

May
2022



Royal Lakes

The Official Newsletter Of The Royal Lakes Community



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678-230-1127 | benfurqueron@yahoo.com

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404-441-2407 | Michael.sorvino@awc-inc.com

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678-358-9164 | papagator@comcast.net

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4638 Barrington Green
770-842-6549 | o.armour@charter.net

Michelle Howe, Director

4525 Knightsbridge Road
770-654-8317 | michowe@charter.net

Jorge Sosa, Director

4406 Oxburgh Park
678-372-9386 | jsosa269@comcast.net

Cindy Bolden, Director

4592 Broadwell Circle
937-689-6350 | Cynthia.bolden@ncr.com



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Royal Lakes Property Owners Association

P.O. Box 7328
Chestnut Mountain, GA 30502
board@royallakespoa.com
www.royallakespoa.com



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PRESIDENT'S LETTER

ROYAL LAKES – A CARING AND GIVING COMMUNITY



One praiseworthy aspect of our neighborhood that some may not have given much thought or considered is what a giving and caring community Royal Lakes truly is. Every year Royal Lakes residents initiate and participate in many worthwhile causes and charitable events that benefit those in need locally, and sometimes nationally or internationally when the need calls.

Our community residents regularly, without fanfare, donate their money, time and expertise in support of worthy events that benefit the less fortunate. This giving is unusually in addition to whatever personal charities our residents may also support. Allow me to share with you just four (4) of the many examples to illustrate:

1. What started out over WDW & BUNCO for our Royal Lakes ladies as a simple desire to bake cookies to send to civilians in war-torn Ukraine quickly grew into a full-blow relief effort. In less than a week, cookies morphed into a Delta jet load of supplies destined for Poland, and then the Ukraine. Many Royal Lakes residents, nearby communities, local schools and churches donated some 165+ crates full of much needed supplies of all kinds, and many feel-good toys for the children there. One of the founding ladies of this spontaneous relief effort house was turned upside down into a packing center for a week. The two other founders actually flew over with the supplies and entered Ukraine. We will publish a full story on this extraordinary act of caring and giving in a later edition of the Newsletter.
2. Every November some Royal Lakes golf members put on their annual "Turkey Shoot" tournament with all proceeds going to nearby families-in-need during the Thanksgiving and Christmas holiday season. The yearly charitable event is organized and managed by the Royal Lakes members themselves with 120 participating in this single-day event, which usually raising over \$20,000. The money raised is distributed directly to those

identified as in-need within our local area. This year's fund raiser will marks the 8th consecutive year for the worthwhile charity event here at Royal Lakes.

3. Also, each year, non-profit organizations use the Royal Lakes Club facility to hold fund raising initiatives. Many Royal Lakes residents come out in support of these pay-to-play events at times accounting for over 80% of the (up to 145) participants and raising tens of thousands of dollars for these charitable causes. In some cases the Royal Lakes venue represents the single largest fund raising effort of the year for these organizations. For one such non-profit serving special needs adults this year will be the 13th consecutive year their annual fund raiser has been held at Royal Lakes.
4. You may recall the July 2019 tragic incident in which a 28-year old Hall County Sherriff's duty was slain in the line duty. One of the many fund raisers in his honor afterwards benefiting the officer's young family was a charity golf tournament held here at Royal Lakes. Several Royal Lakes' residents participated in this worthy cause paying-to-play in the tournament to raise funds. Additionally, the Royal Lakes Country Club donated its facility and staff in support of the event to help insure all the proceeds went to the family in need.

The point here is, these acts of charity and giving go on every year here in Royal Lakes, which I think is testament to our community's heart and speaks volumes on the character of our residents. So, next time on a Monday when you see a gaggle of folks at the club and on the golf course (when normally it would be closed) let that bring a brief smile to your face knowing that those in need are being aided through the kind generosity of the Royal Lakes community.

Something I think we all can feel good about.

Ben Furqueron
Royal Lakes POA President

ROYAL LAKES REAL ESTATE SALES & FOR SALE - MARCH/APRIL 2022

Sales of Royal Lakes' homes and Lots continue to close quickly, though the inventory of properties available for sale remains quite low. Currently, as of May 5th, there are two (2) homes listed for sale in the community with one of these now "under contract" to close. There are also four (4) Lots for sale with one of these "under contract" as well. That's it!!

In March, two (2) homes closed, these were the 4588 Knightsbridge Road and 4633 Royal Lakes Drive properties.

