

Taberna Neighborhood Survey

Summer 2023
Respondents: 424

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Household Characteristics

Note: HH = household

Adults in household	Count	Share
1	49	12%
2	328	78%
3	27	6%
4	15	4%
5+	2	0%
No response	4	

Ages of adults in household	Count	Share
18-24	22	4%
25-34	24	5%
35-44	40	8%
45-54	60	11%
55-64	95	18%
65+	285	54%
No response	3	

Ages of children in household	Count	Share
0-5	30	7%
6-12	28	7%
13-17	35	9%
No children in household	315	77%
No response	37	

Employment status of adults	Count	Share
Employed (part-time or full time)	179	37%
Unemployed or seeking work	12	3%
Semi-retired	1	0%
Retired	288	60%
No response	6	

Employment location	Count	Share
On-site	115	22%
Remote/WFH	58	11%
Hybrid	115	22%
N/A	230	44%

Years in Taberna	Count	Share
0-5 years	198	47%
6-10 years	68	16%
>10 years	154	37%
No response	4	

Disability/Limited mobility in HH	Count	Share
Yes	117	28%
No	303	72%
No response	4	

Pets	Count	Share
Dog(s)	167	34%
Cat(s)	38	8%
Other	20	4%
Any pet	264	54%
No pets/No response	160	

Communication, Access, and Involvement

Note: HH = household

Preferred communication methods	Count	Share
Email	376	38%
Text	40	4%
Phone	159	16%
Mail	386	39%
In-person	18	2%
No response	1	

Access to CAMS portal HH	Count	Share
Yes	375	90%
No	43	10%
No response	6	

Internet access HH	Count	Share
Yes	417	99%
No	3	1%
No response	4	

Tabmail access HH	Count	Share
Yes	330	79%
No	90	21%
No response	4	

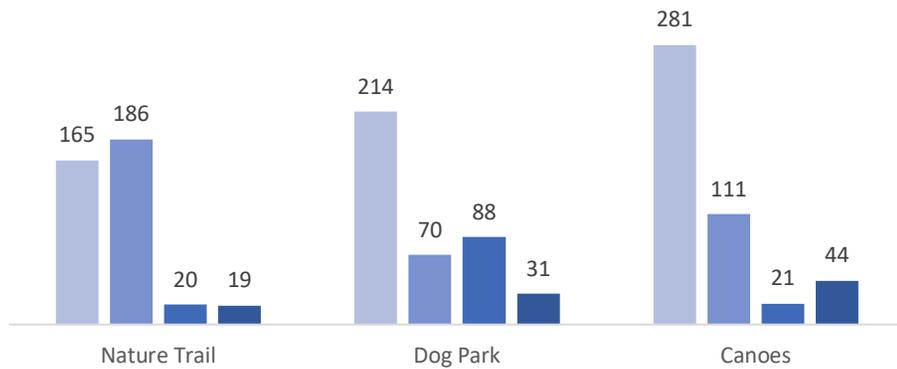
Country club membership HH	Count	Share
Yes	148	35%
No	274	65%
No response	2	

Volunteer history HH	Count	Share
Yes	86	21%
No	332	79%
No response	6	

Activities and Amenities

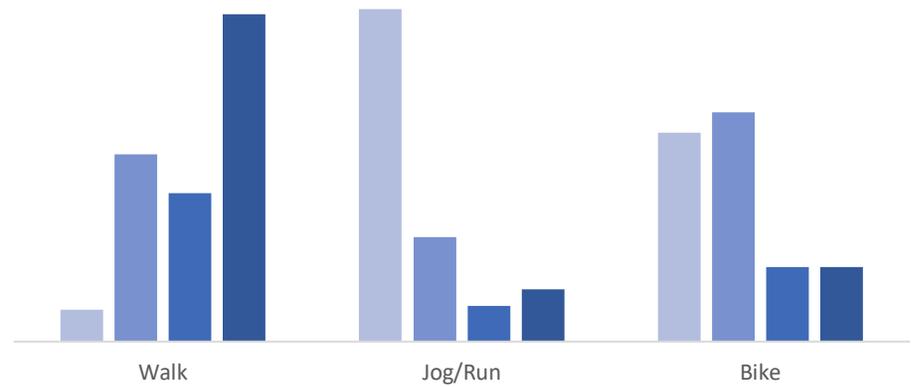
How often do you use the following amenities?

■ Never ■ Occasionally ■ Weekly ■ Every day/Frequently



How often do you do the following activities in Taberna?

■ Never ■ Occasionally ■ Weekly ■ Every day/Frequently



Own a golf cart	Count	Share
Yes	74	18%
No	347	82%
No response	3	

Golf cart for other purposes	Count	Share
Yes, sometimes	24	16%
Yes, frequently	37	25%
No	89	59%
No response	274	

Responses to the question “Are there any amenities you wish Taberna had?” are located on page 6

Satisfaction, Priorities, and Safety

How satisfied are you with the HOA board?

1 (not at all) 2 3 4 5 (very satisfied)



How satisfied are you with CAMS?

1 (not at all) 2 3 4 5 (very satisfied)



Do you think Taberna covenants are...

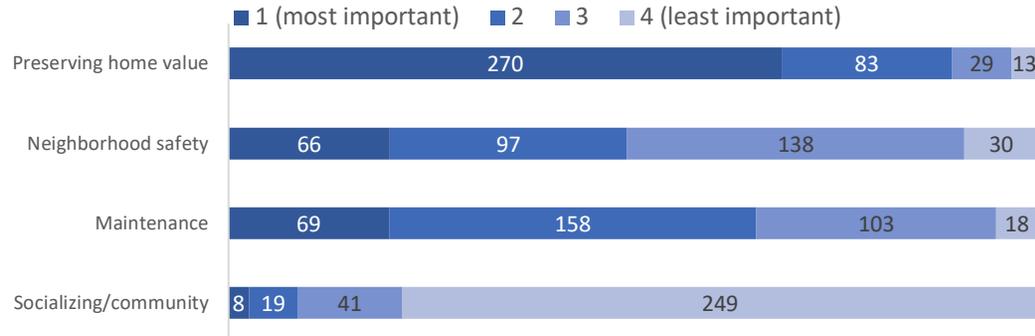
Too lenient Too strict Reasonable



How safe do you feel in Taberna?	Count	Share
Not safe	3	1%
Somewhat safe	72	17%
Very safe	347	82%
No response	2	

Rank HOA functions from most to least important

1 (most important) 2 3 4 (least important)



Comments about HOA, covenants, and CAMS are located on page 12

Are there any amenities you wish Taberna had?

Pickle ball
too soon to tell. We have been here 3 weeks. :) Will join the CC and will Volunteer. Looking to buy a golf cart
clean bathrooms at the pool
Pool access with a fee but without a golf membership requirement.
Showers and changing area in pool bathrooms. Also better care of pool bathrooms. They are always overflowing with trash. Also, more outdoor seating at the clubhouse
We are frustrated that the playground seems undervalued and poorly maintained. The mulch is years old and doesn't seem to get refreshed, and the equipment could use maintenance. It appears that it's not a priority for the Board, which is further evidenced in the fact that the previous question doesn't even mention or ask how often we use the playground, which is very frequently. I'm confused because it's advertised to potential buyers as a nicety, and should be better maintained in my view.
No taberna hoa
More community events for residents only
A gym/workout center available to residents & guests of Taberna.
Pickleball courts
Boat storage
Ability to have your boat at your home
Pickleball
Pickelball
More playground equipment
Basketball court in the open area by the dog park
A better park for the kids
Pickleball courts, bocce ball courts
More family activities at the club for members
A bigger playground and/or another playground elsewhere in the neighborhood. Yoga and other fitness/body classes at the Club.
Gymnasium / An offsite place to store utility items such as RVs & boats, at a cost is fine but for taberna residents only.
Pickleball courts
Gym, pickle ball courts.
Pool needs to be better maintained and upgraded
Social activities other than the exclusive club
Better signage
I wish the dog park had a separate section for small dogs. I almost never use it because there is almost always a large dog in the park.
Responsive country club serving the community (not just golfers) with good, open restaurant. Pickleball courts.
Pickleball
Pool deck and pool improvements
Community pool
Make the swimming pool more affordable for families to join seasonal only
A reasonable price swimming pool.
Pickle ball

