

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

It is our sincerest hope that you enjoyed a wonderful Thanksgiving. Due to the Taberna *Tribune's* publication and delivery schedules, you'll be reading this after the HOA's 2019 Annual Meeting. My summary of the 2019 Annual Meeting will appear in the January edition of the *Tribune*.

**HOA Finances**

Good news here; we are forecasted to close-out 2019 in good shape. Our delinquency rate of greater than 60 days as a percent of dues and supplemental fees, exclusive of fines, is approximately 1% as of October 31<sup>st</sup> for the entire Taberna community. I will provide a detailed summary after we close out 2019.

The 2020 Budgets have been approved and were included in your Annual Meeting packets. For the 2020 budget year, the assessments are:

	<b>Annual Assessment</b>	
<b>Taberna Master Association</b>	\$300 per year	
Commercial Lots	\$25 additional	
Pond lots	\$25 additional	
<b>Supplemental Assessment</b>		<b>Quarterly Installment</b>
Abbingtion Woods	\$762	\$190.50
Boleyn Creek	\$950	\$237.50
One Taberna Way	\$4,500	\$1,125
Taberna Landing	\$1,160	\$290
Taberna Townes	\$2,275	\$568.75

I am happy to report that in November we will finally complete all the repairs necessitated by Hurricanes Florence and Dorian. The last projects are repairs to the bridge into Todd Denson Park, fences in the dog park, new mulch around the playground equipment in the park, downed tree removal in the NaturPark, and debris removal & plantings in the NaturPark parking area. Total expenditures, net the insurance payment of \$27,600, are forecasted to be \$46,800. At year-end, the Emergency Fund balance is forecasted to be \$48,500 and is budgeted to be replenished by \$16,000 through 2021 meeting the Board approved goal.

**Covenants/ By-Laws and Rules Updates & Reminders**

The Protective Covenants, Association By-Laws and HOA Board adopted Rules are the governing documents for our community. With the goal of maintaining the high community maintenance standards and community character, these documents do place certain limits on what a property owner can do with their property. These limitations can be found on the HOA website at [www.tabernahoa.org](http://www.tabernahoa.org) under the Governing Documents tab.

Based on our experiences in 2019, the Board acted to adopt several new rules to facilitate maintaining our community standards. Please review these rules elsewhere in this edition. Additionally, and based on a couple of incidents, we thought it prudent to remind the entire community of the rules concerning stormwater runoff and wetland management.

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Piping of Stormwater

In 2007, Weyerhaeuser transferred to Taberna a Storm Water Management Permit, Permit No SW7070422, issued by the State of North Carolina Department of Environment and Natural Resources, Division of Water Quality that regulates how storm water is to be managed.

Pursuant to this permit and the developer's plat for Taberna, all storm water runoff must flow across at least 30 feet of vegetative buffer before reaching impervious areas (e.g., roads) and surface waters (e.g., wetlands, streams or ponds). This means that storm water flow from gutters and downspouts may not be piped directly to streets whether or not the piping exits through curb cuts. One reason for these requirements is that the street level stormwater drains all flow into protected wetlands.

While we understand the benefits to an owner's landscape of removing stormwater runoff directly into the streets, these arrangements are in violation of state and federal regulations. In the event of an inspection by the NC Division of Water Quality, the HOA will have no choice but to pass through to an offending owner any penalties, costs and remediation costs incurred by the HOA for stormwater piping violations.

Wetland Policy

Wetlands provide habitat for wildlife, promote proper drainage, and play a vital ecological role. Because of these critical roles there are strict restrictions on what can be done with designated wetlands. If you don't know if the wetlands on your property are protected, you are welcome to contact CAMS or the HOA. If in doubt, you should assume they are protected. Here is a summary of the key restrictions pertaining to wetland management:

- no fill or substantial alteration of any wetlands is allowed without issuance of a permit for such activity by the State of North Carolina and the Corps of Engineers, and without permission of the Architectural Compliance Committee (ACC).
- designated wetlands adjoining, or part of owners' lots are to be protected and preserved but not necessarily expanded.
- removal of wetland trees, shrubs, grasses, etc. is not permitted.
- to maintain a perimeter, and only with the approval of the ACC, it is permissible to spray, edge or limb up the vegetation to limit the encroachment into the improved/developed portion of the lot.
- violations of these provisions shall be addressed by the procedures established for any other covenant violation.

Thank you for the calls and emails of support and appreciation that we have received over the year. All feedback is welcome.

If you are enjoying the holiday decorations adorning our bridges, you need to thank Suzanne and Bob Suva and Laney and Keith Jason. These two couples are solely responsible for maintaining and installing the decorations. The HOA greatly appreciates their efforts.

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Your Board of Directors would like to wish all Taberna residents and owners a joyous holiday season. Enjoy your families and be safe in your travels.