

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

By the time you read this fall will be rapidly approaching and we will be in the heart of hurricane season. We've had a busy month. Two buildings in One Taberna Way received new roofs, the roof on the building in Taberna Townes has been inspected, we are in the process of reviewing the landscape bids for 2020-2021, the budget process for 2020 has begun, and the Nominating Committee has identified several candidates to fill the four openings on the HOA Board of Directors.

HOA 2020 Budget Update

We have received the landscaping bids for 2020-2021 and the plan is to vote on the bids at our October meeting and then award the contracts. These contracts are the key drivers for determining the 2020 budgets for the Taberna Master and the five sub-communities. You will be informed of the various budgets, your 2020 dues and supplemental fees (relevant to only the sub-communities) in early November when we send out the Annual Meeting information packets.

2020 HOA Elections

There will be four (4) potential openings for the 2020 Board. The terms for Dick Stern, Karen Mattingly, Gordy Barnes and Mark Eckert expire this year. Thanks to Dick and Karen for their service to the community and to Gordy for his two years heading up our Building and Grounds efforts. Mark, who was appointed to fill the unexpired term of a Board member who moved out of Taberna, and who has worked very hard on our Building & Grounds activities with Gordy, will seek re-election.

As of now (mid-August), three other property owners have been identified as candidates. If anyone else is interested in joining the HOA Board and to ensure your place on the ballot you must communicate your interest to me no later than September 30th. We will send you a candidate packet that must be returned no later than October 10th. To meet our deadline of November 1st to mail the Annual Meeting and Ballots these are hard deadlines.

Taberna Roads

In early August I sent a TabMail message asking for your observations about roads within Taberna in need of repairs. This information was consolidated and shared with the City requesting their action. With no editorial comment on my part, here is the City's response:

This road budget (FY-20) which began on July 1, 2019, has \$500,000 allocated for street resurfacing. The City is working to get the Old Airport Road project out for bid (separate funding). Once this takes place, the City will then begin the process for determining which streets will be resurfaced as part to this year's budget... there were several streets in Taberna that did not get resurfaced as part of the FY-19 project and I [City of New Bern] am hopeful that some on them will be completed this year.

The following will need to wait for the resurfacing project:

- *In front of 135 - 137 Tefen Road – road surface*

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

- *Area near 111-113 Ticino Road has road cracking*
- *Taberna Way (entrance) in front of Dunkin' Donuts*

The following were sent onto the Streets Department for repair:

- *Potholes at the intersection of Mellen Road and Taberna Circle*
- *Murl Lane road depression*
- *102 - 104 Court (North side of roadway) large pothole*
- *122 - 24 Friburg Road - pot hole*
- *Intersection of Taberna Circle and Mellen Road, hole near utility cap in street*
- *Emmen Rd between Taberna Way and Vaud Court - pothole in area that has "alligatored" in center of road*

Commercial Activity and Community Yard Sale

After additional review and discussions, we have decided not to issue a new rule to cover commercial activity. Our decision was based on our view that the Covenants and well-established practices adequately cover this issue. When faced with a potential situation that could be inconsistent with the residential nature of our community, we will use our proposed rule, and the criteria listed in last month's letter, as internal guidance to evaluate the nature of the business activity.

Commercial activity does not seem to be an issue of significant community interest, as only two residents contacted me in response to a request for community participation in our decision.

As to yard sales...based on the recommendation of the Yard Sale Committee there will not be a fall community yard sale this year. Due to low participation in last year's Spring sale (fall sale was cancelled due to Hurricane Florence) and the number of available social media options to dispose of unwanted items in real time, there doesn't appear to be a sufficient rationale to justify the cost and work to continue with a Community Yard Sale. An additional factor in the Board's view is the pending sale of the Taberna Country Club. Prior Club management was very active in their support of the Community Sale and assuming the risks of hosting the event on its property. With the potentiality of new owners this fall, the timing wasn't right to continue this activity.

Before TabMail is again consumed with discussions about yard sales, please note that it is this Board's opinion, consistent with decisions by prior Boards and supported by legal advice, that any yard sale type activity conducted out of an individual home is contrary to the Covenants and would constitute a prohibited commercial activity.

Taberna Beautification Award

The Taberna Homeowners Association was nominated and chosen to be the recipient of the Ward 3 Non-Residential Beautification Award. Mark Eckert accepted the award on behalf of the community at the Board of Alderman meeting on August 13th. Thank you to our Building and

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

Grounds Committee led by Gordy Barnes with capable assistance from Mark Eckert and to Reed Landscaping for doing the hard work.