

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

The transition to our new community management company, CAMS, is now complete. All the HOA's funds have been transferred, and our annual year-end audit is scheduled. CAMS gives us a much greater level of service and homeowner tools than our prior management company. One of these tools is the CAMS' homeowners' portal.

The Board of Directors is aware that there were some technical challenges during the transition to CAMS, which resulted in delays and problems with homeowner registrations in the portal. These issues have been resolved and owners are strongly encouraged to register in the portal if you have not already done so. If you haven't registered with CAMS, the simplest thing to do is go to <https://tabernahoa.org> and click on "Homeowner Portal" and then select "register with CAMS." If you have difficulty, you should call the CAMS Support Team (877) 672-2267.

HOA Dues and Supplemental Fee Update

As of the end of January, our aging accounts are running at about 11.7% which is the same rate as the prior year. Historically this rate goes down in February as owners get current with their payments. We finished 2018 with a delinquency rate of 2.5%, but this took a lot of work by our property management company and our attorney. Assessments are due and payable on the first of January for the Taberna Master and on the first of each quarter for each Sub-Community.

In November 2018, and as part of our transition to CAMS, we adopted a formal policy to ensure that we receive the budgeted funds needed to operate the HOA. This formal collection policy requires the HOA Board of Directors to take, or direct to be taken, the following actions when any homeowner's account is in default and remains unpaid after:

- **30 Days** – A letter will be sent by first class mail to the defaulting owner indicating the outstanding balance of the assessment as being past due and the amount of interest/late fees being charged. A late fee of \$20 plus late interest at a rate of 18% annually, will be added to the outstanding balance.
- **60 Days** – A letter will be sent by first class mail to the defaulting owner indicating the outstanding balance of the assessment as being past due by sixty (60) days and the amount of interest/late fees being charged. An additional late fee of \$20 plus late interest at a rate of 18% annually, will be added to the outstanding balance.
- **90 Days** – A letter will be sent, to the defaulting owner with notification that if the past due assessment is not paid in full within fifteen (15) days, the matter may be turned over to an attorney and a Claim of Lien will be filed in the office of the Clerk of Superior Court of Craven County, North Carolina. An additional late fee of \$20 plus late interest at a rate of 18% annually, will be added to the outstanding balance
- **105 Days** – The attorney selected by the Board of Directors to pursue collection will file a Claim of Lien. A copy of the filed Claim of Lien will be sent to the defaulting owner by certified mail, return receipt requested, along with a letter informing the defaulting owner that if the full amount of the total assessment, including late fees/Interest and costs to date, is not paid within 30 days, an action could be commenced against the defaulting owner to foreclose the lien of the Association or pursue a judgment against the defaulting owner for the total outstanding assessment, interest, and reasonable attorneys' fees and costs.

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The HOA Board of Directors takes its fiscal responsibility very seriously as nonpayment of HOA dues and fees can have an adverse impact on our budgets, and if delinquencies are left unchecked, they could potentially affect our ability to pay our bills on time. We will follow our collections policy. If your account is in arrears, it is in your best interest to make the appropriate payments. In those rare circumstances where timely payment may not be possible, the homeowner should contact CAMS directly to discuss their situation.

US 70 Project

By the time you read this, many of you will have attended NCDOT's public meetings on the US 70 project and my information may not be new. I will publish an update from that meeting, but the best source of current information is NCDOT's webpage – http://www.ncdot.gov/projects/US70_JamesCity

As of this writing (February 11th), here is the current information:

- Project maps will be available on line at http://www.ncdot.gov/projects/US70_JamesCity after the February 26th and 27th public meetings. You can now see videos of the project at <https://www.ncdot.gov/projects/us-70-james-city/Pages/photos-videos.aspx>.
- US 70 will rise and cross over the interchanges at Williams Rd, Airport Rd, W. Grantham Rd., Taberna Way, and Thurman Rd. Many of the businesses adjacent to these interchanges will likely be condemned by the State and be torn down. These roads will continue across US 70 and connect with the service road and Old Cherry Point Rd on the east side of US 70.
- It looks like (NOT final) the service road on the Taberna side of US 70 will be routed behind Dunkin, cross over Taberna Way, and continue south towards Thurman Rd running in front of the Nissan dealership. At this time, it looks like the Taberna entrance and our brick and iron work will be adversely affected by the new roads. Based on the final designs, if this were to occur, the HOA will be contacted by NCDOT and we would be “compensated.” Again, this is preliminary information. It also looks like there will be NO impacts to Taberna Way on our side of the railroad tracks.
- Current timeline:
 - February 26 & 27, 2019 – conduct public meetings
 - March – June 2019: Final selection of design team
 - July 2019 – Right of Way acquisition process is anticipated to begin
 - Late summer 2019 – Traffic Noise Study to be completed

Thank you and see you around the neighborhood.