April also had two (2) homes sold; these were the 4453 Park Royal Drive and the 4533 Northampton properties. One Lot sold in April, the 4490 Longmead Road property. Also in April one new "for sale" home came onto the market and is

already listed as "under contract".

Year-to-date ... seven (7) homes have sold with an average selling price of \$560,000. The one Lot sold this year-to-date went for \$195,000.

With lending interest rates rising it will be interesting to see what affect this may have on supply and demand, if any, over the next few months.

Board of Directors



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STEP BY STEP GUIDE TO SET UP YOUR OWNER'S PORTAL

STEP 1 REGISTER FOR ACCESS TO YOUR ACCOUNT

Please go to portal.shabenandassociates.com. If you have not already received email instructions with a password to log in to your account. After registering, you should receive a password by email.

STEP 2 VERIFY YOUR CONTACT INFORMATION

Once you have logged in, click on "My Contact Info" on the left-hand side of page and verify that your email address, phone number and mailing address are correct. This is necessary for your community to contact you concerning community news, emergency matters, and billing concerns. You can also elect to hide or display your contact information in the online community directory.

STEP 3 – SET YOUR BILLING & COMMUNICATION PREFERENCES

Once you have logged in, click on "My Contact Info" on the left side toolbar. The Billing Communication Preference section will allow you to manage whether you receive statements by email or paper. Selecting Paper means you will receive a paper statement in the mail. You may also elect to set your communication preference to email so urgent and timely communications will be delivered to the email address on record. Please note that if you select text for communication or billing preference, an email and a text will be sent. The text message is only to alert you that an email message has been received.

STEP 4 – OPTIONS FOR PAYING MY ASSESSMENTS (DUES)

You can always check your most current bill by logging in to your owner portal. We offer several different payment options for your convenience.



SHABEN & ASSOCIATES
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NEW ONLINE OWNER'S PORTAL

Shaben and Associates is excited to launch our new software, Vantaca. This site will serve as an information and payment hub for your all your homeowner account needs. Please follow the attached Step-By-Step guide for registering and accessing your account at www.shabenandassociates.com

In your owner's portal, you will find features like:

- Convenient bill pay service
- An interactive communication tool between you and your Community Management Team
- The ability to send service requests
- The ability to submit architectural requests
- A place to easily respond to notices
- A platform through which to get current information about your community

You will notice that the look of the upcoming homeowner statement has changed. Account balances will be transferred into the new portal in Mid-September. The online payment site (Paylease/Zego) and the mailing address to mail your payments will remain the same. The advantage to registering and logging into the portal is there is a direct path to Paylease/Zego for quicker posting. Once logged into the portal there is no need to login to Paylease/Zego. You will be assigned a new account number; however, your old account number will be cross referenced in our system to your new account number. Please utilize your new account number in the future when accessing the portal. Please take time to register and look around to check out the available self-service features.

(Current account balances shall be transferred by Mid-September)

This does not take the place of your association website but allows you access to your homeowner account. Please let us know if you have any questions or concerns.



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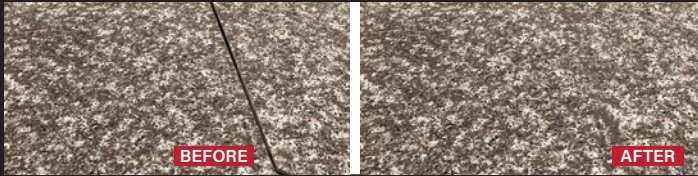


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CONGRATULATIONS CLASS OF 2022



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Lanier Christian Academy

ABBY NELSEN

Johnson High School

SANTINO SENGSON

Flowery Branch High School

JOSHUA 'SETH' MARTIN

Cherokee Bluff High School

TURNER EDMONDSON

Gainesville High School

JON MICHAEL BUJKO

Promise Preparatory Academy

KALI LYONS

Johnson High School

CONNOR KIESEL

Gainesville High School

GARRETT MILLER WAYNE

Cherokee Bluff High School

MASON LACKEY

Flowery Branch High School

JACKSON WILSON

Lanier Christian Academy

CHARLIE COCHRAN

Belmont Abbey College

MICAH ADAMS

Flowery Branch High School

KOBE MUMPOWER

University of Georgia



BROCK ADAMS

Flowery Branch High School

SLOANE SENGSON

University of Georgia

CONGRATULATIONS!

