

Taberna Master Homeowners Association

President's Letter - June 2019

by: Bart Rovins - President

This month I'm going to provide updates on our finances, the covenant enforcement work being done by CAMS and our Adjudicatory Panel, a recent vandalism situation in our NaturPark, and the Memorial to Major Todd Denson.

Finances

At the end of January, we had a delinquency rate of 12.4% which equates to approximately \$33,000. As of the end of April (remember I'm writing this on May 12) the delinquency rate is down to 5.3% or approximately \$16,700. Six owners account for 41% of the monies that are owed to the HOA. We are strictly following our collections policy and our attorney has filed the necessary liens and foreclosures notices where appropriate. I have every confidence that the downward trend in our delinquency rate will continue.

Protective Covenant Enforcement

It is the duty of the Association, as outlined in our community's governing documents, to enforce the use restrictions and applicable rules and regulations that have been put into place for Taberna and that you agreed to abide by when you purchased your property. At the direction of the Board, CAMS and our Adjudicatory Panel have been working to consistently enforce the Protective Covenants. This process is handled via a mobile app, which ensures that the process is more effective, and we have improved responsiveness and better reporting capability than in the past.

Here is a summary of the violations for the period from February 1 to April 15:

- Courtesy Letters – 28
- Warning Letters – 16
- Adjudicatory Hearings - 16

The violations fall into the following categories:

- Property Maintenance – 53%
- Lot Maintenance – 22%
- Parking – 13%
- Business out of the home – 6%
- Fences – 3%

The Adjudicatory Panel has conducted 22 hearings year-to-date. Owners need to keep in mind that these hearings provide owners with an opportunity to discuss your situation with the Panel and to seek a remedy to the violation. Unfortunately, rarely does an owner appear at the hearing.

One of the distinguishing characteristics of Taberna is the curb appeal of our homes. Homes, yards and lots that are not maintained stand out and detract from the overall look of the community. The Board will continue its emphasis on enforcing those covenants, and to this end, CAMS is charged with taking actions to encourage compliance with our community standards and to enable rule enforcement.

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Parking violations, while only making 13% of the violations in the recent quarter, continue to be a challenge. With the boating season upon us, owners need to remember that our covenants prohibit overnight parking of a trailer on any driveway, lot or street. While the New Bern Police Department will not enforce our Covenants, the HOA, through CAMS, can use its enforcement processes as they pertain to boats, trailers or utility vehicles parked on streets within Taberna.

The HOA Board has no choice but to seek compliance with the Covenants as the Board cannot unilaterally amend, revise or ignore them.

Vandalism

In late April, someone attempted to use one of our canoes without signing it out from a member of the NaturPark Committee. On April 29th a member of the NaturPark committee found a canoe tied up to the dock, a broken pad lock that secures the canoes to the rack, and damage to the locker that holds vests and paddles. No one had requested nor received keys for the canoes. The New Bern Police were notified. The good news is that the canoe was recovered and secured, and the damage is minimal. If anyone has seen or heard about activity at the Park please notify Bob Donnelly, Neighborhood Watch at bob.donnelly1040@gmail.com or myself.

Chad Ackner continues to “host” our canoe launch that was damaged and floated away during Hurricane Florence. Thank you, Chad! We are doing our best to get it repaired and reinstalled, but as you can imagine, contractors are focused on repairing marinas at the beach. We are on the waiting list.

Todd Denson Park

One of the areas heavily damaged by Hurricane Florence was the memorial to Todd Denson in Todd Denson Park, where the dog park and playground are located. One of the two huge oak trees in the confines of the memorial blew over breaking up some of the cement chairs and tables that were a part of the memorial. Now that the stump has been ground, it is time to get to work.

We need to restore the memorial to Major Todd Denson (USMC). Todd, and his wife Melissa were Taberna residents at the time Todd was killed when his aircraft crashed near MCAS Cherry Point. We need to restore the memorial to demonstrate our respect for our fallen neighbor.

Therefore, the Taberna HOA Board is seeking volunteers to form a committee with the aim to put together a plan to restore/redo the memorial, develop a budget, make a presentation to the Board, and then to implement whatever is approved. Ideally, it would be wonderful to have a member or two on the committee who knew the man.

Do we have any takers? Please reply directly to Mark Eckert at (609) 605-7605 or meckert814@gmail.com if you are interested and we can get this going as soon as possible.

Thank you and see you around the neighborhood.