

President's Letter – April 2018
By: Bart Rovins, President Taberna Master Homeowners Association

Roads

Looks like the project to widen of Old Airport Road (from Taberna Circle to the bridge past Creekside Elementary) is continuing to move forward. The City, County and the State have agreed to a transfer of the portions of the road to the City along with almost \$700,000 towards the widening of the road. The City will receive the funds as long as the project takes place within a 2-year window.

The HOA has been communicating with City whenever a Taberna road repair is required. If you know of any potholes, cracked pavement or other road conditions within Taberna that would benefit from the City's attention, feel free to let us know. This falls into the category of "if you see something, say something."

Wetlands

With spring approaching, and many residents beginning to clean up their property, I thought it might be helpful to remind you of the HOA Policy regarding maintenance of wetland property. This policy can be found on the Taberna HOA web site at <https://tabernahoa.org/covenant-compliance/residential-covenants/>.

In simple terms no alteration of the wetlands within Taberna is allowed unless an owner obtains the necessary permits from the State of North Carolina, the Army Corps of Engineers, and the HOA's Architectural Compliance Committee. With that said, beginning in 2014, the HOA clarified the Wetlands Policy as follows:

The designated wetlands adjoining, or part of owners' lots are to be protected and preserved but not necessarily expanded. Removal of wetland trees, shrubs, grasses, etc. is not permitted. To maintain such perimeter, it is permissible to spray, edge or limb up the vegetation to limit the encroachment into the improved/developed portion of the lot. Any such proposed maintenance of a perimeter shall be approved by the ACC utilizing the Architectural Change Request process. Such approval shall be in writing and may be by email, regular mail or hand delivered. Violations of these provisions shall be addressed by the procedures established for any other covenant violation.

The City of New Bern also regulates wetlands and requires that if you have a creek or wetlands area that provides drainage for other properties you must keep it cleared of debris to ensure a suitable flow of water so downstream properties won't flood or have standing water.

Landscape Contractors

Due to an oversight, we neglected to share with the Community the list of landscape contractors who submitted successful bids for 2018-2019. This information is also posted to the HOA Website. I apologize for this oversight. Here is the list:

Abbingtion Woods – Pro Clean	Taberna Landing – Jim Young
Boleyn Creek – Kut-Rite	Taberna Townes – Webb Landscaping
One Taberna Way – Loomis Landscaping	Taberna Master & Common Areas – Reed Landscaping

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Neighborhood Watch

Under the leadership of Bob Donnelly, the HOA is relaunching and rebranding its crime prevention efforts. Our new Neighborhood Watch will replace the previous Crime Watch Committee. At a national level, Crime Watch focuses on taking back the “mean streets” of a neighborhood. However, our Neighborhood Watch program will emphasize neighbors looking out for neighbors and reporting unusual activity to the New Bern Police. Look for Bob’s article elsewhere in this edition of the Tribune.

We have had several residents become victims of mail theft from their mailboxes. The HOA Board will evaluate the appropriateness for a locking mailbox as a second “standard” mailbox, but even this option won't stop a motivated thief. In the interim, you may want to consider the USPS’s “Informed Delivery” service. This service will send you a daily e-mail with a photocopy of the mail scheduled for delivery. Go to www.informedelivery.usps.com for more information.

HOA Website

Joe Frangipane has been diligently updating and improving the HOA Website. Among the changes are migrating the site to SSL encryption (HTTPS) for a “safer web” experience. This won't affect how you use the site and should be transparent. What has changed is limiting access to Board minutes and financial information to owners and residents. This change is based on a recommendation from CAS and brings us into line with best practices for community management. If you are listed in the directory, you can be granted access using the “Register to Receive Resident Access” link, <https://tabernahoa.org/resident-directory/>. If you are not listed in the directory and wish to have access, or are having difficulty logging-in, please contact Joseph Frangipane at joseph_frangipane@yahoo.com or (484) 894-9364. An article about the HOA website is also contained in this edition.

Mailboxes, Roofs and Power washing

Now that spring is here, we have asked CAS to make a focus of their twice-a-month inspections mailbox repairs, roof cleaning, and house and driveway power washing. If CAS notices a concern with your property, you will receive a “courtesy letter” pointing out the areas that need attention. If, after receiving such a letter, you have questions, you should contact Katie Kandl at katie@casnc.com.

If your mailbox needs maintenance, you can contact Jim Young at 252-637-3819. Joe Kelly can provide you with the standard numbers, a new mailbox or post if one is needed. Joe can be reached at 252-636-6535 or jvkelly@suddenlink.net.

I know of several homeowners who have successfully used Wet & Forget to treat mold. Wet & Forget is a moss-mold-mildew and algae remover that is not caustic, non-acidic and contains no bleach. If it comes into contact with your skin, your plants, or pets it will do them no harm. It is a natural way of removing all the stains on our homes, decks and driveways which seem to come back each year after a pressure washing. The product comes as a concentrate with 1 gallon making 6 gallons of product. Once applied to mold on your homes siding you will not need to repeat the process for another 4 - 5 years. Its best applied on overcast days. the longer it takes to dry the more effective it is. It can be purchased at local hardware stores.

See you around the neighborhood.