

Taberna Master Homeowners Association

President's Letter - May 2019

by: Dick Stern Rovins – Vice President

Four seats on the current Taberna HOA will expire with the end of the current year. Two of the members affected have already indicated they will not be candidates for re-election. The other two have not officially announced their decision. But the potential exists for the majority of the seven-member board to be sitting for the first time. Current HOA Board President Bart Rovins has already begun an earnest search for residents willing to help keep Taberna the community we're all proud of by serving as a member of the Board.

The term is two years.

Board members meet once each month to get the treasurers report, as well as, activity reports from Building and Grounds, and Architectural Control to hear what has happened during the past month. The Board has primary responsibility for maintaining more than 20 acres of common land which must be kept up to the same standards as homeowner property. The main entrance from Route 70, the Naturpark, Todd Denson Park and several areas adjacent to the golf course are examples of Board responsibility. Remember, the golf course itself is privately owned with no involvement by the Board.

The actual common area maintenance work is done by contractors who respond to the Board's bi-annual bid requests. In addition to comparative costs, the Board checks that bidders have all the necessary permits, insurance, experience, and drive to do the job right. After all, you are paying the bills.

Things financial are in the bailiwick of the Treasurer.

Annual Master Common Assessment is set by the Board based on anticipated costs, of which maintenance is major, for the year ahead. The Board must anticipate those needs in advance to enable setting the annual dues at that fine line between meeting our needs, yet not setting dues higher than required to pay the bills. The HOA is not a profit-making operation. The Treasurer closely monitors expenditures and keeps Taberna's finances within the budgets.

Yes, budgets (plural.)

Within Taberna there are several Sub-communities with their own financial responsibilities set annually and paid for by separate assessments. These are add-ons to the Master common assessment for their property owners. The funds are never inter-mixed and must be maintained separately by the Treasurer.

Just like business budgets, each is set for the current year and projected several years into the future.

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Notice, I haven't mentioned a word about the Covenants.

The Covenants are the words we live by as they affect our physical community and our neighbors' lives. These "laws" were set by Weyerhaeuser when the community was developed. They reflect the image the developers foresaw for Taberna in the years to come. Considering the Taberna we live in today we think they did a fine job.

Assisting the Board in day-to-day operation of the community is a professional management firm. The previous firm resigned in 2018 and after a review of firms geographically situated and professionally skilled, the Board selected CAMS (Community Association Management Services) as the new management firm. It is highly unlikely new Board members will be called upon to take on a similar assignment.

The professional management company is involved in some way just about daily. They physically pay the bills based on HOA treasurer approval. They do periodic drive-by surveys, street by street, of the community for covenant adherence. They advise the Board based on their years of managing a wide range of communities.

Ah, the perks of Board membership. There are none. In fact, you must sign an ethics statement that you will accept no favorable treatment from anyone doing business with the HOA because of your Board position.

Do Board members get phone calls? Certainly. The number of calls depends on Board responsibility. The President gets the most. Buildings and Grounds is next. Most others, though, get very few. It goes with the territory.

Hopefully, the possibility of Board membership has made you think. Think about all you can do to keep Taberna moving ahead and to leave a little bit of yourself here. There are always challenges. Hopefully, none as dramatic or as challenging as Hurricane Florence. But the Board, particularly those charged with Buildings and Grounds, got the job done. And it was rewarding to say the least.

What challenges will you face as a new Board member? Who knows exactly? But for sure they will involve the effect of construction of the new Route 70 and the traffic that results from the addition of hundreds of new homes out Old Airport Road.

Want to be part of it? Call CAMS, (910)-256-2021, for a candidate application form. Or leave a message in the Owners Portal at csmorehead@camsmgt.com. Simple to complete: a bit of background, pertinent education, work involvement, similar experiences, and a description of the major impacts you see challenging Taberna as we move ahead. And satisfy your secret, sincere desire to play a role in Taberna, today and tomorrow.

You'll enjoy it.