



WOODMERE-TRENTWOOD ENTRANCE

W-T
Newswire

Spring 2018

OUR POA VISION

President's Message

by Leslie Orlovsky

After a cold, dismal winter, spring has finally arrived! Like many of you, I look forward to this time of year when neighbors and friends start to come out of hibernation and venture out for a little fresh air and exercise, with or without their four-legged, furry friends.

I have lived in Woodmere for almost fourteen years and I am proud to have had the opportunity to serve on the Board these past two years. This year I am fortunate to be serving with a hard-working, dedicated group of people who give 200% of themselves to serve their community. We have already been busy this year establishing goals and planning projects and activities for the coming year. Some things you can expect to see this year are the painting and regrouting of the pool, repairs to the buildings and walkways in the recreation area, trimming and removal of trees in some of the common areas, the correction of drainage problems at areas identified as highest priority for remediation, including the POA entrance, and repairs needed to finalize the surface treatment

of our roads. I would like to thank Steve Sohinki, last year's President, who has continued to work with Paul Perks, our Roads & Grounds Chairman, and the Liquid Road contractor to see that the road project is completed satisfactorily.

Another project from last year that will be concluded this year is the review and revision of our POA Rules & Restrictions and By-Laws. I had the pleasure of working last year with a very dedicated committee. Larry Aiken, Jim Jameson and Marie Manning were meticulous in helping me to review both documents and they have my heartfelt thanks for their hard work. Together we put together a comprehensive list of recommendations for revisions and additions for the POA Board to consider. You will be receiving a Notice for a special meeting later this Spring with a list of the proposed revisions for your consideration and vote. Although you can submit your vote by proxy, I encourage you all to attend the special meeting so you can voice your opinions and ask any questions you may have.

Woodmere-Trentwood strives to be a caring, safe and vital community of quality homes in a wooded setting

OUR POA MISSION STATEMENT

Woodmere-Trentwood POA strives to foster a caring culture where neighbors are considerate and help each other. We preserve and enhance our recreational facilities, roads and common areas in a financially sustainable manner. Woodmere-Trentwood residents make significant contributions to enhance the quality of life in the greater Carolina Trace community.

Dates to Remember

- May 2
POA Dinner and Golf
- May 5
Kentucky Derby Party
- May 6
Pool opens
- Jun 6
POA Dinner and Golf



There are a couple of things I'd like to mention, especially as the weather warms and more people are out and about on our roads and cart paths. A big concern for me is the number of people I see walking along the roadway in an unsafe manner. For your own safety, please remember that a pedestrian should always walk on the side of the road facing oncoming traffic. Never walk with your back to traffic, especially if you are listening to music and wearing earbuds. A car coming up behind you from around a bend may not be able to avoid you if you make an unexpected movement into the road. Those of you with children who must walk along the roadways should instruct them to stay as far to the left as they can and off the road, if at all possible. Also remember to wear white or reflective clothing if you are walking in the very early morning or in the evening after dusk.

Another concern is the increasing number of reports we hear of dogs running loose, or being walked off leash. Woodmere-Trentwood is known for being a friendly community whose residents look out for each other. Please remember that part of being a good neighbor is to keep your dog on a leash when walking him. We know that Rover is an adorable, friendly guy who wouldn't hurt a fly, but some people are actually afraid of all dogs, and do not want him running up to them or onto their property. And don't forget to always clean up after your pet.

I'd like to encourage all of our residents to attend our monthly POA dinners that are held at the Club on the first Wednesday of each month. It is a wonderful way to catch up with your neighbors and make new friends, and you do not have to be a Club member to attend. And don't forget our summer pool parties, beginning with the annual Kentucky Derby party on Saturday, May 5th. Our neighbors who volunteer to host these events work very hard to make them a fun time for all.

I'd also like to invite all residents to visit our POA website www.woodmere-trentwood.com which, thanks to our Secretary, Oscar Roberto, is very helpful

and informative. It includes our monthly Board meeting minutes as well as other important POA documents, including the R&R's and the By-Laws. By becoming familiar with the R&R's and By-Laws you can ensure that your property is in compliance with our community's guidelines.

Lastly, if you have any questions or concerns about POA issues, or any actions taken by the Board, please feel free to contact me or any other Board member. We are here to serve you and your needs.

Recreation

by Louise Spofford and Larry Hrvatin

Work has been underway to prepare the recreation area for another season. Plans are in place to have grout repairs completed and a fresh coat of paint applied to the pool in time for opening day. Shingles were replaced on the pool bath last season and the remaining 3 buildings were recently completed. Sign-ups for weekly pool closing duty have been completed and we thank all who were willing to volunteer their time.

The swimming pool will open for the season with our annual Kentucky Derby Party on Saturday, May 5th.

In an effort to maintain the proper use of the pool for our residents, the POA

ATTENTION PET OWNERS

We are seeing more and more pets living in our POA. Please remember all pets must remain in the confines of the owner's property, or on a leash when off the property. Owners are responsible for pet waste.

