

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

Summer is here, bringing with it a busy schedule of events and projects for residents and the HOA.

Taberna's 20th Something Anniversary Family Picnic

On June 30th we will celebrate Taberna's Anniversary. **This is a community-wide event...all are welcome.** From 5 pm – 9 pm, the HOA, the Taberna Country Club and 3rd Rock Brewery are sponsoring "20-Something Taberna Anniversary" family picnic for the entire Taberna Community. There will be hamburgers, hot dogs and lemonade, activities for children and Alisa Mike and Third-Degree Bern will be entertaining all without charge to you. This is our Taberna Celebration and no Country Club membership is required. Please come out and enjoy this event. All your HOA Board members will be there and are eager to listen to any ideas you must make our community even better.

Canoe and Kayak Launch

The installation of the new launch and platform is complete! This new amenity will make it very easy to launch one of Taberna canoes or your kayak.

2019 HOA Budget Process

We will start our budget planning process in July. This is the time for the HOA Board to consider any new expenses for 2019 and beyond. Please let us know if you have suggestions as to how your HOA dues should be used. As of this writing, we have not received any suggestions and if we don't receive any, we will continue to focus on maintaining our current assets and amenities. You are welcome to reach out to myself or any Board member.

HOA Board Positions

We will have several openings on the HOA Board for next year. We really need residents who are concerned about our community to volunteer to serve. Here is an opportunity to have an impact on your community. Please reach out to me if you are interested or even if you are "just thinking about it."

Audit of the HOA Financial Records

We received the "draft" report from the HOA's auditors. I am pleased to tell you that due to the hard work of our Treasurer and the Buildings & Grounds Committee, the auditor's finding from prior years that the HOA needed to validate its Reserve Study has been corrected. This team has physically audited each of the HOA's assets. This work allows the HOA to update the asset reserve accounts based on a new replace or repair schedule for each asset.

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Community Events

Yard Sale – The community yard sale was created several years ago in response to the Protective Covenant's prohibition of home businesses and to help residents dispose of unwanted items. Unfortunately, this spring's community yard sale was not as well attended as it has been in past years bringing into question the need to have the sale at all and the number of sales to be held each year.

We need to gauge the level of interest for this event. If you would like to see the Yard Sale continued, you need to contact Dick Stern as soon as possible with your thoughts. Dick can be reached at 252-636-2302 or deees9@gmail.com.

We also need a committee to organize this event for the HOA. In the past the Taberna Country Club has done this work, but since it is an HOA event, it isn't appropriate to expect the Taberna Country Club to continue. If a committee cannot be formed, we will have to consider this event's future. If you're willing to help, contact Dick Stern.

Taberna and Habitat's ReStore Spring Fling – You make the donations and Habitat for Humanity's ReStore will bring the truck. At the request of Habitat for Humanity the HOA was asked to coordinate a pick-up of donations within the Taberna community. On Saturday, June 30 from 9:30 am to 11 am in the Taberna Country Club parking lot, the ReStore will have a truck standing by for your donations. Please do not leave items in the parking lot prior to the truck's arrival. All donations must be good, clean, working order, free of smoke, pet hair, moisture and rust exposure and no clothing, linens, broken items or mugs. Appointments can be scheduled for pickup of larger items by calling Evelyn Richards at the ReStore: 252-633-5512.

Outward Appearance of Homes and Property

The Board's focus on maintaining our community standards has resulted in discussion about maintenance of driveways, curbs, sidewalks and roofs. According to our Covenants and Rules, each Lot Owner of an improved lot, shall be responsible for maintaining the outward appearance of their home and property in accordance with existing Community Standards, which include but are not limited to the following:

- Edging sidewalks and curbs of each home site.
- Removing grass and weeds growing between the cement and roadway in front of each home site.
- Keeping grass mowed not to exceed six inches in height.
- Removing weeds from the flower beds on a regular basis.
- Trimming bushes and trees, on your lot, that become unsightly or cause obstructions to your neighbors.
- Removal of trash, rocks and other unsightly debris from the grounds.
- Maintaining waterfalls and/or bodies of water from the accumulation of pond scum, leaves and other unsightly debris.
- Washing of the home to remove mold and grime.
- Regular exterior maintenance of the home.
- Power washing of the driveway to maintain community appearance standards.
- Maintain outward appearance of mailboxes, including the visibility of street address numbers.

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To clear up some unintended confusion, owners are NOT required to clean the City owned sidewalks and curbs. Owners are encouraged (not required) to maintain City sidewalks and curbs to the same standard they maintain their driveways. Any notices owners receive from CAS mentioning the need to clean sidewalks are referring ONLY to the sidewalks on the owners' lot (e.g., from the driveway to the home). Some residents have inquired about cleaning sidewalks and curbs adjoining HOA property and the Taberna Country Club. There are no plans, or budget, for the HOA to clean these areas. While I have not spoken to the Taberna Country Club about this, I am skeptical about this being a priority for the Club.

Please note that the use of bleach to clean driveways and sidewalks can present an environmental concern when it washes into the streets and then into the storm water system that goes into our wetlands. It is against the law to use bleach within 1,000-feet of any water resource. Since all of the street storm drains in Taberna feed into our wetlands, you can see how the use of bleach can present a concern.

Thank you and see you around our beautiful neighborhood.