

# Taberna Master Homeowners Association

## President's Letter – April 2020

by: Bart Rovins - President

Spring and pine pollen are in the air, even if our last frost date is April 15<sup>th</sup>. It is that time of year to begin the clean-up from winter and take care of our homes and property. With that theme in mind, I'll be touching on several topics associated with spring cleaning.

### Property Maintenance

All residents are reminded of the need to maintain the outward appearance of their homes and property. Please pay attention to:

<ul style="list-style-type: none"><li>• Edging sidewalks and curbs.</li><li>• Removing grass and weeds growing between the cement and roadway.</li><li>• Keeping grass mowed not to exceed six inches in height.</li><li>• Removing weeds from the flower beds on a regular basis.</li><li>• Trimming bushes and trees that become unsightly or cause obstructions to your neighbors.</li><li>• Removal of trash, rocks and other unsightly debris from the grounds.</li><li>• Washing of the home to remove mold and grime.</li></ul>	<ul style="list-style-type: none"><li>• Power washing of the driveway to maintain community appearance standards.</li><li>• Maintain outward appearance of mailboxes, including the visibility of street address numbers.</li><li>• Maintain required mulching of flower beds and any non-grass areas such as around trees, mailboxes, power and cable/telephone enclosures. Pine straw, wood chips, hardwood mulch, rubber mulch and river rock are acceptable materials that meet community standards.</li><li>• Maintaining waterfalls and/or bodies of water from the accumulation of pond scum, leaves and other unsightly debris.</li><li>• Regular exterior maintenance of the home.</li></ul>
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We ask that when you clean your driveway, that you also power wash the curb and sidewalk in front of your home. While these are City property, it isn't likely that the City will be cleaning these areas. I want to be clear, we are "asking" and not requiring you do to do this.

### HOA Property and Vacant Lot Maintenance

The Master Covenants require that all vacant lots "be maintained in a slightly condition, comparable to the condition of the unimproved Lots offered for sale by Declarant" (i.e., Weyerhaeuser). This includes the removal of "trash and debris" located on the lots. Over the years many of the vacant lots, as well as HOA owned property have suffered from an accumulation of storm debris and excess vegetation that has made the lots unsightly and the required grass mowing difficult.

On HOA managed property, and consistent with the rules for wetland management, we will be removing tree damage and downed limbs bordering the roads. Additionally, we will be removing vines and other vegetation to meet the standard set forth in the Master Covenants.

We have communicated our expectations to the owners of private vacant lots and coordinated with the contractors who maintain these lots. Going forward vacant lot owners will be expected to maintain these standards.

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Golf Course Lots

In early March we put Cathy Wade, our CAMS Property Manager, in a golf cart and drove her around the golf course so she could inspect the rear of the homes bordering the golf course. The rear of these properties has not been inspected in several years since neither CAMS, nor its predecessor, can enter on private property and therefore can only perform their inspections from the road. Fortunately, only a few of these golf course properties needed attention and the owners have been notified.

US-70/I-42

As of this writing (mid-March) there is nothing of substance to report concerning this project and its impact on Taberna. I have been in contact with Alderman Aster to ensure that the Battlefield District has appropriate emergency services response time during the construction. I have his assurances, that based on the final design work and the construction schedule that the New Bern Police, EMS and Fire will have a response plan. These plans cannot be finalized now because the highway design work is not complete.

The HOA has been contacted by an appraiser from NCDOT concerning our brick and ironwork on the south side (right side as you exit and left as you enter) of the Taberna entrance. The land that this decorative work sits on (which by the way is privately owned with an easement for the fence work) will be condemned and we will ultimately receive compensation.

I hope you find this information helpful. As always, if you have any questions, you can contact me or any of the HOA Board members.

See you around the neighborhood.