

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

Like any business, your HOA has goals and objectives. Two of our goals are to enhance our sense of community and to improve the HOA's operational effectiveness.

Sense of Community

Neighborhoods have street parties and other get togethers, but it has been a number of years since we have had a community-wide event. So, on June 30th from 5 pm – 9 pm, and hosted by the Taberna Country Club, the HOA and 3rd Rock Brewery are sponsoring a “20-Something Taberna Anniversary” family picnic for the entire Taberna Community. There will be hamburgers, hot dogs and lemonade, activities for children and Alysa Mike and Third-Degree Bern will be entertaining. You do not have to be a Taberna Country Club member to come and enjoy this event, it is for everyone living in Taberna. Look for information elsewhere in the Tribune and on Tabmail.

HOA Operational Effectiveness

While the By-Laws provide for staggered terms to ensure a level of continuity, it doesn't always work out that way. When it doesn't, new Board members are often faced with “discovery learning” as they endeavor to conduct the HOA's business. One of our goals has been to manage the HOA like a business and to engage in continuous incremental improvement. This means putting in place standard practices. These standard practices will also be helpful to CAS, our community manager. So far this year we have accomplished the following:

- Created a planning calendar for the HOA's recurring monthly, quarterly and annual tasks. This tool specifies the work to be done, who is responsible for the work and when it is to be done.
- In conjunction with CAS and our attorney we now have a records retention policy. This policy delineates how long records are to be maintained, where they are located and whether CAS or the HOA is the primary record holder. As part of the record keeping process we have reviewed all the HOA's files and destroyed those that were outside the scope of the retention policy.
- Electronic records and the HOA's Website – we continue to make incremental steps to digitize our records so that documents can be shared by all Board members and be available to the Community. We have enhanced our website so that it can become a single source of information for the Community. This will be an ongoing process.
- We have modified the landscaping bidding process and request for proposal (RFP) for the 2020-2021 contracts bidding cycle and clearly delineated CAS's and the Board's responsibilities. These procedures need to be reevaluated on an annual basis.

HOA Budget & HOA Board Positions

We will soon be entering the budget planning process for 2019. Please let me know if you have any suggestions for improvements or new assets you feel would be beneficial for the association. We will have openings on the HOA Board for next year. Here is an opportunity to have an impact on your community. Please reach out to me if you are interested or “just thinking about it.”

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Community Amenities

We have two wonderful outdoor spaces available to all residents. If you haven't had a chance to explore them, please do so, Taberna has so much to offer its residents.

- NaturPark – Located off Emmen Road (to the left and behind a gate) this is a beautiful natural area with walking paths, signs marking some of the unique flora (my favorite is the “Tea Cup Tree”), a gazebo over-looking Brices Creek for picnics, canoes that can be signed out, our brand-new canoe/kayak launch, and a dock suitable for fishing. Don't let Mother Nature deter you from exploring. Just remember that this is a natural area so be vigilant for the local critters that call it home.
- Todd Denson Park – located off Taberna Circle across from the Greens on Arbon, is home to our fenced dog park, a playground for children, bocce court, horse shoe pit, gazebo, grills and picnic areas. This area is dedicated to the memory of Todd Denson, a Marine Aviator and Taberna resident, who lost his life in an aviation accident. When you visit take the time to read the plaque located near the entrance.

Maintenance & Roads Update

The Building & Grounds Committee and Assistant Treasurer are busy conducting a review of the HOA's assets so that we can update the asset reserve schedule. With many of our assets approaching 20 years, we want to understand if they need to be replaced or if they can be repaired to extend their life.

After some back and forth with the City we have prevailed upon them to paint center lines on Taberna Circle from Old Airport Rd to the four-stop at Taberna Way. It is now clear that this stretch of road is no longer strictly “residential” and has become a thoroughfare to US 70. While the City has a practice of not painting lines on residential streets, based on the traffic study that was done last year, this stretch of road carries sufficient traffic to justify painting.

At the Board of Alderman meeting on May 8th, the City approved the funding for the engineering design work for the Old Airport Road (Creekside Elementary side) improvements.

Thank you and see you around our beautiful neighborhood.