps as a MGYSGT after serving 30 years. Among his other experiences, his MOS was that of an explosives ordinance expert. He works at Spring Island at this time. Pat retired from nursing and takes care of things on the home front.

They feel blessed to have wonderful children and grandchildren whom they enjoy very much. Pat hopes Cottage Farm will continue to be a nice quiet neighborhood that reflects the interest, and values of everyone in the neighborhood. Pat has served on the ACC in the past.

Sarah Milo, ACC Member

Sarah was born in Tampa, Florida and has been married to Barry for 30 years. They have been Cottage Farm residents for 6 years at 335 Cottage farm drive. Sarah taught elementary school for 17 years and is now an adult education instructor.

The Milos have 2 children. Ben, who manages the Toys R Us in Savannah and Kathleen, a 2nd year graduate school human resources major at Clemson University.

*In Memory**Robert Goodman Lake**September 15, 1922 – November 24, 2001**by Jeff Devlin*

Cottage Farm lost a great neighbor this past November. Our former Property Owner's Association President, Bob Lake, died at Beaufort Memorial Hospital on Saturday, November 24, 2001 at the age of 79. Services were held at the First Presbyterian Church for a large group of family, friends, and neighbors. Bob was laid to rest with military honors performed by a United States Air Force color guard at Beaufort National Cemetery.

Bob certainly lived a full and accomplished life. He was graduated from the United States Military Academy at West Point where he was an All-American tackle on the football team. After college, Bob's drive and patriotism lead him to the Army Air Corps where he served as a pilot at the end of WWII. Bob rose to the rank of LtCol. in the United States Air Force before his retirement. After the military, Bob worked in the private sector and earned an MBA from the University of Chicago and a LL.B. from George Washington University. Bob became very involved in the community after he and Barbara moved to Beaufort in 1990. He was a member of the Beaufort Power Squadron where he held several offices including Commander in 1995. He was one of a few to hold a Power Squadron Full Certificate (certified in every course available to USPS members). He regularly attended meetings of the Thursday Club, and was President of the Cat Island Property Owner's Association while residing there. And as you know, Bob served faithfully and dutifully as our Association's President in 2000 and 2001.

Our thoughts and prayers go out to Barbara during this difficult time for her. Bob will surely be missed as our neighbor for his friendship and his endless determination in trying to improve our community. We owe him special thanks for his hard work and his tireless dedication to protecting our neighborhood's interests.

Thank you Bob. Rest in peace.