Yes, as a resident, I am required to keep my driveway and sidewalk in front of my home clean. I live on a corner with Neuchatel and there is a long stretch of sidewalk/gutter on Neuchatel that is used by many who live in the neighborhood. I do not feel that I should pay for the cleaning or water needed to clean that long stretch. I'm certain there are others who feel the same as those gutters and sidewalks are filthy. Why can't these areas be cleaned by a contractor?
Restrooms available along the walking loop.
Organized exercise, walking clubs, book clubs, small gatherings for newcomers, social events.
Gym
Better playground, gated entrance to keep people from using it as a cut through. We don't feel safe biking on the roads because of the traffic from airport road to airport road
I would really like to see a community center building where people can get together. The Taberna CC does not seem to be very friendly or helpful in offering meals and/or social activities for residents -- even if you have a social membership. It would be nice to have a place to play cards, have book club meetings, and other activities of interest to residents.
Pickle ball courts
Community garden
Pickleball courts
Boat Ramp
Pickleball courts, fitness center, Cafe, library
pickle ball
Lighted pickleball courts
Pickleball courts
pickle ball; workout facility
Gym, exercise classes
BIGGER POOL
Fitness/wellness/nutrition classes
A better park
Gym
pickle ball
pickle ball courts
Pickle Ball Court
Pickle Ball
Pickleball courts
Safer ways to cross over Taberna Way/Circle from other streets to the walking path (such as Neuchatel). Better sewer drainage on the street. Better drainage between the houses. Pickle ball courts. The water at the dog park spigot smells like sulfur.
pickleball courts
Community center and venue for community activities, pickleball court,
Fitness facility, game room, open restaurant
Pickle ball
Benches on the golf course tees, better painted crosswalks, and painted center lines on all streets.
Pickle ball
Community Pool
A better (fenced in) playground area for all of the new families that have moved in with small children.
A workout facility
Once a week access to the restaurant at the club house. Without joining the club.
Swimming pool membership not linked to a golf membership
I wish Taberna to be gated and less golf centric. I would like the restaurant to be available to non members or/and the public even if only part time.

Wish we had our own pool through HOA.
pickleball
Use of common space for block parties.
Pickel Ball Court(s)
Pool
Community Yard Sale
tennis - not just the empty courts - daytime tennis
Pickle Ball Court
Fitness
Boat storage
RV parking area
Pickle ball courts
I would like the tennis courts and pool to be part of the HOA and NOT the club. I would be willing to pay more HOA fees if the pool and courts were included. I've lived in other areas where the amenities of the neighborhood were a part of the HOA and the golf course was separate. That is very desirable. I also would like to see a boat ramp for power boats into Brices Creek. A storage lot for boats and RVs would be fantastic. The building that used to be screened in back by the canoe dock could use some maintenance. The roads really need regrading, there are a lot of what appear to be sinkholes. Another playground would be appreciated, a large structure with a sun sail over it. And updating the one that is already here. A gym would be fantastic! Taberna is really looking like a tired old retirement town.
Community pool, not part of the club
Pickleball
Pool access without club access
pickleball
Gym
Pickleball courts
A Parking area for boats and RVs enclosed by trees.
Cheaper option for pool usage...we have no kids and my husband wouldn't use it. So an option for 1 person...
Community wide activities separate from the country club
Better children's park.
I wish the HOA dues or some other means covered the pool and tennis courts access so that non-club members in the neighborhood had access.
don't know
Nothing at this time
swimming pool with a reasonable fee.
Pickle Ball Courts
A lot for boat, RV, camper storage similar to Carolina Colours. I would pay more in HOA fees for access to this type of amenity.
Pickle ball, an all purpose activity building, cards , special occasions,rental
Neighborhood On-site boat park area
Would be nice to have some morning or midday activities for seniors that cannot see to drive after dark and or some mobility issues
Golf course to be semi-public
Pool
Pickleball courts
Pickle ball courts
Pool for non club members
A couple of Kayaks to use in addition to available canoes which are easier for older folks. canoes are heavy and hard for 2 to get to water. Also a rack for folks to lock up their kayaks near canoe rack. I feel a mix of kayaks and canoes will

provide increased opportunities for all Taberna residents. Liability Waivers could b signed for both watercraft. Many of our neighbors would like to see this happen. I would volunteer to help this happen. Thank u for your consideration.
Sidewalks where never installed . Sidewalk/ bridge over ditch along Taberna Way so you don't have to leap over wet / muddy ditch to get to tennis courts / sidewalk
Fitness Center
Pickle ball Courts, more play ground equipment
Pickleball
GYM
More accessible walking paths
Storage yard for boats and vehicles
Pickle ball
Restaurant
Health Club
Pickleball courts
Pickle Ball
Pickle Ball
Gym
A convenience store near one of the entrances that we could walk or ride bike to.
More rest benches for walkers
Taberna pool, (country club membership not required), Horseshoes, bocce ball, spa/salon, organized clubs, ie boating, gardening, fishing etc., cafe (quick food/take out, outdoor dining), exercise facility (classes), group trips/activities
Dedicated Bike Lanes/Better maintained playground equipment at the Dog Park. There are many fire ant mounds near the playground.
A gym
Community Center. Pickleball Court. Family activities in TD Park, e.g., 4th of July Oicnic, Christmas, etc,
Fitness center, community pool, tennis. Similar to Carolina colours
A fitness center
ability to play (and pay for) golf without having membership
Safer, more visible playground for children. Pickleball!!!
Additional playground equipment for younger children; one small platform & slide geared towards preschool-age children would make a big difference! See-saw is a bit rickety too We would love to be able to walk to the playground instead of driving to Creekside Park
Pickleball Court
Fitness Center
Pickle ball
Sounds wall
Basketball court
Pool unrelated to club, hand ball court
Additional playground equipment in the Taberna playground
I wish the play area was more equipped for toddlers.
Better playground. More play areas for younger kids
Bigger playground, pickleball, gym
Use of pool w/o joining country club. A pool pass.
Pickle ball please!!!

A crosswalk with push button lights at the main intersection to allow stroller/wheelchair to cross Taberna way from Geneva Rd, sidewalks, toddler play area in playground (the current play area is for older kids, there is nothing for toddlers), more bike lanes
Access to just the pool (i.e. seasonal pool pass)
A better playground. Current one is outdated, a safety risk, and doesn't have equipment for kids of all ages
Possibly some social groups like walking, just meeting other Tabernians, special interest groups - could meet at Ted Danson park. We used to have pot-luck there annually when we first moved here.
A country club that allows residents to use the dining facilities at a reasonable cost.
fitness/community/social center
New to the development so would like info on the dog park
Playground, more nature trails, lower cost for country club membership for residents
A meeting, gathering location other than the country club.
Gym
Better playground for kids
A bigger Playground for kids
Pickleball and bocce ball courts
Not realistically
Install gate to briers Creek to reduce the amount of traffic in Taberna.
Pickleball, social get togethers meet the neighbors
Rv / boat parking
Neighborhood gathering to meet people
Pickel ball courts
EV chargers at the park
I want to check out the country club for golf and bocce.
Street sidewalks on more roads. Pickle ball court(s).
Swimming pool, tennis courts not affiliated w/country club or accessible through HOA Dues.HOA Library or book trade boxes. Hand ball courts. Pickle ball court. Almost anything one doesn't have to join another dues collecting affiliate to have access to.
Pickleball
Free pool access
Gym
Fitness Center
A fitness center.
Golf for residents who aren't members to the club, and being able to be a member just to use the pool and not the clubhouse.
A workout center.
Boat launch
Pickleball courts
Gym
Pavilion with bathrooms to have parties.
Pickle ball
An inside area (or even a small) gym, similar to the ones in hotels would be great. A large group of ladies exercise together 3 times a week in the early morning, (9am) at the pool in summer and a smaller group (from 6 to 12 ladies) on the pool deck in winter. If it's drizzling with rain we use the club verandah. If it's pouring with rain we are allowed to exercise in a small portion of the dining room. Usually, at that time, the dining room is empty, or has a small group of card players. A small gym/exercise area, would definitely be an asset to members and to the club. I believe it would also attract new membership. Nicolette Cormier
Pickle ball courts

Reasonable priced gym. YMCA is far and the near gym is expensive
Reasonable priced gym. YMCA is far and the near gym is expensive
pickleball
Pickleball
Pickle ball courts, more community activities (4 of July parade with decorated golf carts, bikes, wagons, etc, or any holiday;Christmas decoration walks; picnics at the park/ playground/dog park; nature trail Christmas decorations by children.
Pickleball and basketball court -- clubhouse for meeting
Pickle ball courts
More cement benches (4-6 for people to rest or relax on Taberna Circle. This would make walking so much more enjoyable for young mothers/grandparents, and seniors.
Another restaurant
Pickleball
No through traffic, lower speed limit, gated community
Pool
More sidewalks/walking paths
Use of pool tennis court and golf course without being a member of the club. Better dining and a pickle ball court
Pickleboard Courts
It would be nice to have a cooperative agreement with the Taberna CC to use the pool, driving range, restaurant, tennis courts, and golf course. I believe this would benefit the club and the community. However, this would probably require an exchange of funds, an annual increase in homeowners' dues, and would require a vote. This would also provide some security to the community by helping to prevent CC failure, which would protect property values and preserve the beauty of the community.

