

Presidents Letter: March 2011

Dear Taberna Residents:

The past month has been a trying period here in Taberna with the threat of foreclosure on the Taberna Country Club, and the resulting reorganization efforts under Chapter 11 of the Federal Bankruptcy Code. I reaffirm the comment I made in the Sun Journal that while the Country Club has always been a separate legal entity from the rest of Taberna, it is an important and integral part of the Taberna Community. We hope that club ownership can deal with these issues in a manner that will be in the best interests of themselves, the club membership and the Taberna community.

Whatever may happen, Taberna residents do have protection in the protective covenants in that the TCC property is restricted to use as a golf course for the next 70 years. There have been many suggestions as to how we, as club members and Taberna residents, can help; at this juncture those are individual decisions. As the process unfolds, the HOA will continuously monitor developments and will be mindful of our common interests.

As the weather turns warmer, and we all start on spring cleanup, the Building and Grounds committee and the Board want to remind all residents, homeowners and renters alike, that we have standards for yard maintenance in Taberna. Please familiarize yourselves with them to ensure that we all can continue to enjoy the beautiful landscape that we share here in Taberna. They can be found at our website at <http://www.tabernahoa.org/summary.php#property>.

One section of the entrance fence recently fell down. When B&G and Board representatives inspected it, the paint on several sections was peeling badly, and needed repainting. B&G solicited bids for repair and repainting, and a local contractor was selected. The sections were removed, stripped of all old paint, primed and then powder coated, which should be substantially more durable. Reinstalling with new fasteners will give the entrance extended life. This expense will come from the reserves we build up for just such events.

Some residents have asked whether cars parked overnight on the street violate our covenants. As our streets are New Bern city streets, it is the city's jurisdiction. Any properly licensed vehicle in operable condition can remain parked on the street regardless of how long, according to the New Bern Police Department.

Responding to our request, New Bern Police have been monitoring traffic on Neuchatel Road and at the four way stop. The results of one officer's tour were that more than 20 cars were observed, and their average speed was 25.2 MPH. No citations were issued.

Finally, this month I would like to highlight the work of the **Building and Grounds Committee**. Under the capable leadership of Ron McCausland, these ladies and gentlemen do the heavy lifting around Taberna. They oversee the maintenance of all common property, keeping tabs on mowing, mulching, trimming, and the like. They also make sure our signs stay up, and are repaired or replaced as needed, while keeping watch on longer range items, such as our front fence, and arrange for repair and repainting, as has recently begun. Taberna recently completed a five year beautification program that made significant improvements to our landscape. While Ron has had a long tenure with the B&G committee, we also want to recognize the leadership of the immediate past chair of the committee, Jim Wilson, especially

through the long process of the Beautification Project. We will enjoy the fruits of that project for years to come.

In the next few months, the B&G committee, along with the neighborhood Sub Associations and the HOA Board will undertake the process of advertising and negotiating new two year landscape maintenance contracts. As landscape maintenance represents nearly 73 per cent of our budget, it is crucial that we all do a good job for the community. If you want to be a part of the B&G effort, you can join the committee. Just call Ron, or any Board member to volunteer.

As always, I and all members of the Board would like to hear your comments or complaints. Contact any one of us, or use the “comments to the Board” section of the website.

Rev. 2/3/11; 2/5/11