

President’s Letter – September 2018
By: Bart Rovins, President Taberna Master Homeowners Association

CAS – New Community Manager

Bernadette (“Bernie”) Dickson has assumed the role of our new Community Association Manager. Please refer to her article elsewhere in this edition.

National Night Out

Taberna’s National Night Out program, held on August 7th, was the best attended in a number of years. Adults and children all enjoyed the hot dogs and ice cream sandwiches provided by the Taberna Country Club. The children especially enjoyed the police and fire vehicles with sirens being activated many times.

Each family with children received a **Kid Print Solutions Forensic ID kit** for each child courtesy of the HOA. If you were not able to attend and would like one or more of these kits, please contact Liz D’Alessandro at lizzied113@gmail.com or Bob Donnelly at bob.donnelly1040@gmail.com. More information on the kits is available at www.operationchildid.com.

HOA Budget Update

The HOA manages six (6) different budgets – Taberna Master, Abbington Woods, Boleyn Creek, One Taberna Way, Taberna Landings, and Taberna Townes with a combined annual income of approximately \$370,000. The Board takes its responsibility to collect the dues and fees that are due very seriously and we continuously pursue the owners who do not pay their dues and fees. Each month, based on information provided by CAS, our Treasurer prepares a summary of the aging accounts. As you can see from the table below, we are running at about a 2% delinquency rate based on 31 accounts. On the expense side, all the expenses for these communities are currently in line with their budgets.

| Aging Accounts Receivables as of July 31, 2018 | | | | |
|---|------------------|----------------|-------------------|--------------------------------|
| Community | Income | Aging | Percentage | Notes |
| Abbington Woods | \$42,130 | \$2,747 | 6.5% | 9 accounts |
| Boleyn Creek | \$13,684 | \$503 | 3.7% | 2 quarterly overdue |
| One Taberna Way | \$31,502 | \$2,482 | 7.9% | 6 accounts / 1 major @ \$2,042 |
| Taberna landing | \$5,259 | \$0 | 0% | |
| Taberna Townes | \$5,408 | \$0 | 0% | |
| Taberna Master | \$238,131 | \$1,783 | .75% | 14 accounts / 3 yearly dues |
| Total | \$336,114 | \$7,515 | 2.2% | |

Covenant Enforcement

Unfortunately, the Adjudicatory Committee was busy in July and August holding three (3) separate hearings pertaining to boats, trailers and commercial vehicles being parked in driveways overnight. The Adjudicatory Committee is how residents are provided with due process to respond to alleged violations of the Protective Covenants. The Adjudicatory Committee has the authority to assess penalties of \$100 per day for violations. These penalties then become payable to the HOA and if not paid, are subject to the Board’s collection process. Decisions by the Adjudicatory Panel are appealable to the HOA Board of Directors. Residents who receive notice of an Adjudicatory Committee hearing are encouraged to attend

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the hearing and respond to the alleged Covenant violations. Should the resident not attend, the Adjudicatory Committee will conduct the hearing and base its decision on the information available.

When it comes to Covenant violations, our goal is Covenant compliance and not punishment. The Covenants apply to all residents and exist to protect and preserve the nature of our community.

We were all responsible to do our part to maintain Taberna's maintenance and appearance standards. These are among the primary reasons why most of us purchased our homes. Boats, trailers, commercial vehicles, garbage and recycling containers in driveways are not part of the views most people desire.

However, when it comes to garbage containers, the Covenants do allow some flexibility. If you wish to have your garbage container outside, you need to ensure that the:

- Garbage receptacle is not visible from the street or golf course.
- Garbage receptacle is within a screened or enclosed area.
- Screening with evergreen plant materials must be at least two-thirds (2/3) the height of the item being screened and planted with enough density to provide immediate screening.
- Screening with building materials such as brick, wood or vinyl is no wider or taller than necessary to conceal the item.
- Material or color used should be in keeping with the materials or color scheme of the dwelling.

US 70/I-42 Update

On Wednesday, September 19th from 11:30 a.m.-to-1:00 p.m. at Orringer Auditorium, Craven Community College, the NC Department of Transportation will speak to the projects effecting Craven County and surrounding businesses, and residents in the James City, Slocum Gate, Havelock By Pass, and Kinston By-Pass area. The process, the timelines, improved safety and impact will be discussed. Please note that this is not a public hearing or a Q&A session. **Note that advance registration is required. You can register at <https://www.ncsbc.net/>.**

The HOA will have a representative present and we will share his report via TabMail and in the next Taberna Tribune.

Thank you and see you around our beautiful neighborhood.