We are SO VERY PROUD of our 2022 Graduates!! Hats off to each of you!!

On Sunday, May 22nd, our POA will host a special Graduation Dinner for each of them at our RL Clubhouse. The POA is honored to purchase their meal as our gift to them for their hard work and milestone accomplishment.

More information about each graduate, along with photos from the POA Graduation Dinner will be published in our next RL Newsletter. Stayed tuned for more exciting news - honoring them one last time before they head off to their next adventure!



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MAILBOXES – REPAIR & REFRESH SERVICE REPAIRS, MAINTENANCE & APPROVED TYPES

Mailboxes are an extension of your home’s architectural design and are also one of the first elements noticed by passersby from the street. As such, it is important that your home’s mailbox is well maintained both functionally and in appearance. This means that:

1. Your mailbox’s street numbers must be in place and easily visible at all times, which is also a Hall County requirement;
2. The mailbox’s door, flag and welds should be in good working order with no broken hinges or welds; and
3. The mailbox, its post and flag should be painted regularly to maintain a nice appearance due to the intense Georgia sunshine.

THE TWO (2) TYPES OF ROYAL LAKES APPROVED MAILBOXES ; CAST ALUMINUM & CUSTOM BUILT TO MATCH THE HOME



Fortunately, if your mailbox is in need of repair, repainting or a full replacement there is a reliable local resource that can do this work for you that has serviced Royal Lakes for over 10-years. Contact Mailbox Refreshers, Ted Tatum (owner) at 770-827-5365. They will perform the needed work on site.

Ben Furqueron
Royal Lakes POA President

LET’S TALK SOME TRASH! TRASH CONTAINERS: CURBSIDE PLACEMENT/REMOVAL AND STORAGE REQUIREMENTS

Ah yes, those ubiquitous, unsightly, but necessary trash containers! For a moment just stop to think about having to view garbage cans every time you drive down your Royal Lakes street to your home. Think about it as if you were a visitor to our community. NOT a pretty sight for sure!

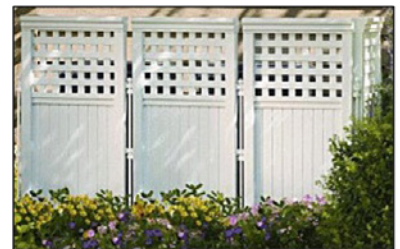
As general reminder to everyone, our community’s Covenants and Standards requirements for trash containers’ curbside placement/removal and their storage are as follows:

1. **Curbside Placement & Removal of Trash Containers** – Trash containers should ideally not be placed out at your curbside until the morning of the day your service runs, and certainly no earlier than the night before. Trash containers must then be removed from your curbside on the same day as your trash company services the community. No trash containers should be left at the curbside after midnight of the day your service runs.



Generally, trash companies servicing Royal Lakes pick-up the trash on Mondays and Fridays. This means trash containers should not be visible within the community Tuesdays–Thursdays, and definitely not on the weekends.

2. **Storage of Trash Containers** – All garbage containers **MUST** either be stored in the garage, or be enclosed within an approved architectural screen when not at the curbside for pick-up. Essentially, trash containers must be stored away so as to Not Be Visible from the streets, adjacent lots, the golf course or the lakes.



The above photo is an example of an approved architectural-type screen for trash container storage. Contact the Architectural Standards Committee for approval of these screens and their intended location on the property.

Ben Furqueron
Royal Lakes POA President



DO YOU LIKE GOOD MUSIC?

SUMMER 2022 – LIVE-AT-THE LAKES MUSIC SERIES



March 19th kicked-off this year's Royal Lakes live-at-the-lakes music series with a Spring concert by Dock Rock held in the main dining room due to the still chilly weather. These every Saturday 6PM-to-9PM music events move to the Club's patio venue overlooking the lakes with the onset of warmer temperatures. Following the Spring concert were individual performances by Brian Dyer, Christopher Ruch and Christopher Alan Yates. For Royal Lakes residents who may not be aware the live music featuring a new performer each week is "free" and is accompanied with full food and beverage service.

Saturday April 23rd's performance was the first this season under the "stars & lights" on the patio and featured Atlanta based singer-songwriter Frank Whitaker. What an enjoyable evening and how lucky we Royal Lakers are to have such a casual, comfortable and



scenic venue for live music right at our own door steps. Watching the twilight fade into night over the lakes while overhead lights sparkle with the music in the company

of good friends and neighbors is certainly a community experience unique to Royal Lakes.