HOA, covenants, and CAMS comments

too soon to tell
I'll echo my prior comment: I know that most younger families would appreciate it if the playground was refreshed and better maintained.
Enforce the covenants especially regarding trash cans in front of houses and yard and house upkeep
The people trying to be in charge can't get along with other people
HOA Board is a volunteer responsibility and they have and are doing a wonderful job
CAMS your site has been difficult to maneuver through. HOA & CAMS, the common areas have declined tremendously over the last 12 years that we have lived here. the upkeep is poor. The woods need to be cut back along the roads. The people that mow do not do a good job. There are constantly sticks that are not picked up even right after mowing. The street has weeds growing up along the curbing. The boardwalk to the dog park has many boards that are rotten. Soon some streets intersections we won't be able to see cars coming because the trees and shrubs coming from the woods are blocking the view. This is on common area.
Enforcement seems arbitrary and uneven. I have gotten reasonable courtesy letters concerning home washing yet other properties in the immediate neighborhood have had similar/worse problems for years. Why?
Boats should be allowed at home, residents should be able to use the restrooms while walking exercising
This is the most robust HOA board I've ever seen. It's great having so many people volunteer.
Cams expensive and a waste of time and resources. HOA could deal with community matters.
Too many violations not being addressed in a timely manner. CAMS inspections are too infrequent. Cumbersome and drawn-out process for addressing problems.
Some covenants are outdated ie. All mailboxes must be identical. Trees have matured since the community was established so removal of those near houses should be allowed without going through a formal request process.
Not very thorough
Curbing needs power washing
When we built our house 8 years ago Cams drove around and checked to make sure homes were being kept up. I have called 3 times to report my neighbors house that hadn't been power washed in 3 years and nothing was done. I see many houses in the neighborhood that need their driveway power washed and also their homes. I think the sidewalks also need to be power washed around Taberna circle.
Home upkeep can be a problem particularly in the Neuchatel area. That includes front yards. The issue may be more significant for rentals. We have homes where several vehicles are parked in front of homes every night.
We also have residents who allow their dogs to be unleashed while the resident is outside. That becomes a precarious issue for walkers.
Our backyard is extremely small but we have huge side yards. Cannot put up fencing or pool in side yards due to current covenants. The small backyard forced us to take our house off the market recently because everyone said the yard was too small.
CAMS - too much confusion in respect to dues last year. Should have been online earlier.
Board communications are insufficient. Information on website is out of date and not maintained.
I see a lot of houses that need to clean up their overgrown yards, bushes to be trimmed, shutters to be painted. I really do not understand why a house on Ticino Court has had a contractor dumpster and big trailer in their driveway for 6 months! Why are none of these addressed?
New residents need to be aware of concealing trash and recycle cans, no boats, trailers, etc. Others need to be reminded of these as well.
CAMS HARD TO COMMUNICATE WITH
I see things on houses like roofs that need power washing that aren't being addressed
In the past there was much more accountability for owners to maintain homes (remove mildew), clean driveways and curbs - neighborhood is looking sad and worn down.

Please be more accurate on notifying the correct home owners of any violations. I know of two times involving myself issues of compliance sent to the wrong address. Otherwise, the board has been very generous in providing support to the community.
Cams does poor job with monitoring bed upkeep...many are so full of weeds and dead plants
Part of the reason we moved to Taberna was for the protective covenants... they are in place to protect our investment! We are appreciative of the CAMS and HOA board as they, too, are protecting our investment!
We are so lucky to have (today and in the past) the right people in our HOA board positions willing to put in their time to provide their legal, financial, architectural, and leadership skills to protect and maintain our beautiful Taberna community. Thank You to everyone who has served on the HOA board.
I wish Cams would enforce the covenants more . Ex faded shutters and pressure washing houses & sidewalks could be more strictly enforced.
Allow home owner ONE garage sale per year.
Would love to have a community yard sale
CAMS is confusing and hard to get a hold of when you have a problem.
Need to stream all meetings and they should be accessible for 9 months.
Some common areas need better lawn care especially edging!
i feel like we do not need CAMS !!! a waste of HOA dues money . Long time ago we did not have a CAMS
4 ft fence limit is too low.
Like the covenants
Above ground pools should be allowed if aesthetically pleasing
Cars parked in streets are not good.
The dues paying fiasco that CAMS caused indicates they are incompetent
Website is not the easiest to navigate.
Newer Building materials, Metal Roofs, tree cutting
very satisfied with our Board and their dedication/service to the community
Empty lots are not mowed in a timely manner, especially during the summer.
I feel if someone moves or dies, there is no way you can sell the items in your home. I do not say a weekly garage sale, but an option to sell at an estate sell or moving sale - a onetime thing.
Stronger enforcement of covenants and rules,closer monitoring of violators
On property boat storage (not in garage) should be on case by case review. The same for above ground swim spas. I found no mention in the rules about swim spas! Are they considered above ground pools and not permitted or hot tubs and permitted. Not all properties are the same, and some backyards are not exposed to neighbor or public view!
We appreciate the neighbors who volunteer time/energy on the HOA board; we have served in other communities and we understand the commitment required. Thank you.
Sometimes it seems there is no accountability for breaking the rules. There is notice, but no follow up
Currently, there are HOA board members who do not clean their driveways or roofs. Several years ago residents received letters from CAMS if their driveways or roofs were not cleaned regularly. Why isn't this being enforced? Residents who don't comply, should be disqualified from serving on the HOA board.
Never can figure out websites
One week end a year tag sales should be allowed
CAMS is hard to reach by telephone. Responsiveness could be improved.
Payment process for CAMS is confusing
Too new to have opinions
Something we have noticed in the neighborhood is an increase in the amount of yard waste people are putting out in the street, sometimes the same day after it has been picked up, and then it sits there all week. We have seen everything from small branches and weeds to large tree branches, huge piles of brush and filled trash bags (at least numerous bags of yard waste on our street is a common occurrence in our cul de sac, usually sitting in the street for the entire week). This detracts from the beauty of the neighborhood for not only the residents of Taberna, but visitors. People are required to keep their property maintained to certain standards and trash and recycling receptacles out of sight, so why should debris be allowed in the streets. It looks tacky and is not really a good representation of the beautiful homes in

<p>this neighborhood. It would be great if this issue could be addressed in the Taberna newspaper and even added to the covenants at some point...NO YARD WASTE IN THE STREET FOR MORE THAN A DAY...PLEASE PLACE YARD WASTE OUT THE NIGHT PRIOR TO PICKUP (OR AS CLOSE TO THAT AS POSSIBLE). Lawns, curbs, driveways, mailboxes, etc. are monitored to be in compliance with the covenants. Maybe this is something that can be added for monitoring.</p>
<p>We need a new management group. CAMS is a complete waist of money and they are over charging homeowners when homes sell.</p>
<p>A number of roofs on our road have had algae for several years and they have not been cleaned.</p>
<p>Doesn't seem there is equal application of covenants across all homes/homeowners.</p>
<p>A bit too rigid with contractor signage.</p>
<p>Don't spend so much time telling me that my trash can can't be in view if I only have it outside a couple of days to air out!</p>
<p>CAMS is ridiculous. They complain about everything little and ignore bigger issues.</p>
<p>Covenants are reasonable, but at times not enforced. CAMS needs to be diligent in enforcing the Covenants and access to the Taberna residents. HOA Board lacks visibility, i.e., Minutes, Financials, on-going issues.</p>
<p>Recently I feel like tree removal on owner property is done too often. Also neighbors allowed to remove all plants and flowers are not followed up with to ensure new plantings are done or kept up.</p>
<p>Inconsistent in violations specifically roof stains, mail boxes, and stained curbside. At least 10 to 15 on Teufen Rd. I and 3 of my neighbors were cited for roof stains about 4 years ago while these above mentioned violations have been an ongoing issue. Complained to current HOA president Danta 2 times over the past 6-9 months and nothing has changed.</p>
<p>Should allow rv or boat overnight parking</p>
<p>I think that the board is too restrictive/unreasonable regarding the temporary overnight parking of RVs prior to camping trips. I have learned that Fairfield Harbor allows permits for this purpose which is what I suggested in a letter to the board. It is very difficult to prepare for a camping trip the morning of the trip itself. Just because one board member disagrees the board should still be open to the needs of the community.</p>
<p>Enforcement doesn't appear to be impartial</p>
<p>I think all residents that live in Taberna should be able to use the pool and not have to pay extra. That just blows my mind.</p>
<p>Billing for HOA fees need to be improved</p>
<p>Too many violations go unresolved for too long. CAMS does not notice obvious violations.</p>
<p>Selective enforcement of covenants</p>
<p>My experience with the covenants, Board and CAMS have been limited in light of part time residency. No issues have ever been encountered.</p>
<p>Continue consistent enforcement.</p>
<p>Should not take pictures of person home. Privacy violation!!!</p>
<p>Roof cleaning not fair. Some have to clean when hardly dirty other totally black and never cited.</p>
<p>When we had issues about being double-charged for the Lake Lehman annual cleaning fee, we could NOT reach CAMS by phone. When we finally reached them, their response was extremely long. We believe that CAMS is a waste of Taberna residents money. Better to hire a board member and pay them to do what CAMS is supposed to do.</p>
<p>We have been here for almost 24 years and we think Taberna is run very well!</p>
<p>The enforcement of covenants is uneven. Some homeowners are required to do maintenance while others fail to do similar maintenance without enforcement. Whether this is intentional or by error the results are unfair and unacceptable.</p>
<p>Other than tabmail very poor communication</p>
<p>You are great at telling other people what to do however you don't follow your own rules.</p>
<p>CAMS should actively and visibly patrol the neighborhood on a regular basis for violations instead of asking for residents to rat out their neighbors. That's what CAMS should be doing and that is their job.</p>
<p>We have lived here just 1 month. so far so good</p>
<p>Current requirements for undeveloped lots are inadequate and apparently not enforced</p>
<p>I haven't been here long enough to have an opinion on CAMS OR HOA</p>
<p>CAMS does not enforce mildew on homes, driveways and curbs like once was done. Also - common areas including edging not kept up like homeowners do.</p>

