

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

In addition to April showers and May flowers, Spring has also brought maintenance activities and upgrades to HOA assets, plans for upcoming events, and Protective Covenant enforcement challenges.

Maintenance Update

Under the leadership of Gordy Barnes, Building and Grounds has focused its attention on several HOA areas that needed some TLC.

- The NaturPark entrance and parking lot hedges were trimmed and old debris was removed. This is scheduled to occur twice a year.
- The NaturPark boardwalk leading to the “North 40” field has been levelled and anchored. • Contractors removed accumulated debris from the wetland margins along Emmen and Appenzell Roads allowing storm water runoff to flow into the wetlands.
- The bridge and boardwalk entrances to Todd Denson Park were cleaned and repaired making them safer for all to use.
- The Boleyn Creek community sign, succumbed to the elements after 20 years and was remounted and reinforced.
- We are also planning to replace the dead trees along Emmen Road that help separate Taberna from Selhorn community.
- Our six landscape contractors are all at work with their spring schedule of maintenance. If you have any questions about their services, feel free to contact Gordy Barnes.

We have also worked with the City to patch several roads in the community as well as the entrance. Since the entrance will be materially altered during the US 70 Project, the City will only do minimal repairs in this location. If your road would benefit from repair, feel free to drop me an e-mail identifying the specific location.

New Canoe and New Canoe/Kayak Launch

When Taberna was initially conceptualized, Weyerhaeuser promoted Taberna to retiring baby boomers who enjoyed golf, tennis and a country club environment. Fortunately, Weyerhaeuser had the foresight to include other amenities like the dock on Brices Creek and our canoes. As Taberna has matured the community's demographic has changed and there are now many younger families with children who call Taberna home. Your HOA recognizes this shift and is incrementally working on improving and providing facilities that younger families can enjoy.

Weyerhaeuser provided the HOA with four (4) Old Town canoes that are now 20-years old. These canoes are 16-feet long, 34 ½-inches wide, and weigh 89 pounds. One of these canoes (Number 3) has a fiberglass patch which brought its “seaworthiness” into question. We are taking this canoe out of service and have ordered a replacement. The Old Town Discovery 133 which is 13-ft 3-in long, 39-inches wide, and 11 pounds lighter. When it comes this new canoe should be easier to handle both on land and on the water.

Wanting to promote easier and safer access to Brices Creek, the NaturPark Committee identified an opportunity to improve the canoe launch facility. The HOA Board approved the purchase of an EZ Dock Canoe/Kayak Launch. The launch's configuration includes the EZ Launch roller system and hand railing system. This configuration will allow you to roll a canoe or kayak from the existing dock onto the launch platform, seat yourself in the canoe or kayak and roll yourself onto Brices Creek eliminating the current risks associated with launching from the existing fixed dock. There will also be a “a low-profile

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dock” measuring 80-inches x 10-feet that will be attached to the launch facilitating access to the launch. Both the launch and dock will float at water level making launching and recovery very easy (the surface of the dock will be 12-inches above the water line). I am hopeful that the environmental permitting and installation processes will be complete by the time you read this. You can see a similar application of this launch system at Creekside Park.

Clean Sweep

We all owe our appreciation to the recently chartered Taberna Clean Sweep Committee. Under the leadership of Sue Gordon, Bruce Gemmill, Candace Kelling-Salzler, Samantha Kemske, and Ed Perkins have been busy picking up other people's trash from our wetlands and walkways. Thank you! You do make a difference.

Taberna's 20-Something Anniversary Celebration, Saturday June 30<sup>th</sup>

One of the HOA's goals is to enhance our sense of community. It has been a long time since Taberna has had a community-wide event. So, to this end, and to celebrate our 20-Something Anniversary, on Saturday June 30th from 5 - 9 pm the Taberna Country Club will host an HOA and local business sponsored communitywide celebration of Taberna's Anniversary. Katie Shorter has offered up the use of the Taberna Country Club without charging the HOA a facility-usage fee. The details are still being worked on, but we do know that it will be a barbeque and that Alisa Mike and 3rd Degree Bern will be providing entertainment. All Taberna residents are welcome!

Recurring Covenant Violations

Spring time means that boats and trailers have come out of winter hibernation and are spending the night in driveways; window A/C units are being installed; trimming in the wetlands is taking place; and, homes, roofs and driveways need cleaning. These conditions are inconsistent with provisions in our Protective Covenants which the HOA Board is chartered to enforce. On your behalf, the HOA Board has tasked CAS to diligently and consistently enforce our Covenants. In a prior Taberna Tribune we have outlined the Covenant enforcements steps and the role of the Adjudicatory Committee. Additionally, this information is available on the HOA website.

Unfortunately, we have recently had several residents with recurring Covenant violations. Our Covenants are premised on the concept of voluntary compliance for the benefit of the entire community. When residents fail to honor the Covenants, then we are all impacted. Accordingly, everyone needs to understand two key points about Covenant enforcement: First, the HOA Board is committed to following the due process enforcement requirements outlined in the Covenants, and second, if this process culminates in a monetary penalty that is not timely paid, then interest will accrue, and consistent with past practice, the Board will authorize a lien to be placed against the offending property. Residents are welcome to contact Katie Kandl at CAS or a Board member with questions about Covenant enforcement.

See you around the neighborhood.