Frank Whitaker, an Atlanta based solo guitarist and vocalist, performed for three hours without a break. His music and vocals were nicely balanced, and the volume not too high, allowing for casual conversation while he played. He performed a few of his own "home grown" compositions and many well-done covers of a wide variety of popular and classic music, including:

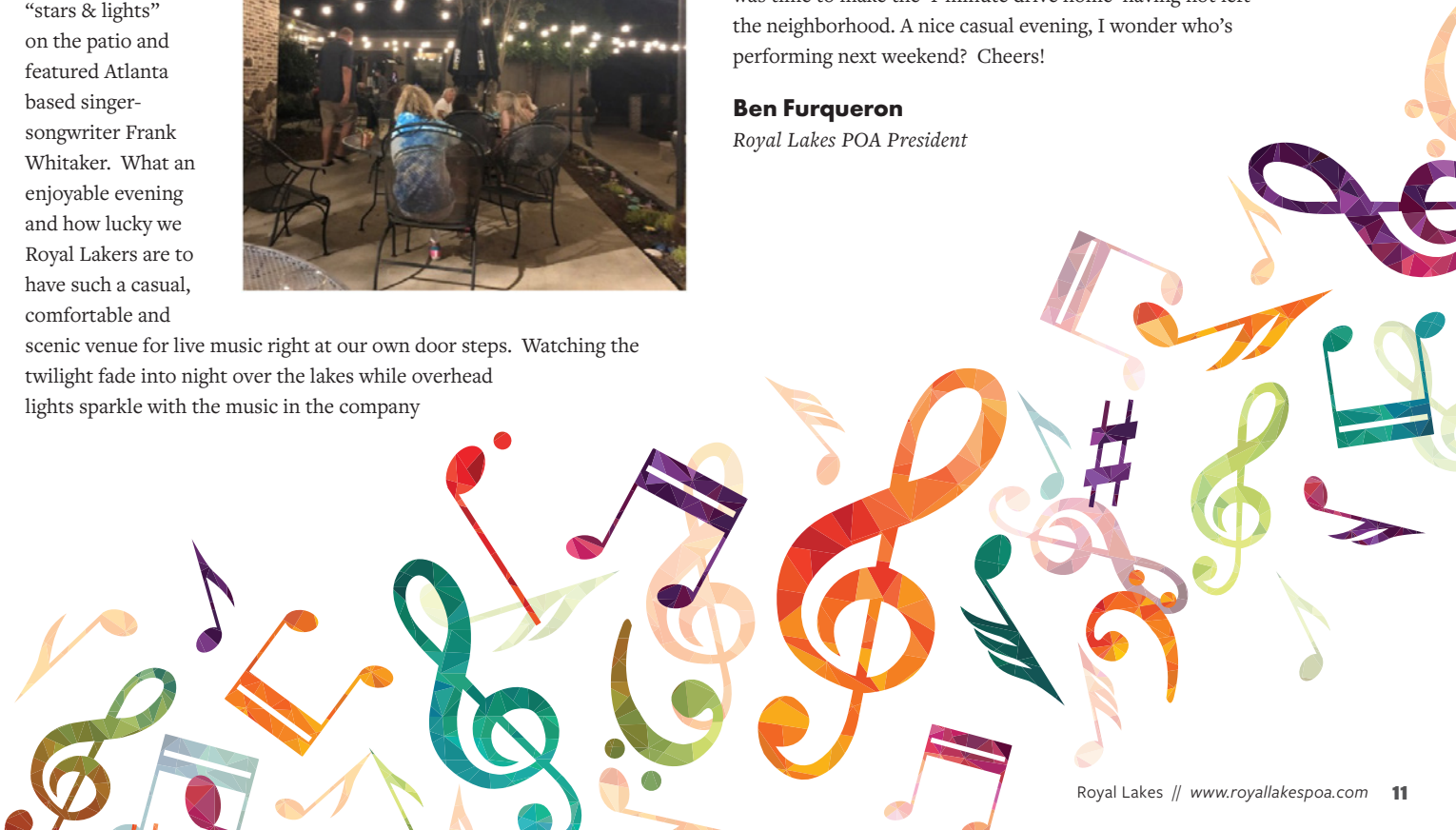


Crosby, Still, Nash & Young's "Love the One You're With"; The Beatles' "Yesterday"; Jason Isbell's "Speed Trap Town"; Sam Cooke's "Wonderful World" and Zack Brown's "Toes in the Water".