We need to be able to keep our boats on property like we've other neighborhood
There certainly seems to be a bit of discrimination involved. Example: clean siding. One house on the dead end requires cleaning but the neighbors on either side are no cleaner and they're not sent notices to clean. Example: holes in house siding that can only be a result of lawn service left to homeowners to prove how siding was damaged.
Lawn maintenance in the common areas during the summer is not acceptable. I think many of the problem areas are the responsibility of Taberna Country Club...by the tennis courts and along Taberna Way. It doesn't look good for our community.
I believe that Taberna HOA needs to start considering taking out some of the trees that have overgrown the entire neighborhood. I will be seeking permission from the landscaping committee next year to take down some of the trees between my property line and the cart path because they are overgrown, crowded and are starting to lean towards my house because they aren't getting enough sun. I will be seeking the services of a professional tree service to provide me with written proposal and recommendation.
A little common sense of someone is going to use a boat or camper and not let some crybaby get their way when someone is getting their RV or boat ready to use. Also there are vehicles that are parked in the street (Neuchatel) that haven't moved in years. Why is nothing done about this?
I think that everyone should have some skin in the game. At least a social membership. The club and the golf course helps raise the value of all our houses.
Able to keep boat overnight in driveway
Mixed enforcement of covenants and only once a month means the neighborhood appearance is not what it used to be.
Not sure where the problem is but the covenants of this neighborhood are not upheld. This is our fourth HOA governed neighborhood and it's by far the worse maintained. Ride around the neighborhood and people are not being required to maintain their homes or yards. Extremely disappointing that your ignoring the requirements and the homes and yards look worse with each passing year.
CAMs is in a word unresponsive to occupants needs but very responsive in collecting money
No fence in back yard if you are on the golf course. Parking in streets
Some of the restrictions are a bit too much. If you have a boat and you keep it offsite what's the problem with keeping it in your personal driveway over a long holiday weekend? I know people that have been harassed for having their boat in their driveway over a long holiday weekend. One lady in particular, actually brought a copy of the bylaws out with her waving them around and saying you can't have a boat here. By the way, we do not own the boat, but I was present when she harassed my neighbor. Also if someone is visiting and they have an RV what's the problem with that staying in your personal driveway for a couple days. Lastly, there are many people who have company vehicles be it self-employed or working for a company as long as the information on the car, van, truck is not outrageous just a basic print what's the problem with that?
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Send the presidents letters via email
Cams should be replaced with someone more connected to the development
There is not legal way to prevent garage sales. The court would not rule it an established business. Do it as a community twice a year, once in the winter and once in the summer.
I wish they would respond more quickly to the OTW committee.
Difficult to answer as don't live here full time; come only in Summer.
The berm in the back of us on Biel Ln is not being treated with pine straw anymore, made several attempts to find out why and still nothing.
The community has changed and is not primarily focused on golf. One covenant change I would recommend is that boats be allowed to remain in driveways overnight during the weekends. I do not mean that people should be able to store their boats in the driveways but should be able to bring boats to the driveway, prep it for an outing, bring it home for

cleanup, and leave it overnight (connected to the vehicle...not disconnected and stored).

Please also engage the Country Club about maintaining THEIR property. We are required to maintain lawns and edge the curbs. Why is the TCC grass on Taberna Circle area (near boley loop) growing over the curb without any action?

Open-ended feedback

What do you think is the best thing about living in Taberna?

Very nice community
Neighbors
Appearance
Quiet and uncluttered
Neighbors and well maintained
Quiet, beautiful golf course, well maintained homes and community
safety, families, amenities, community, quality
Sense of community.
Quite and safe
Mature trees and landscaping
Generally well kept community
Safe community
The quality of residents. Most people are ready to help others. We have a very respectful community filled with a bunch of very nice and talented folks.
Nice location in new Bern and generally nice neighborhood
Neighborhood maintenance
Quiet, well kept neighborhoods
The HOA, covenants, how well it is maintained even with the complaints above. Most people really care about the community and keeping it the way it is.
Beautiful common area and walking trails.e
Trees/privacy
Access to walking trails, sidewalk , very clean
Quality of Neighborhoods
Well maintained and beautiful
Small golf community
School district
The people and area. Everyone seems to care about thier area and it's just overall a pleasant place to live. I'm never leaving!!
Beautiful community - very happy here
The people care about one another.
Great neighborhood to raise a family
It is a very pretty neighborhood
Everyone jumps in and helps
The amenities we do have — playground, nature trail, canoes, dog park, neighborhood walking path — although I would prefer that the pool and tennis courts were offered to all through (increased) annual HOA dues and not through a Club membership which is very costly (and would be best for just golf/dining memberships).
The safety of the neighborhood.

The beauty and natural setting of our neighborhood
beauty of the surroundings
Sense of community / quiet / general sense of pride people take in their homes, although it has dropped in the last couple of years
Low vehicle traffic
Tidy responsible community with close access to town and shops.
Written covenants (when enforced vigorously) keep the neighborhood looking better than any other neighborhood in town. Wide streets for biking and walking.
Friendly neighbors
Good neighbors; beautiful homes
The beauty and maintenance of the area
Nice homes
My neighbors
Beautiful, well kept neighborhood in a nice area close to all that we need.
Convenient access to New Bern. Safe community. High living standard for the cost of ownership.
Quiet, established, friendly , people take care of property
Taberna is a safe, friendly and beautiful community.
Friendliness
Well maintained lawns and covenants
It's a great community and a friendly neighborhood . I love walking and riding my bike around. It would be great if we had a community pool. We have been members of the club twice over the last 15 years that we have lived in New Bern but the club is not being run properly and the food is not good at all. I was served bad tuna steak that smelled. Some of my neighbors that were members also feel that same way. Maybe the club could do a pool membership???
Always looking good
Location, safety, natural areas
People
The people
It always appears to be clean and in general, well maintained.
The people/community is great.
Quiet, minimal traffic, mostly friendly people, few solicitors
Neighbors with similar backgrounds and values.
Well maintained homes.
Friendly, caring residents, lovely public and private areas , nearby shopping, good city services
Beauty of the area
The great people
That people take care of their homes
Beautiful community, peace and quiet
The home values, the amenities, the safety
Beautiful and peaceful neighborhood
Quiet. Well maintained
Well kept!
Safety
Neighbors
Quality of houses open space common areas are well maintained
Community spirit - well groomed

Quiet and clean
Preservation of wetlands and green space.
It is beautiful
People generally respect their neighbors
community support
It is our paradise!!!
Close to downtown, wildlife, places to walk
A sense of community, although I rated it third above.
Friendly neighbors who help one another.
Peaceful, friendly, clean
Neighbors and cleanness
mature trees
Cleanliness and friendly neighbors
EVERYTHING
Na
Pride of community, friendly people, great spirit, and well run
It's a very tight knit community. Especially if you're a club member
A well kept safe community
Safety, places to walk
quiet very well kept community
Quiet, covenants do make area nice (even though not enough enforcement, nice to talk, good friends and neighbors.
Quiet neighborhood.
Privacy
Friendly, helpful neighbors
location, close to most interests
access to doctors, hospitals, grocery shopping,
Friendly, hospitable people
location
Just the overall scenic atmosphere
Quiet and green environment.
Community upkeep
Golf course
Well maintained and safe
I like that recently a lot more younger families have moved in and my new mom friends are just a short walk away from me. I did enjoy having the dog park before my kids were born and had more time to take our dog. I also like the Taberna Circle sidewalks, makes for a perfect walk for exercise. I also love that we have a neighborhood email. Even if some of the emails can be ridiculous at times.
Covenants
The golf course, the people.
Safety and HOA restrictions
Safe neighborhood
It is a beautiful neighborhood that is close to everything we need/want to do
The people and our beautiful community
Well groomed landscaping, safety & well kept homes.
Nice and clean neighborhood. People are friendly.
safe neighborhood and generally enforced covenant guidelines
Proximity to shopping & downtown New Bern. Upkeep of common areas.
The people living in Taberna

