

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

You will be reading this just a couple of days before the Taberna HOA's Annual meeting on December 8th. Covid-19 has materially affected many of our lives and in some cases that impact has been significant, emotional and painful. So, in the scheme of things, the changes to the Annual Meeting format aren't that big a deal...just go with it.

Annual Meeting

In your Annual Meeting Packet, you received instructions on how to log into the meeting via Zoom. If you have any questions you want us to address at the meeting, feel free to email them to me. Based on the agenda, the meeting will last less than one hour. Your HOA is financially sound and well run by dedicated volunteers and CAMS, so I don't expect any significant announcements at the meeting.

My last act as your President will be to publish in the January Taberna Tribune, my year in review comments. I will do this at the meeting on December 8th so if you miss the meeting, you'll get a second chance in January.

Built Upon Area (BUA)

With the increasing number of new families moving into Taberna, the details of the original construction of their new home are often not readily available to the new owner. While relators probably won't be helpful, your friends and neighbors who voluntarily serve on the HOA's Architectural Compliance Committee (ACC) can be very helpful with this information. They maintain a file on every home built in Taberna that includes the original plans and plat details.

One of the key points that is on file is the allowable built-upon area (BUA) for each lot. This is the amount of water impervious space that is allowed for each lot under the State's Division of Environmental Quality (DEQ) Stormwater Permit for Taberna. There are a number of homes, that at the time of construction, effectively used up all the BUA allocated for their lot. This is why, and before you expand your driveway, deck or patio, you must apply to the ACC. Violations of the BUA requirements for your lot can be very difficult and expensive to remedy.

Generally, here are the options available to an owner who finds they have insufficient BUA available for their project:

- The owner can purchase additional property in the immediate area to expand their lot.
- The owner may choose to remove an equivalent amount of existing impervious surface area from the lot and replace it with the new BUA.
- The owner may choose to replace an equivalent amount of existing impervious area on their lot with an approved permeable type of surface (i.e., permeable pavement, washed stone or gravel).
- If feasible, the owner may build a new stormwater collection feature, i.e., a rain garden, comparable in size to the lost impervious BUA.

Any of these options must be coordinated with the ACC and the DEQ to maintain compliance with Taberna's Stormwater Permit.

Stay safe and healthy. Respect yourself, family and friends, wear your mask and maintain social distance. See you at the Annual Meeting.