Perhaps the most memorable song of the evening was his rendition of Pink Floyd's "Wish You Were Here". Not a song you normally expect to hear from a solo guitarist and vocalist, but one he performed with surprising ease and true to the original song's tone and feel. Well done.

After dinner, wine and 2-hours of live in the night air music it was time to make the '1-minute drive home' having not left the neighborhood. A nice casual evening, I wonder who's performing next weekend? Cheers!

Ben Furqueron
Royal Lakes POA President





GOLF CART - BEVERAGE CART CROSSINGS & STOP BARS

All of the 'street paint work' has been completed! Last week we had four golf cart & beverage cart crossings repainted along with eight stop bars at the stop signs along Sloan Mill Road. The new lines look great and are

very noticeable! We have witnessed cars slowing down when approaching the golf cart crossings. That is a great news!! We want to keep our neighborhood and golfers safe here at Royal Lakes!!



GOLFER'S CORNER:

5 GOLF ETIQUETTE RULES

1. Silence is golden. As a courtesy, do not move or make any noise when a fellow player is up to putt.
2. Take your time, but not too much.
3. Losing the game can be frustrating, but losing your cool is significantly worse.
4. Watch where you stand.
5. Respect the green.

4 WAYS TO SPOT A GOLFER

1. Golfer's Tan.
2. You may notice a weird tan pattern on golfers: The tan stops abruptly at their ankles...and biceps... and neck... oh and their left wrist.
3. Practicing their game at any moment.
4. The second weekend in April is sacred.



ROYAL LAKES GOLF CALENDAR

May 14	Ladies Three Club Scramble
May 15	Couples Golf
May 24 & 25	Ladies Solheim Cup
June 9	Men's Member Guest Dinner & Calcutta
June 10 & 11	Men's Member Guest
June 18	Ladies Member Member
June 26	Couples Golf
July 8	Sadie Hawkins Draft
July 9	Sadie Hawkins Tournament
July 12	Ladies Invitational
July 24	Couples Golf
July 30	Royal Cup

THE BIRDIE COCKTAIL

Named after the sought after golf score, the Birdie cocktail is great for summer.

Ingredients

- 50 ml Gin
- 15 ml St. Germain
- 20 ml Lime Juice
- 10 ml Sugar Syrup
- Fresh Mint Leaves

Instructions

- Throw all ingredients in shaker with ice.
- Shake furiously for 10 seconds
- Follow by a double strain into a martini glass.





UPCOMING EVENTS

MAY

SUNDAY, 5/15

Couples Golf
Start promptly at 2:00 PM (18 holes/Game Fee = \$10.00 per person)

THURSDAY, 5/19

TRIVIA Night @ RL
Time: 7:00-9:00

SATURDAY, 5/21

Live Music on the Patio at RL

SUNDAY, 5/22

HS & College Graduation Dinner hosted by our POA.

THURSDAY, 5/26

TRIVIA Night @ RL
Time: 7:00-9:00

FRIDAY, 5/27

Our RL POOL OPENS!!
Rules and pool news to be provided soon by Michael Curley

SATURDAY, 5/28

Live Music on the Patio at RL

MONDAY, 5/30

Memorial Day
The Club and Pool WILL BE OPEN!!

JUNE

THURSDAY, 6/2

TRIVIA Night at RL



SATURDAY, 6/4

Live Music on the Patio at RL

WEDNESDAY, 6/8

Wine Down Wednesday & BUNCO
Time: 5:30 - 8:00

THURSDAY, 6/9

TRIVIA Night at RL

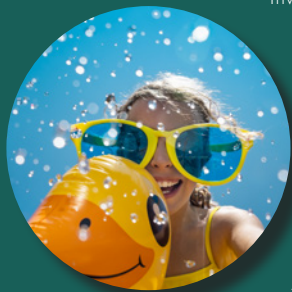


SATURDAY, 6/11

Live Music on the Patio at RL

THURSDAY, 6/16

Trivia Night at RL



SATURDAY, 6/18

Live Music on the Patio at RL

SUNDAY, 6/19

Father's Day

THURSDAY, 6/23

TRIVIA Night at RL

SATURDAY, 6/25

Live Music on the Patio at RL

SUNDAY 6/26

Couples Golf
Start promptly at 2:00 PM (18 holes/Game Fee = \$10.00 per person)

THURSDAY, 6/30

TRIVIA Night at RL

JULY

SATURDAY, 7/2

Independence Day Celebration at the Club.
More details will be provided by Michael Curley.