The visual appearance of the neighborhood. Critical
Peaceful
location, privacy
quiet
It is well maintained except for the empty lots which are not maintained near enough.
Overall condition of the homes along with the quality of the residents
Friendly people. Nice yards. Upkeep
The community is beautiful and well maintained.
Access to walking, biking etc. Neighborhood maintenance. Great covenants.
neighbor maintenace looks nice
neighborhood
The trees and natural habitat, and well landscaped yards
I live way back in a cul de sac so for us it's that it's quiet but also all my neighbors are friendly
Large lots with architectural differences in home styles and how well maintained the neighborhood is kept
Well kept and safe
Quiet,clean, safe neighborhood
Neighborhood
Peeps
The weather and location between New Bern and Havelock.
close proximity to hospital, medical help, shopping
Nice people, beautiful homes, and neighborhood
Feel safe and good neighbors
Golf course
Maintenance of the neighborhood.
Love it here
Safe neighborhood
Walkability
Nice atmosphere. Generally friendly people. Quiet neighborhood.
Neighbours - nearby me
The unique, high-quality homes
Nicely upscale neighborhood
Everything, the people, the maintenance, and the HOA fees
landscaping
Friendly folks that are willing to help if needed
overall community friendliness and mutual support.
Neighborhood
Beautiful area
The care that people put into the appearance of their property; the lack of trash/junk in people's yards thanks to the covenants.
It is a beautiful neighborhood.
It's one of the nicest neighborhoods in the New Bern area.
Convenient location to ocean, mountains, entertainment down town,convenient to New Bern city and airport
Nice neighbors, most yards maintained and in good taste. The common areas are very well maintained. Clean neighborhood.
Small community and friendly neighbors
Beautiful surroundings, well-kept homes, and TABmail
Nature
Very friendly community with caring helpful people

Safety and quiet nature of the community
taberna has nice homes.
Yards are well maintained
Great community
Safety, quiet, great neighbors who watch out for each other
Beautiful setting
Neighborhood
The high quality of home and landscape maintenance.
Neighbors
It's a community with neighbors that care about the same things.
Community
friendly folks and great for walking
location and neighborhood appearance -neighbors.
The people
Walking/nature trails
The beauty of the area. Nice development. Great location!
The people
Beauty of neighborhood and friendliness of residents.
Nice looking neighborhood, well kept. Nice for families and kids. Love the circle to walk/run
The pride and of ownership shows in our beautiful community!
The sidewalk around the entire Taberna Circle for walking and enjoying the beautiful homes and landscaping. Although we do not have a dog, the dog park is very nice, as well as the availability of canoe rentals.
Location and overall community layout
We'll cared for community
Friendly neighborhood with homes that are well kept.
Location
It's a beautiful development.
Community
Community is well maintained, sense of community, people
Standards for home maintenance
Well maintained and a sense of community.
Very quiet and no crime.
The quiet
Beauty. HOA has responsibility in maintaining the Covenants and Rules through CAMS and the landscape contractors.
Neighbors willing to help each other
Walkable neighborhood and access to social club
The people and the close relationship to nature
the neighbors
the grounds are beautiful
Walking path
Walkability of neighborhood/ general safety of roads with exception of area where drivers cut through neighborhood to access Old Airport Road - there's a noticeable difference in speed & tailgating of folks that are just passing through. We generally avoid walking this segment with our dog and child due to these concerns.
Neighbors
Neighbors caring about each other
Location and meighbord
Community
Quality of the community

The neighborhood provides sidewalks for walking safely around the neighborhood and the dog park for our puppies.
Neighborhood amenities
pretty neighborhood / well maintained landscaping.
Insufficient data
It's beautiful and so we'll maintained
Trees
Pool
Qualities of homes
Location
It looks nice.
Landscape, walking trails and people
My neighbors
Friendly people
Quiet
The wonderful reputation of a clean, well maintained community with beautiful homes.
Quiet, safe for our kids
quality of life
The well kept properties and the location. The Taberna Tribune and tabmail
The community factor and that it is an HOA controlled community, thus preserving our investment. Both were factors in why we bought a lot here to build our retirement home.
Clean and safe
Beautiful Tree-lined Development. Neighborhood appearance.
existence of natural soundings and safety
Everyone is so friendly!
How well maintained the development ans homes are maintained.
Walking path, trials
nice safe community
Appearance
Walking
Taberna feels safe, we have friendly neighbors, and the neighborhood doesn't feel overdeveloped I think because of all the trees and plants and diverse houses.
Attractive, well maintained community with friendly neighbors.
Amenities that are available
community
Peaceful
Location, well maintained, and amenities
It's quiet
Access to park and trails and inviting Neighborhood look.
Safety
Pride of ownership. Covenants
Most people and neighbors are very friendly and helpful.
The beautiful surroundings
The people!
Appealing community nestled among mature foliage, clear of the non-HOA conditions elsewhere, consisting of friendly and quiet neighbors that take pride in their property.
The people and the sense of community
I feel safe in my Community.

The people are very nice.
CONVENENCE TO CITY
It's very pretty
Clean and quiet nice neighborhood
Quiet, friendly neighborhood
Covenants to keep the community maintained.
Beautiful neighborhood. Friendly people.
Neighbors maintain homes and yards. Nice walking.
Upscale
Amenities sidewalks
Beauty and cleanliness
Location
Well maintained homes and property. Quiet and good place to walk.
Very safe
The people
Well kept homes/yards
Safe community
Neighbors
Protected by covenants
Its a very beautiful neighborhood and you can see that the residents have "pride of ownership" and that it hasn't become an "investment" neighborhood.
Quite neighborhood
Home values
No low income housing.
All property clean and lawns kep up
The people and the golf course.
Peacefulness
Perfect conditions for retirement
Having strict covenants keeps the neighborhood looking uniform and clean. Now if they were only enforced better.....
Beautifully maintained development. Lots of trees and greenery.
Feeling safe
People
Neighborhood appearance and quality of homes
Community
Location
Well kept and caring community
Neighborhood
Nice neighborhood
Landscape
Attractive safe neighborhood
Quiet, minimal traffic
Safe community, sidewalks throughout the subdision
We moved here when my children were small, a neighborhood with sidewalks and other kids with a close elementary school was great We were also members at the club. It was perfect. Now that our children are grown we know neighbors and we look out for each other and it's very nice and comfortable.
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The friendly community, the lovely homes and golf course
Location
Neighbors
Beautiful neighborhood
Peacefulness of the neighborhood
Beautiful homes, common grounds, TABMAIL, Taberna Tribune, sidewalks, sense of community.
quiet, safe, friendly place to live
Beautiful safe community with excellent walking capability
Friendly community that cares for and shares information.
appeal of neighborhood
Well maintained landscaping, well kept homes, underground utilities, golf course/pool, clean and maintained roads, councilman that is accessible and involved in Taberna
GOOD NEIGHBORS.
The community properties are kept nice.
Quiet, safe, and great walking areas
Beauty of the neighborhood & social aspects
Beautiful surroundings & nice neighbors(includes son & family0
The community and having access to the club.
Open spaces
Beautiful grounds and community
Beautiful neighborhood where people care about their property.

What do you think is the least desirable thing about living in Taberna?

Club not open to residents for dining
Distance to shopping and doctors
Noise from HWY 70
Not enough shopping nearby
the bathrooms at the pool
Homes too close together
Neighborhood seems highly focused on the older, majority population and not as focused on bringing younger families to the neighborhood.
Junk on Tabmail
Lacking in up to date amenities
The unfixed potholes on some of our roads
Some people don't respect the covenants and the club, which is pricy, has terrible food
People's mouth and there words and actions
If you don't play golf or not a member of clubhouse, nothing to do for residents. Should be more social events for senior citizens and other residents.
Excessively restrictive rules. For example: I would like to occasionally keep my boat overnight.
Nosey people.
The house wins you! We have a 100k boat we should be able to have at our home
Inconsistency in application of enforcement of issues
Maintenance in gully's after heavy rains...poor...
Traffic from other boording neighborhoods
People going 50 mph down taberna circle, neighbors unnecessarily calling the police and cams.
This is super petty... but towards the entrance where they mow, they follow the same path each time and it has created tire tracks in the grass. I understand it's a banked area, but it does not look good and will only get worse over time.
Really have no complaints
The side walks that need pressure washed
Can't think of anything!
The amount of non resident traffic
Since we haven't joined the club, we don't know anyone.
Old grumpy HOA people stoping in front of your house, taking pictures of your house as if they own it and are judging you, then driving off.
Too costly for the pool and tennis courts, as a family who only wants to use these things during the summer months. See remark above that I'd prefer pool and tennis be open to all through increased HOA dues. That could mean we eventually need a second pool somewhere else, which would make Taberna even more desirable.
feeling of isolation if not a golfer
Roads are becoming to "public". Common grounds are not as well kept as they were and should be.
Damn golf and golf carts.
Excessive traffic from adjacent neighborhoods cutting through because of restricted access routes off of highway 70.
Very cliquish. Club members seem to look down on non-members Golf cart's driving on city streets present a hazard to normal traffic.

