

President's Letter – March 2018

By: Bart Rovins – President Taberna Master Homeowners Association

US 70 – James City Project

On January 16th representatives of the Taberna Community (Dick Stern, Robert Suva, Jen Toler and Tim Tabak – thank you all for your time and efforts to put together your summaries) attended a focus group meeting with representatives from NCDOT to review the status of the US 70 Project as it will impact the James City area. More comprehensive information is available on NCDOT's website at www.ncdot.gov/projects/US70_jamescity.

Current Design Concepts

There will be fly-over interchanges with US 70 flying over the interchanges at Williams Road (Food Lion), Airport Road, Grantham Road, Taberna Way and Thurman Road. All these interchanges will travel under US 70 just like the US 70 and US 17 configuration.

Taberna Way will be extended to Old Cherry Point Road and this intersection will be controlled by a traffic signal. It is expected that Old Cherry Point Road will become a through road avoiding the construction zone.

Impact to Taberna Residential and HOA Property

The conceptual design map (still a work in progress) shows that our entrance and potentially a portion of Taberna Townes that abuts Taberna Way could be impacted. Other Taberna residential properties are not currently within the “potential impact area.”

The Taberna Way entrance will be potentially affected only up to the railroad tracks (not even the DOT wants to deal with railroad right of way issues). If needed, the Taberna entrance signs and iron work will be relocated at the HOA's direction and at the State's expense.

Sound studies are scheduled to be completed by May and will determine the specific needs and locations of noise mitigation measures. Personally, I am more than a little skeptical about the wisdom of doing a noise study now and have expressed these concerns to the DOT engineers. The specific type of noise mitigation, if any, will be open to resident preferences so stay tuned. Noise impacts are expected to be highest during construction. Night construction was rejected due to noise levels and impacts to residents.

The owners of Dunkin' Donuts have shared with me that their store will be minimally affected. Under the current design, the driveway and drive-thru will be rerouted at DOT expense.

Timing – “Subject to change”

1. Thru May 2018: Preliminary planning, design, environmental impact studies (to include noise).
2. June 2018 thru January 2019: design to build / seek construction bids.
3. Summer 2018: community meeting with updated design maps.
4. February 2019: final design / procurement of property.
5. Late 2019, early 2020: first dirt to be moved.
6. Length of project: 42-months

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I encourage all residents to monitor the NCDOT website listed above. you have questions or concerns that are not addressed above, you are welcome to send them to me and I will forward them to US 70 Community Out Reach Manager. Keep in mind that this project is in the “conceptual phase” and things could change.

Old Airport Road

Alderman Bobby Aster attended the January HOA Board meeting and provided us with an update on the Old Airport Road project and his desires to expand the staffing at the Thurman Road Fire Station. According to Alderman Aster, the Old Airport Road project is “alive” and is in the bid negotiation phase. The plan is to widen the road to 32-feet from Taberna Circle to Landscape Drive with two 12-foot lanes and two 4-foot paved shoulders.

Additionally, during the City's upcoming Budget Planning cycle, he intends to try to budget for an expansion of the Thurman Road Fire Station that will allow for additional staffing and provide space for the Police. The additional staffing will allow for enhanced EMS services and fire response. The space for the Police will allow the officers on duty to spend more time in the Battlefield District and reduce the need to travel to and from the main Police Station.

Mailboxes

With the assignment of a new CAS Property Manager, there has been a renewed effort to ensure that our homes are maintained in a manner consistent with the Covenants and community standards. We have asked CAS to place emphasis on mailboxes as many have been in place for 15 years and need some TLC. As a result, about 20% of residents have recently received a courtesy notice requesting that the owner install new numbers or make repairs. CAS's inspections will continue in the coming months. The condition of your mailbox is important. Faded or missing numbers will make it difficult for emergency personnel to locate your address or may result in problems with mail delivery. You can contact Joe Kelly at (252) 636-6535 or jvkelly@suddenlink.net for new numbers or new mailboxes. Please do not buy retail numbers as they will not match the style standard. Joe has a supply of numbers and can help you. If you need help with mailbox repairs, you can contact Jim Young at (252) 637-3819 or youngsbushhog@gmail.com. His prices are very reasonable.

Covenant Compliance

One of the key responsibilities of the HOA, with the support of CAS, is to Covenant compliance. The Adjudicatory Committee conducted compliance hearings in January (one home) and February (two homes). These due process hearings are the conclusion of lengthy steps to seek voluntary Covenant compliance by property owners. If you have received two courtesy notices of a violation from CAS and have not corrected the violation you can expect to receive a letter notifying you of an appointment with the Adjudicatory Committee. My best advice is to timely correct the situation, and if you have questions, you can contact Katie Kandl at katie@casnc.com or myself. Our goal is always to seek compliance and not penalties.

Thank you and see you around the neighborhood.