

Taberna Master Homeowners Association
President's Letter – February 2019
by: Bart Rovins - President

It appears that the wheels of progress turn very slowly (at least here in eastern North Carolina). One year ago, I wrote about several of the same topics that I am writing about in this letter, and unfortunately, I could almost copy and paste as today's updates aren't materially different than a year ago.

US 70 – James City Project

NCDOT will be holding two meetings on January 30th, one for Local Officials and a second meeting for business owners in the James City area. In February NCDOT plans to hold open meeting for local citizens. We will have HOA representation at these meetings. More information is available on the NCDOT website at www.ncdot.gov/projects/US70_jamescity.

Current Design Concepts

Based on the project website, last updated August 15th, here are the design concepts.

U.S. 70 from east of Thurman Road to Garner Road

NCDOT is still developing designs for this section of U.S. 70 but the current design concept involves raising U.S. 70 over the Taberna Way and Thurman Road intersections and new interchanges to provide access to U.S. 70. NCDOT would also build service roads to connect to the existing service roads at Garner Road to provide connectivity to properties between Taberna Way and Thurman Road that currently have direct access to U.S. 70.

U.S. 70 from Garner Road and Neuse River Bridge

This design would involve raising U.S. 70 over the intersecting side streets – Williams, Airport and Grantham roads – and building interchanges to provide access to U.S. 70. The existing service roads would be relocated away from the interchanges to maintain access to the side streets. Two-way traffic on the service roads would also be maintained.

Timing

- January 30, 2019, Local Officials and Business Owners Informational Meetings
- February 2019: Citizens Informational Meetings
- February 2019: final design / procurement of property.
- Late 2019, early 2020: first dirt to be moved.
- Length of project: 42 months

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Old Airport Road

Alderman Bobby Aster was kind enough to provide the HOAs in the Old Airport Road area with an update on this \$2.2 million project.

Design Concept

- Three 12-foot lanes and two 4-foot paved shoulders
 - Includes dedicated left turn onto Brice's Crossing
 - Includes dedicated left turn onto Thurman Road
 - Includes dedicated left turn onto Landscape Way
- Widen Old Airport Road to 32 feet from Taberna Circle to Brice's Crossing.
 - Two 12-foot lanes and two 4-foot paved shoulders
- Widen Old Airport Road to 28 feet from Landscape Way to the bridge.
 - Two 11-foot lanes and two 3-foot paved shoulders
- Widen Thurman Road to include a dedicated left and right turn lane onto Old Airport Road with a 200-foot taper and 100-foot of storage

Next steps

- The plans are 75% complete. The City needs to review the required relocation of overhead power and needs for construction and utility easements and then finalize plans to relocate the power lines and the necessary easements
- Obtain the necessary easements and bid the project out

Covenant Compliance

One of the key responsibilities of the HOA, with the support of CAMS, is Covenant compliance. CAMS has now completed two (2) community inspections and is in the process of issuing "courtesy notices" to owners who are in violation of the Covenants. If you receive one of these notices are not able to immediately correct the violation, you should contact CAMS to establish a schedule as to when the violation will be corrected. CAMS's findings so far are focused on:

- Property maintenance – trimming of bushes and trees and fence maintenance
- Washing of the home and driveway to remove mold and grime
- Regular maintenance of the home – shutter replacement
- Outdoor recreational equipment – no boat, boat trailer, other trailer, camper RV, utility vehicle or truck (one ton or larger) may be parked on any street or lot overnight unless it is within an enclosed garage.

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- Mailboxes and Numbers – standards have been set for mailboxes and numbers. The condition of your mailbox is important. Faded or missing numbers will make it difficult for emergency personnel to locate your address or may result in problems with mail delivery. You can contact Joe Kelly at (252) 636-6535 or jvkelly@suddenlink.net for new numbers or new mailboxes. Please do not buy retail numbers as they will not match the style standard. Joe has a supply of numbers and can help you. If you need help with mailbox repairs, you can contact Jim Young at (252) 637-3819 or youngsbushhog@gmail.com.

Thank you and see you around the neighborhood.