Noise from US 70
Rough roads
To many rules
Not allowed to have pools on the golf course
bears. But I'm not suggesting anything should be done.
Not being able to have any option for using the pool only. The social membership is too expensive to consider when I only want the pool part.
Country club only supporting golfers, not responsive to whole community.
Not gated. Too much outside traffic
Fencing rules
We wish it was s gated community
Need security patrolling
No complaints
Can't park boats on your property
Bumpy roads
Home maintenance is dropping
When I first moved here, the restaurant at the Clubhouse was open on Wednesdays to dining for the general Taberna population and not just those who are club members. I thought that was pretty neat. Would like to see that return.
snakes, no access to club dining without excessive fees
Increasing traffic and speeding problems
Hard to get to know others
Without being a member of the club, we have to leave Taberna to eat out.
Bears
The excessive and overly fast traffic on Taberna Circle to and from Old Airport Road. Plus, the very loud motorcycle noise that continues throughout the day and night. More police surveillance is needed.
The traffic from airport to airport road
Cost of memberships
No community center
Traffic
No pickleball courts
HOA Restrictions
Condition of pool, deck, bathroom
Unfriendly people and people who wine on TabMail
Noise
Growth of New Bern airport and noise from military aircraft using the airport.
CAMS
Yards not kept up, covenants not followed or addressed. The people at the dog park that think they own it and sit there all day and are snobby
Traffic from other neighborhoods coming through here, and folks speeding, not stopping at stop signs.
HOA
Interior street conditions could be improved. Noise from the highway remedied with barriers?
Country club
Unable to extend my fence
TO MANY OPINIONATED POLITICANS
the construction for the next 3 years
Everyone should have been required to join the country club at least as a social member.
I don't like all the traffic that comes through our community to get to other housing developments

Activities only include club members
Covenants not enforced.
The standard they hold homeowners to compared to the standard of up keeping for public areas.
Taberna country club food
Country club not including non-members in special events (musical performances, special dinners, pool access) even if we pay to attend. We don't have communication on what the CC is doing with the exception of Epson tour.
the road the elevated highway that they are going to build out front and what it has done to our entrance.
No amenities and unfriendly neighborhood
Pool area needs complete update
us 70
golf carts and bicycles not obeying traffic and stop signs.
Quiet and good locations
Amount of traffic (non-residents) and the speeding through the neighborhood
Dog poop
Not being a gated community
To much drama
Understand it is under City of New Bern maintenance, but many of the streets are in terrible condition (including ours on Sursee Ct)
People who don't want to follow HOA covenants.
Traffic to New Bern is worst. We need more resources to avoid going into New Bern.
planes flying overhead from the local airport
HOA dues for my section. Lack of quality, affordable, amenities options.
No community yard sale
Club lacks communication. Calendars, social events, not advertised and most often late. I feel isolated in Taberna and am moving for that very reason. Taberna cares about the golfers and that's about it. Club food is not good at all. Interstate is scary - many accidents at the entrance to Taberna.
Taberna is not a gated community.
Common area maintenance especially around circumference of the golf areas.
Snobby people
Cams does not treat every house the same !!! i see mail boxes that needs to be fix and roof that is stain needs to be clean off !!! but i get notices to do this to my house pplus some houses needs to be pfessure wash as well
road and drainage maintenance
The neighbors who must control and report ridiculous activities that no one cares about
AGGRESSIVE GOLF CART DRIVERS. I can't tell you how many times golf cart drivers have run me off the sidewalk! Honestly! There is one guy that drives his down Taberna Cir sidewalk all the time. Or they are yelling EXCUSE ME when I'm walking between hole 6 and 7. They expect me to go in the street so they can drive past. SERIOUSLY, wait 2 minutes for me to walk there and then you can go.
Not being able to have an above ground pool and no boats allowed in the driveway
Streets need repair
Grass cutting and leaf blowing
All the activity currently along US-70 but, that's progress. Have to break a few eggs to get omelet.
golf membership costs
No community social events; annual block party,etc
No area for parking boats and RVs, and not gated.
Sidewalks are not on both sides of the street, and Neuchatel ROAD needs some serious work done to it! Otherwise, what is there not to LOVE!!!
Lack of activities for those who don't play golf
Pretentious Neighbors
Having to find boat storage outside the neighborhood

Need a meeting place/offices out side of the club.
The growth in the wet land and the vinds in the trees. The vines kill the trees which become a fire hazard.
traffic from next neighborhood using our streets as "short-cut" to get to Highway 70.
Lack of consistent street maintenance (i.e. pot holes, pine straw in street gutters)
lack of a reasonably priced community swimming pool
Restrictiveness of club.
Long streets which encourage people to drive excessively fast, putting bikers and walkers in danger.
Not being able to sell things when you move or die.
The care and maintenance of some of the common areas is not done very professionally. Curbs inside box or not edged, while others are. Lack of consistency.
Very few restaurants on this of river . Distance from quality shopping malls and stores.
Ornamental concrete statues in front yards should be limited to backyards or subject to architectural review by committee. Same should be true for major changes to house landscaping that does not blend in with typical materials used in neighborhood.
Homes are a bit too close to each other
"Private" club and golf carts being used as cars (safety issue)
Traffic noise from 70
Sometimes people get too caught up in the rules and express their opinions on Tabmail
I wish more people joined the club
Black curbs that are never cleaned
Traffic related to school drop offs and traffic lights that restrict other communities leading to increased traffic through Taberna because our traffic light controls traffic flow better than others.
A few noseay neighbors who think they can run your life and property
Lack of diversity
Too picky about driveways and grass - most folks fix them anyway
Residents speeding and not observing stop signs.
The country club is too expensive
Concern about highway construction and safety
Cut thru traffic
too restrictive for propertys on golf course
Strict hoa
lack of roadway maintenance.
People who appear prejudiced/jump to negative conclusions
Pass through traffic! Thurman Road / Hwy 70 stoplight sends cars our way.
Lack of restaurant.
Traffic cutting through from old airport
We do not feel there is anything undesirable about living in Taberna. We love our neighborhood. However, it is unfortunate that it is used as a shortcut by many, which definitely increases the traffic flow.
CAMS
Lack of restaurants and businesses on this side of the bridge.
You can not survive without a vehicle, there is nothing within walking distance.
The Hwy 70 construction. Lack of diversity.
All the complaining about nothing, such as complaints about recycling truck that didn't come by noon to all neighborhoods. Complaints about internet and cable TV. 50 e-mails in a day asking of internet is down on each road.
The outside traffic
Lack of community outside the Country Club.
Traffic coming through the neighborhood
Traffic on Taberna circle coming from Airport roads; speed on roads and traffic noise

City and county taxes- don't feel that we get a good return on the amount we pay
the enormous amount wasted space and unattractive design caused by the restrictions imposed for putting up a fence for your child's safety
again, unable to golf - or swim - without having a membership
No community center
Neighbors that are quick to complain or go "Keyboard warrior" on TabMail could earn neighborhood a poor reputation - I'm not sure I have a good solution for this other than perhaps having informal neighborhood social events, encouraging folks to come together and build relationships face-to-face
Local medical shortcomings
Q have not found anything I do not like
City taxes
The fact that people do not stop at the stop signs, especially the four way stop.
The amount of thru traffic
incessant complaining on tabmail.
Insufficient data
Lack of good playground
Strict HOA about golf course. I'd like to be able to have a hot tub
Not enough community activities
Should be a gated community - for more safety.
The traffic increase, speeding cars, road noise, and inability to safely walk/bike across intersections.
Fire ants
Not being able to have a boat stored on our property
Country Club and HOA relationship
Too many elderly people that are entitled.
Roads are not well maintained or paved often. Areas of concern are often 'patched'. Curbs of homes and common areas has black weathered stains and those who have pressure washed the curbs are white with delineation marks.
The folks who have nothing better to do than complain on tabmail about things that are not a crisis
The thru traffic onto Old Airport Rd.
The whininess of some of the residents. Especially those who try to control content on Tabmail. Honestly, if you do not like what someone writes, don't read it.
Roads need repair
Flooding issues on streets during storms.
the anticipated route 70 construction and limited services/restaurants, etc this side of the bridge
Have not come across that yet.
Lack of younger families. There is a perception in New Bern at large that the HOA is unreasonable and the community is unwelcoming to families. I try to educate where I can, but still it persists.
the entrance to Taberna off of 70 used as a short cut to airport road subdivisions
Lack of garage sales
Some of the drive through traffic.
fencing
Not alot to do. Friends in Florida have many social options available to them in their community.
Roads are horrible
Highway project and road noise
Most people speed up our road and don't greet us back
Nosey neighbors reporting nonsense on tab mail or trying to downgrade others
People taking advantage of golf course property and not being members.
CAMS management!