MONDAY, 7/4

Independence Day - Club/Pool WILL BE OPEN!!

THURSDAY, 7/7

TRIVIA Night at RL



SATURDAY, 7/9

Live Music on the Patio at RL

WEDNESDAY, 7/13

Wine Down Wednesday & BUNCO
Time: 5:30 - 8:00

THURSDAY, 7/14

TRIVIA Night at RL

SATURDAY, 7/16

Live Music on the Patio at RL

THURSDAY, 7/21

TRIVIA Night at RL

SATURDAY, 7/23

Live Music on the Patio at RL

SUNDAY, 7/24

Couples Golf
Start promptly at 2:00 PM (18 holes/Game Fee = \$10.00 per person)



THURSDAY, 7/28

TRIVIA Night at RL

SATURDAY 7/30

Live Music on the Patio at RL



WHAT DO YOU GET WHEN YOU MIX 1,000 FILLED EGGS & A VISIT FROM THE EASTER BUNNY WITH 28 POLITE AND HAPPY KIDDOS?

You Get A **SUPER FUN TIME!**

And ... oh what a beautiful day it was for our 1st Annual Easter egg hunt!! Here are a few of the magic moments captured at this year's event. We had so much fun that we will for sure do it again next year!!





FLOWERS AND FRIENDS MAKE FOR A PERFECT DAY!

On Tuesday, April 12th, Laura VanSlyke hosted a lovely morning of flower arranging - followed by a yummy luncheon!

Each lady brought assorted fresh flowers to share ... then each picked their favorites and made a lovely arrangement to take home to enjoy!! Everyone had such a wonderful time!! Rumor has it that a FALL session is in the works!



ARCHITECTURAL STANDARDS

As I sit here today waiting on people to stop by to see my garage sale items on display, I have taken the time to put this small article from the ASC (Architecture Standards Committee) together. I would like to know how many of you get in your car from time to time and ride around our beautiful neighborhood? If you don't, you should try it every once in a while to see what is going on around you.

Of course being part of your POA Board, I/(we) see all of the residential changes that are requested and being made. Did you know that we have had three new homes built, or are currently being built in the Royal Lakes Community in the past year? Have you noticed some of your neighbors doing new landscape work? Well it is going on every day and you should get out and see some of it. It will most likely make you feel great and respect the beautiful place you live more and more.

Now that I have pontificated for a few minutes, and you have got an ear full, please allow me to tell you some of the things happening in our community today.

This year your POA's Architectural Standards Committee has approved some 25 residential change applications. These requested changes range from taking down trees, putting in a swimming pool, building new homes, and much more. If you want to change your landscape, paint your house a different color, or do any modifications that require POA approval, please submit your request to the committee (ASC) as required by the covenant. The committee will approve, or disapprove, in a very timely manner.

I've attached several photos to show you some of the current projects we have going on in Royal Lakes.

If the ASC Committee can help you in any way - please contact one of the committee members. Our names, email, and phone numbers are listed on the Royal Lakes website.

Thanks for your time and have a good day!

Oz Armour

Architectural Standards Committee Chairman



LIVING SUSTAINABLY

Small Changes That Create Huge Benefits

Sustainable living involves reducing the amount of Earth's resources that you use to protect it. Think eating less meat, saving energy, and growing your own produce. Currently, we are producing resources, using energy, and creating waste at a rate that isn't sustainable, and continuing this lifestyle causes more pollution issues and climate change. So, now is the time to rethink your everyday tasks to live greener and reduce your carbon footprint. These changes will have lasting effects – and your great-grandkids will love you for it.

USE RENEWABLE ENERGY.

Renewable energy reduces the amount of carbon emissions that you produce because it is power that is generated from natural sources, such as the sun, wind, biomass, and water. You can replace your petrol or diesel-filled car with an electric one and you can power your home through solar panels. These panels take in the sun's rays and convert it into electricity to heat your house and power your devices.

EAT LESS MEAT.

The production of meat is one of the biggest contributors of climate change and the pollution of landscapes and waterways. Raising animals for consumption creates more greenhouse gasses than cars and trucks do, so reducing livestock production greatly reduces these emissions. Think about going vegetarian – or simply cutting back on meat – the world will thank you as you help lessen the impact that the meat industry has on Earth.

