

Taberna Master Homeowners Association
President's Letter – July 2020
by Bart Rovins - President

I can't believe that we are half-way through the year. That means it is time to start the HOA budget cycle so that the budget can be approved by the Board of Directors in time to be mailed to you in October with the Annual Meeting packet.

HOA Budget, HOA Board Positions & Annual Meeting

The HOA Board is already looking ahead to 2021. Led by Joe Frangipane and Wayne Maruna, the annual budget planning process is underway. Please let me know if you have suggestions for improvements or new assets you feel would be beneficial for the Association. I have already "tagged" the chairs of our standing committees, and the informal Dog Park group, for their budgetary needs.

We will have three (3) openings on the HOA Board for next year. Joe, Jazz, and I are all completing our second 2-year terms and will be stepping down. Here is an opportunity to assume a leadership role and have a positive impact on our community. Please reach out to Rob D'Angelo or me if you are interested, have questions or are "just thinking about it." The nomination process will be complete by the end of September.

Our Annual Meeting is scheduled for Tuesday, December 8, 2020. We are working closely with CAMS to understand and align the impacts of Covid-19 with the contractual (i.e., think Covenants) requirement to have an in-person Annual Meeting. I will provide more information on the Annual Meeting later this summer.

HOA Standing Committees

With the exception of the Architectural Control Committee (ACC) which was established under the Covenants, the standing committees listed below have been established over the years by the HOA Board of Directors. Not including the seven volunteer members of the Board of Directors, there are 27 people serving on the six standing committees. Thank you to these volunteers. Our community wouldn't be what it is without your efforts.

Architectural Control Committee: The ACC is responsible for approving the construction design of homes, ensuring they conform to all the Covenants and By-Laws governing construction and landscaping. It also manages the Association files for all home sites and is responsible for the collection of all Builder Compliance deposits and mailbox/post deposits. The ACC also reviews and approves homeowner requests for changes to the exterior of their home, fence installation, pools, or tree removal.

Buildings & Grounds: Gordy Barnes leads the efforts to oversee the appearance and maintenance of the 47 acres of HOA common areas (as explained by Wayne later in this edition). In conjunction with CAMS, B&G is also responsible to conduct periodic audits of lots for compliance with the vacant lot maintenance standards.

Adjudicatory Panel: Chaired by Tara Hughes, this committee consists of four property owners (three on the presiding panel and one alternate). These volunteers are appointed by the Board of Directors to serve a term of three years. The Panel hears all matters of Covenant and Rules violations that are not resolved through voluntary compliance (except for non-payment of dues and assessments). It has the authority to levy monetary fines on owners for non-compliance.

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Neighborhood Watch: This committee coordinates with the New Bern Police Department to ensure that our neighborhood continues to be a safe place to live. Pete Dillon is the current chair.

Flag: Glenn Killian with the assistance of Don Hanson maintains the US flag at our entrance. They ensure that the flag is always in good condition and flown in the appropriate manner.

Clean Sweep: Sue Gordon and her team periodically go through the entire community removing trash from common areas and wetlands.

NaturPark & Canoes: This committee, led by Betty Rovins, oversees the appearance and maintenance of the NaturPark. A sub-group manages the canoe sign-out process. I would be remiss if I didn't recognize the years of service to the NaturPark and canoes provided by Tom Watson, our "NaturPark Chair Emeritus." Thank you, Tom.

New volunteers are always welcome! This is a -great way to learn about our community and give back in the process. If you are interested in helping on any of these committees feel free to reach out to the committee chair or myself.

US-70 / I-42 Update

Seems like we have been talking about this project for years...oh, wait, that's because we have. The N.C. Department of Transportation has officially begun pre-construction efforts on the U.S.-70 improvements in James City project. Land acquisition is underway and utility relocation is scheduled for this summer.

The U.S.-70 improvements in James City span 5.1 miles from the Neuse River Bridge in James City to just east of Thurman Road. Work would eliminate the existing signalized intersections on U.S.-70 at Williams Road, Airport Road, Grantham Road, Taberna Way and Thurman Road in James City by taking U.S.-70 over these side roads and providing access via ramps.

NCDOT will also remove median crossovers, build new and improve existing service roads to provide access to U.S.-70 for the properties along the corridor and ensure mobility for local traffic.

One feature of the project will be the use of roundabouts at some of the ramp intersections with cross streets. To improve traffic flow, safety and eliminate the need for signals at ramp intersections with cross streets, roundabouts will be constructed on Williams Road, Taberna Way, Grantham Road and Thurman Road

As part of the project's final design activities, a final noise study is underway. This final noise study, or Design Noise Report, will identify recommended noise wall locations.

Visit www.ncdot.gov/jamescity to view updated design maps and NCDOT's video.

Home and Yard Maintenance Reminders

With summer, and the growing season upon us, residents are reminded of the following requirements:

- If your property borders on a sidewalk, then you will need to edge the sidewalks and curb

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- Removing grass and weeds growing between the cement and roadway in front of your home
- Remove weeds from the flower beds on a regular basis
- Trim bushes and trees, on your lot, that become unsightly or cause obstructions to your neighbors
- Washing of the home to remove mold and grime
- Regular exterior maintenance of the home that includes removing any mold on your roof
- Power washing of the driveway to maintain community appearance standards
- Mulch flower beds and any non-grass areas around trees, mailboxes, power and cable/telephone enclosures with pine straw, wood chips, hardwood mulch, rubber mulch or river rock

Thank you and see you around the neighborhood.