The social and golf membership costs, for what the club has to offer. Frequent issues with cable and wi-fi service. The dog park is nice to have, however, it is a sandy mess. Some street conditions are worsening, and lack of maintenance of grass and weeds in common areas.
Can't think of anything
Neighborhood amenities. The beauty of the neighborhood.
Too Much traffic coming through from Briers Creek.
Other subdivisions using Taberna as a cut thru roadway. New highway noise.
Golf balls hitting and damaging my house.
TO MANY NOSEY NEIGHBORS
The airplane noise
CAMS not doing the job they are paid to do
No issues
Hoa too strict
Again, I haven't been here long enough to have an opinion.
Taberna taliban and cranky Yankees.
Strict ccrs
High speed, noisy (especially) motorcycles and other noisy vehicles that as short-cut, from 70, use Taberna Circle to and from Old Airport Road at all hours of the day and night. More strict police surveillance is needed., along with a lower speed limit.
Traffic on US 70 during rush hours. A work in progress which probably won't be completed in my lifetime.
Too many young and unsupervised children driving golf carts on the roads. Several pot holes and very bumpy streets (i.e. Emmen Road - east side).
Discriminatory rule enforcement
Complainers
Empty lots don't get mowed & many houses need power washing on vinyl (front & sides)
People using/speeding through Taberna to cut through to airport road. dated and worn down amenities
People want more amenities - fitness center, pickleball (not just golf) and more options for club membership. We were members of the club for 15 years and finally left after poor food quality.
The traffic that comes through the neighborhood from either end of Old Airport Road. While I said I do feel safe, I won't ride my bike between Walden and the 4-way stop because people speed through there. I'd like to see something in the Tribune about the rules of the road, and how people should be treating cyclists when they pass them, or squeeze between them and another car.
Not allowed to keep a boat at home
No issues Wonderful Place to Live!
Residents from neighboring developments using Taberna as a cut through and not obeying the speed limit or stop signs.
need for a storage yard to keep boats campers other items not allowed on pesonal premisis
I have no real problems with living at Taberna.
Strict covenants
Nonresident traffic
Streets and Road Drainage during heavy rain.
Highway construction
Lack of maintainable for homeowners and the areas maintained by the HOA.
The people that speed up Old Airport Road and make so much noise.
Road construction (temporary)
Door to door sales people
Haven't found anything yet
Covenants
CAMs
Some people in Taberna are to critical of other people on Tabmail. To judgmental

no access to dinning w/o a membership
Strict covenants
Busybodies people with nothing better to do but watch other people and complain, and some of the stuff on Tabmail is just downright ridiculous. There are paranoid people here.
Busybodies people with nothing better to do but watch other people and complain, and some of the stuff on Tabmail is just downright ridiculous. There are paranoid people here.
The traffic and road construction on 70 that you have to go through to get here.
Solicitors
Lack of participation in the club, you bought in a golf community for a reason, support it.
Thru-traffic of old airport rd
No community activities to get to know your neighbors
Certain types of people often gravitate toward HOA's for their own personal reasons. Not all by any means but many HOA's have these types persons on their Board.
Number of crotchety old residents who do not understand rules, laws and today's society. They think that everything should be done for their own benefit and not the good of the community.
pass through traffic from neighboring developments
Through traffic often speeding on Taberna Circle - Taberna Way, signs stating no solicitation
FILTHY CURBES AND SIDEWALKS.
Can't think of any.
The lack of value of the country club for the social memberships
Traffic Noise from I-70, may get worse when freeway done.
Fussy people
Some of the neighbors who move from other areas retain their rude, unfriendly, impatient attitudes. People move here because the town is beautiful and the people are friendly. They need to adopt the friendly demeanor of the town they have adopted. I realize you can't do anything about this.

Other comments and questions

Great group of talented volunteers
Why are people allowed to keep trash cans in front of their rental house in plain view at all times. Has been going on for years. Why are the sidewalks and curbs not power washed?
No more dumb surveys by this useless cams service
It's unfortunate more events/social activities are not planned at club house for residents, without significant charges, or requiring club membership. It would be great to have activities during day for senior citizens, which I am sure most would be willing to pay a reasonable fee. Seniors need and want to stay active. There are adult housing communities in other areas, such as Raleigh, that have craft classes, exercise classes, education classes, etc. weekly for seniors to participate. Taberna could be doing much more to actively support their residents.
The plantings along Taberna Way from the 4-way stop to the clubhouse should be trimmed on a regular basis to maintain the health of the shrubs and trees.
I believe CAMS needs to drive around and look at properties more often.
You should also be able to walk on the golf cart path after a certain time. We own homes and pay fees. We are adults and can conduct ourselves. New bern cc allows it and they have no problems
It is a lovely, beautifully landscaped, safe quiet community built around a well maintained 18 hole golf course.
4th of July fire works would be awesome at the club. When we were in Virginia our club had the same layout and the fireworks were out over the water. The place was packed. Not sure if the HOA can work with the club, but that would be a great event.
Great job overall. This is the best place to live! Thanks for all the work!
There seems to be an excessive amount of on street parking of recent. While I understand the occasional need it has become a regular practice lately.
The clubhouse should be available to all residents in the evenings at a small cost. Current social membership is ridiculously expensive for occasional use. Eating here should be a viable option to having to go down town.
The country club seems to be somewhat of a detriment to the community as a whole because of its exclusive and private attitude. It certainly could do more to be a good neighbor to the entire community. For example, during the pandemic when business was limited non members were eagerly solicited to purchase takeout meals. Once things began to normalize this quickly ended and even parking on the lot became an offense.
Safety is important. Was not able to rank it
I think with the development not being gated and there is a main road I have noticed some shady people and feel there needs to be security patrolling this area especially with the amount of people that walk and jog . They are need to monitor the amount of people that speed it is terrible .
Please please please do necessary pool repairs. It's awful! Cracks in the pool deck, 20+ year old chairs, umbrellas always broken. It's sad to see this important amenity to many families go neglected. Not everyone plays golf and we want to support the club, but the pool situation needs immediate attention.
1.) A number of the terminal boxes for phone and internet connections appear to be in disrepair or sinking into the ground. Also, I can't count the number of times I find the round ones (cable tv connections?) cocked and open on one side after being accessed. I would think that leaving the terminal connectors exposed to the rain/etc. is not good. With all of the people who constantly complain about internet and cable TV going out, why are these boxes left exposed to the elements? 2.) I am so tired of seeing folks blatantly run right through stop signs in Taberna and not even slowing down. The intersection at Taberna Way and Geneva/Taberna Circle is the worst but it's everywhere!! Also, observation of the speed limits. I'll be driving down Taberna Way at 35 mph and there is always someone riding my tail. I can assure you that there are many doing 40-45 on Taberna Circle and Taberna Way. Plus, way too fast on the residential street of

