

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

CAS – New Community Manager

With great reluctance, I need to announce the departure of Katie Kandl from CAS. She is changing careers and her new role will allow her more time with her family. Katie has served Taberna several times over the past years and we thank her for everything she has done for us. We certainly wish her well.

Bernadette (“Bernie”) Dickinson has assumed the role of our new Community Association Manager. She has over 13 years of experience in large community management in Florida and North Carolina. Bernie is a Certified Manager of Community Associations (CMCA) and is a certified Association Management Specialist (AMS).

Bernie can be reached at bernie@casnc.com or 910-295-3791, x1301.

Taberna's 20th Something Anniversary Family Picnic

On June 30th, on a very warm evening, your HOA hosted 330 residents and celebrated Taberna's Anniversary at the Taberna Country Club with good food and great entertainment by Alysa Mike and Third-Degree Burn. Thank you to all who endured the heat to join this HOA sponsored event.

National Night Out

Taberna's National Night Out program will be on Tuesday, August 7th from 5 to 8 pm in front of the Taberna Country Club. The HOA will be providing refreshments and Kid Print Solutions Forensic ID kits for the children of Taberna. Please plan to bring the young ones out to meet the Police, Fire and EMS personnel who protect and serve us. Look for more information in this edition of the Tribune.

HOA Budget & HOA Board Positions

Next month we will start the budget planning process for 2019. This is your last chance to let me know if you have any suggestions on improvements or changes you would like to see. I will update you as we develop the budget.

We will have several openings on the HOA Board for next year. Here is an opportunity to have an impact on your community. Feel free to reach out to me if you are interested or even if you are “just thinking about it.”

Covenant Enforcement

A primary role of the HOA Board of Directors is to ensure that our Protective Covenants are followed by all residents and enforced in an even-handed manner. In prior letters I have explained our enforcement procedures, so I won't take up space here. If you have questions you contact me or Bernie Dickson at CAS.

At our June HOA Board meeting three residents addressed the Board about their concerns with boats and trailers remaining in driveways overnight in violation of the Protective Covenants. We had a

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productive and rational discussion about these violations and looked at the issue from the perspective of the boat owners and residents. The Board decided to undertake a renewed Covenant enforcement effort with CAS issuing appropriate warning or Adjudicatory Hearing notices to residents who persist in parking boats and trailers overnight in their driveways.

When it comes to Covenant violations, the HOA Board's only option, if it is to be true to its responsibilities, is to enforce the Covenants as written. Our goal is Covenant compliance and not punishment. However, the Adjudicatory Committee exists to address uncorrected Covenant violations and can assess penalties of up to \$100 per day for continuing violations. The Covenants apply to all residents and exist to protect and preserve the nature of our community.

Taberna Townes

We are inching closer to the goal of CresCom Bank being able to sell the Taberna Townes development to a developer to complete the buildout of this sub-association. When the Taberna Townes project was initially started in 2006, the then developer proceeded to build Battlefield Trail (the entranceway road) without the proper easements from the NC Railroad. The absence of an approved easement is a deterrence to any prospective developer.

The HOA, CresCom Bank, the North Carolina Railroad and the City of New Bern have agreed in principle to a solution to this problem that will grant a permanent easement from the Railroad for the utilities running under Battlefield Trail, a license that permits the current use of Battlefield Trail, and the reservation of space for an alternative entrance to Taberna Townes in the unlikely event the Railroad needs to expand and use the area currently occupied by Battlefield Trail. We hope to be able to finalize the necessary documents in the next 60 days.

Thank you and see you around our beautiful neighborhood.