GROW YOUR OWN FRUITS AND VEGETABLES.

By supplying your own produce, you can ensure that you're not using pesticides that will contribute to air and water pollution. A vegetable garden also helps reduce the fossil fuels of transporting produce to supermarkets and it minimizes waste from food-packaging materials, such as man-made plastics and cardboard that travel hundreds and thousands of miles. For easy-to-grow vegetables, try tomatoes, onions, lettuce, and carrots.

PICK ANOTHER MODE OF TRANSPORTATION.

On the road, vehicles emit volatile organic compounds, carbon monoxide, and oxides of nitrogen, which all contribute to air pollution and smog. Think about changing your transportation habits to walking, biking, carpooling, or public transportation. And don't forget about tune-ups and tire inflations. Tune-ups increase your fuel efficiency from 4 percent to 40 percent – if every American kept his or her tires inflated, gas-usage would reduce by 2 percent nationwide.

SHOP CAREFULLY.

Pay attention to labels and buy the brands that have a minimal impact on the environment. Choose Fair Trade certified goods whenever possible to support companies dedicated to sustainable production and paying laborers a fair wage. Try to buy organic food whenever possible. Although costly, these foods keep harmful pesticides out of our land and water, protecting farm workers, wildlife, and your family. And when buying anything, consider purchasing it "used," instead of "new." Every product has an environmental impact, from the materials used to make it, to the pollution emitted during the manufacturing, to the packaging that ends up in the landfills. Before you buy, think if you really need it or not.

GO PLASTIC FREE.

Have you ever heard of the Great Pacific Garbage Patch?

This trash vortex is a collection of marine debris and microplastics in the North Pacific Ocean. Since the plastic patch is so far from any country's coastline, no nation will provide the funding to clean it.

However, you can prevent the patch from growing by bringing your own totes when shopping; ditching single-use items like bags and straws; and opting for paper packaging when you can. The net result is less landfill, reduced emissions, and fewer seabirds and animals entrapped by it. Plastic might be here to stay, but we can all help reduce its presence and impact.



LOVE YOUR LEFTOVERS.

If you have leftovers, don't throw them away. When we waste food, we also waste all the energy it takes to grow, harvest, transport, and package it. And if the food goes to landfills and rots, it produces methane. If we minimize food wasting, about 6-8% of all human-caused greenhouse gasses could be reduced. Try to reuse food that is going bad, save your leftovers for lunch or dinner the next day, or freeze them. Cut that loaf of stale bread into tiny pieces for the birds or freeze them for croutons. Aquafaba (chickpea water) can be made into a vegan mayonnaise, squash seeds can be fried in oil and sprinkled with salt for a snack, and courgette stalks can be cut into penne shapes and cooked like pasta. If the food is truly no longer usable and it must go off, create compost for your garden.

UNSUBSCRIBE AND UNFOLLOW.

Fast fashion are the clothing designs that move quickly from the catwalk to stores to take advantage of trends. It plays a key role in overproduction and consumption and has a detrimental impact on the environment and on our health. The widespread use of polyester emits up to 3 times carbon dioxide than other fibers and it can also take hundreds of years to degrade. What's more, just one pair of jeans takes 7,000 liters of water to produce, and a single shirt uses up to 2,700 liters of water. Hazardous chemicals, such as azo dyes, NPEs, and toxic perfluorinated substances are used to produce this clothing, which are carcinogenic to animals and humans. If someone wants to quit fast fashion, it is recommended to unsubscribe from all emails. A brand that is constantly introducing new products and is pressuring consumers to buy buy buy is not sustainable. The same goes for influencers and brands on social media platforms, such as Instagram.

Essentially, living sustainably means trying to have as little as an impact on Earth as possible. The tips above can help you replace the resources that you do use so you can meet your needs of the present without compromising the needs of future generations. There are endless ways to have a more sustainable lifestyle and it involves every single one of us to participate. Most importantly, be conscious about the choices you make as every single action has an impact on our world.



Article written by Michelle Manganiello. Michelle is a recent graduate from the University of Georgia, where she received two degrees in English and Romance Languages. Please contact manganiellomichelle@gmail.com for all other inquiries.

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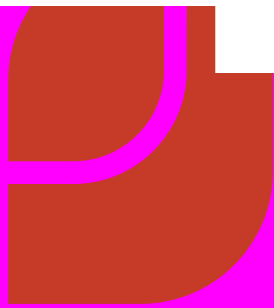
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