Neuchâtel. Maybe a couple of those flashing, "YOUR SPEED IS 41" devices like on Old Airport Road on Taberna way and Circle would be useful.
I thought that Dante's comments in Taberna Times were particularly relevant. Residents need to understand that the vision and community standards must be seen as a whole. That may mean inconvenience at times for homeowners. But reputation of Taberna depends on high standards and may seem onerous at times. Those standards are the ultimate reason people live in Taberna.
The playground area is not well maintained at all and kind of embarrassing
Would love if hoa could reevaluate covenant about fences only being allowed directly off back of houses. Some of us have very small backyards
Thank you for doing the survey
1). Return to in person annual meetings. Zoom is ineffective and not widely used as evidenced by the lack of participation. In person meetings historically have drawn around 200 people.
2) How much of a sense of community does the Board want to sponsor? This survey may give you the information to determine the interest or appropriateness of working on this topic. It could also provide an opportunity for the Board to strategically lead the community in a direction. If this is a strategic topic for the Board, then a potential start point is the purpose of the HOA and the Board's responsibility as outlined on page 3 of the Master Covenants (2nd full paragraph) --"maintain Taberna in a clean and attractive condition, ... to own, manage and maintain Association Properties... and to further provide an organization for the benefit of the owner of each living unit..." To fulfill these responsibilities the Board must proactively communicate. Communications is a key to enhancing a sense of community. Potential Topics are: covenant requirement, AAC rules, Taberna HOA rules, frequent updates on events/issues affecting the community and promotion of community activities. The Tribune cannot be the primary communication vehicle--it's not timely and not read by all. A redundant and multi-platform approach is required that includes the Tribune, TabMail, and use of CAMS capabilities of email and written communications. The latter is the only way to reach every owner. Smarter people may have a better idea. Consider sponsoring annual events - summer picnic, Christmas event. I'll bet you could find residents to take these on.
3) Taberna was intended to be a community of responsible resident owners. It feels like there are increasing numbers of renters in the Taberna communities which makes it harder to develop that sense of community. The covenants discuss potential limits on renters. To understand the scope and to see if this in fact a potential issue the Board should consider leveraging CAMS to get a sense of the percentage of renters; ie if the CAMS database has an owners address outside of Taberna it's probably a reasonable assumption to assume that the Taberna property is rented.
4). Board continuity and education has been a perpetual problem. Back to the sense of community-if there is a sense of community then it might be easier to get new interested Board members. As to Board education, an annual (Dec-Jan) Board orientation should required. Take it off site so people will focus...review in depth the construct of the key documents (covenants, rules, financial management, enforcement, current issues, CAMS's role, multi-year strategy, etc).
5) In the absence of a compelling reason to change the landscaping process, avoid annual landscape bids. If it ain't broke don't fix it. If you have an issue with a landscaper, then replace them.
Would like to know about the maintenance of the fences between the houses on Neuchatel Road. I understand that they are to be maintained by the HOA and they are in need of repair.
a
Please address the issue on Ticino Court with the contractor trailer and dumpster that has been there 6 months
Did belong to CC at first but not worth it to us. Do not golf or tennis. Pool was always closed or a mess. Restaurant is uneven in quality of food. A good meal occasionally and then some truly lousy ones - unfortunately every time we brought guests!
Common courtesy when it comes to picking up after dogs and dogs who are left outside and bark continuously when the winds shift.
Why are there no meet and greets
Love the neighborhood and environment here
Please continue to make the golf course a priority. It is the anchor for the neighborhood and the primary home value preservation component.

<p>We are so lucky to have Tabmail to communicate information to other residents. It's great for selling items. I'd like to be able to have garage sales when you're moving out. I'd like to see a specific date setup each year for a yard sale at people's houses.</p>
<p>Need bush trimming on Taberna Way near the bridge. Exiting Neuchatel Rd is getting dangerous again.</p>
<p>I will be happy to spearhead a community yard sale. I was told that they were held in the spring. We have been here just over a year and no sale as of yet.</p>
<p>do away with cams !!! like i said before they do not inspected every house to same</p>
<p>A roundabout at the corner of Taberna Way and Taberna Cir/Geneva would be great. Drivers VERY SELDOM stop or sometimes don't even slow down and just BLOW through that intersection.</p>
<p>HOA members are to be commended for their service</p>
<p>We live on a court. Our driveway and the driveway next door converge at the circle only a few feet apart. Our mailbox sits between them and is directly in front of their house. Their mailbox is on the opposite side of their driveway. It is annoying to have people our packages delivering. A simple solution would be for our mailbox be moved to the opposite side of our driveway but that would make to side by side with our neighbor's mailbox. If the house number were on the front of the box instead of the side is another solution but that isn't allowed by the covenants. Even CAMS at times has been confused between the two houses.</p>
<p>I sense that the owners and some members feel that the Taberna community exists to support the club. In reality a small percentage of Taberna homeowners are members. For the few who play golf the club is available, However, it would be nice if there were other activities available to the general population.</p>
<p>I want to be a member of the Taberna Board.</p>
<p>We love it here, but wish we could get a pool pass, without paying for the other activities.</p>
<p>Like it or not, the HOA and Country Club are really linked together in order to make and keep the community a beautiful and desired location. I would like to see 5% or less of our annual dues go to the Taberna Golf Club. This small amount would help maintain and keep the club a valued asset and keep our residence a desired place to live.</p>
<p>Stronger rules and covenant enforcement, more local communications,at present it's primarily Taberna Newspaper or rumor mill</p>
<p>I may have missed this, but is there a rendering of what and where the new revised entry signage and landscape will look like? Or is this done without property owners review?</p>
<p>As Taberna was built as a golf community why are all properties not contributing to the club with input on what happens there?</p>
<p>Board does a good job communicating.</p>
<p>Thank you for everything you do!</p>
<p>I would like the HOA to solicit the DOT for a sound wall at the entrance. If the home values in Phase 1 diminish because of interstate noise it will negatively impact the whole neighborhood</p>
<p>Improve pool maintenance; add a summer membership to use just the pool in the summer</p>
<p>Our experience has been excellent so far.</p>
<p>Thank you for asking these questions!</p>
<p>I can be reached via email lgilliam@suddenlink.net or cell 252-229-7824</p>
<p>Unfortunately we still are only part time residents due to medical concerns</p>
<p>After reading about the sound wall, I really think it's a good idea to explore. They built a sound wall when they expanded the express lanes 495/395 on the DC beltway and it did not decrease property values. It actually really helped the surrounding neighborhoods.</p>
<p>Families with young children in our neighborhood would likely pay additional monies to fundraise for a larger/better playground area! Our family would absolutely contribute.</p>
<p>More maintenance of high grassy areas of golf course! High grass leads to more mosquitoes, snakes, and lizards!</p>
<p>Need pickle ball and more wooded walking trails</p>
<p>I know the country club is separate from Taberna HOA, but would love to allow access to the restaurant to Taberna residents only. Not the golf course, tennis courts or pool, just the restaurant. I would love to spend my money in Taberna vs. downtown, which will also keep the country club's balance sheet in the black. Also great for Taberna's home values. Charge a membership for the things that cost a lot to run(pool, golf, etc....) but not the restaurant.</p>

<p>We are not full time residents, but have plans to relocate full time. Taberna is lovely, especially since the trees have grown in and the grounds have matured. One thing that has changed in recent years however, is the lack of country club membership options. Not all of us are golfers or swimmers, and having had the option of participating as social members of the club had been worthwhile for social and dining opportunities. It is unfortunate that option no longer exists.</p> <p>Given its prominence in the Taberna landscape, it is also worrisome that private memberships (with resultant exclusions) will be adequate to sustain club and restaurant operations. It would be unfortunate if ultimately the owners would be unable to maintain solvency leading to HOA membership fees being diverted to maintenance of this Taberna centerpiece.</p> <p>We are curious as to how these survey data will be processed, including % households responding and the HOA Board's assessment of the data and the planned follow up.</p> <p>Thank you for doing this and being willing to hear and share our concerns.</p>
<p>I've been in my home almost a year. It would be nice if there was a welcome reception a couple of times of year for new homeowners. I would also like information about the dog park and/or other amenities available to me.</p>
<p>Having been the HOA president when we went to the professional manager system, I would be interested in what kind of response you get on this survey. Also, I found this survey only in my Spam folder several days after it was sent, but I could not find a link to it on the Taberna HOA website. It should have been available there.</p>
<p>Accessibility to town and dunkin donut.some privacy with the woods behind our house. Landscaping. We enjoy the welcome we received from 2 of the neighbors in our crowded area. We wish there was a welcimee wagon to help us feel welcome.</p>
<p>Regardless of the preceding responses, we're happy to be homeowners in Taberna.</p>
<p>Maintenance requirements for undeveloped lots was changed about 7 years ago and it was a mistake. Requirements should be based on condition of lot against standards and not a schedule. It has resulted in our undeveloped lots looking very shabby for a good portion of the year.</p>
<p>I own the homemNOT visa bersa. Ccrs are too strict</p>
<p>Lived here the past wonderful fifteen years. Sadly, at age 90, I must think about moving to a retirement community.</p>
<p>Thanks for doing this survey!</p>
<p>Not sure what CAMS does for the neighborhood. All they need to do is ride around and look and they will see where the common areas are not managed by the landscaping company and the homeowners aren't maintaining their homes.</p>
<p>Overall, Taberna is a nice neighborhood. We have great neighbors and we all look out for each other and help each other out. That being said, we are not all up in each other's business all the time, we're there to socialize and help out if needed. I just wish the club was more included in the neighborhood like Carolina colors.</p>
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<p>I think that the country club is not a very good friend to the community. There are activities at the club that are not shared with the community. (such as the lack of marketing for the biggest event the club every had -- the Epson Tour) The club does nothing to promote itself to the community -- and now the increase of dues at the club will most likely drive people away from the club -- the pool is a mess -- dining is sub par even for the members -- I know that has nothing to do with the HOA but maybe the tennis courts and pool should be taken over by the HOA</p>
<p>HOA and Board has done a good job so far</p>
<p>As part-time residents, we've never seen details about Freeway off-ramp plans. Where would we find these, if available online?</p>