Please respect your neighbor's property.

Board has implemented the following modifications to our pool policy for 2018.

WOODMERE TRENTWOOD POA 2018 SWIMMING POOL POLICY MODIFICATIONS

- The Woodmere Trentwood POA will be requiring the use of wristbands to enter the pool area this year. In addition, a daily-sign in sheet will be located adjacent to the bulletin board. The purpose of the wristbands is to limit the use of our pool to residents and authorized guests only. Each permanent resident of the home will be issued a wristband at the start of the season.
- Each property owner is permitted 5 guests who must be accompanied by the property owner. Property owners

hosting more than 5 guests must obtain permission from a Recreation Area Director or POA Board member.

- Renters may have full use of the facilities provided that the property owner is in good standing within the community. Renters are considered guests of the property owners, and as such, the number of wristbands distributed to the full time residents of the home will be counted as part of the guest limit. For example, 2 full time residents in a home allows for 3 additional guests.

Wristbands will be distributed at the Kentucky Derby party. At that time, each resident will be given a wristband for each household member and can request guest wristbands not to exceed the above guidelines. For those not attending the party, wristbands will be available for pick up from 11:00am - 1pm on May 6th - 12th. After that, call Larry Hrvatin (919) 499-6271 or Louise Spofford (919) 498-2151 to make other arrangements for pick up.

Please review and be respectful of the recreation area rules so that everyone can enjoy their time while using this special area in our POA.

Welcome/Social and C.A.R.E

by Karen Kennedy

We are very fortunate to have the following volunteers to handle the three committees Events, Welcome and C.A.R.E. under the umbrella of the Social Committee.

Karen Kennedy has taken the **Events Committee**. Karen makes sure we have hosts every month for our POA dinners and our summer pool parties. Karen makes sure the hosts have all of the information they need to make our events possible. **We must emphasize that all of our Woodmere/Trentwood events are open to all W/T residents.**

You do not have to be Club member to attend or host these neighborhood gatherings. Get involved and you will meet people in our POA. Contact Karen Kennedy

Peggy and Ron Scott head up the **Welcome Committee**. This wonderful couple tries to welcome every new resident that moves into our wonderful POA and give them a copy of the "New Neighbor Handbook" and lots of other information about Carolina Trace and Sanford. Peggy and Ron also inform the Secretary, Treasurer, Events and C.A.R.E. committees about new and departing residents so our records can be updated monthly. We are always excited about new residents coming into our POA and we want to encourage them to attend our events so we can get to know them better.

Jerri Hey chairs the **C.A.R.E. Committee** (Committee to Assist Resident Emergencies). We have 10 ladies who unselfishly give their time and efforts take 16 to 18 families, and without hesitation, organize neighbors within their group to provide short-term assistance in the form of meals and rides to families who are experiencing a crisis, illness or loss. Jerri had to find two new coordinators this year and, as always, these ladies gladly volunteered. Thank you to the following current coordinators: **Susan Hoover, Marsha Davis, Nancy Remington, Louise Spofford, Lorraine Ciccotti, Barbara Bentley, JoAnn Brennan, Peggy Connelly, Mary Ambrosino and Jerri Hey**. If you know of a neighbor that is in need of help please contact Jerri Hey or one of the coordinators.

Architectural

by Warren Garbe

With the passing of a cold winter and the advent of a new spring season, many homeowners are thinking of improvements to the exterior of their

residence and changes in landscaping. The Architectural Committee is charged with the responsibility to review and approve these projects. The construction of a new feature on the property, any significant change to the appearance of the residence and/or landscaping should be brought to the attention of the Architectural Committee. The objective is to maintain the existing compatibility and general aesthetics that we have developed for the Woodmere-Trentwood community. Items that are related to general maintenance and upkeep of the property will be given a visual review and quick approval. Many other projects are not complex and the approval process is expedient. Projects such as changing trim colors, changing surface of walks and driveways, and adding significant new landscape plantings are quickly processed. Any work that requires a construction effort such as expansion of patios, changes to the property drainage pattern and removal of large trees requires submission of the forms as located in the Architectural Standards within the Woodmere-Trentwood POA website. A homeowner selection of a reliable contractor to accomplish the project is also an important element for a successful outcome. Construction of any addition or modification to the existing residence structure or the construction or addition to an elevated deck will also require a building permit from Lee County. A contractor is responsible to obtain this permit and can easily obtain it from Lee County. Any homeowner who wishes to discuss a proposed project scope of work is welcome to contact Warren Garbe, Architectural Chairman; Oscar Roberto or Larry Hrvatin, Committee members. We are more than willing to discuss the scope of the proposed work and the approval process and forms for a successful job.

POA DRAINAGE SYSTEM

The POA Board has undertaken an effort to thoroughly inspect and document the conditions of the drainage ditches and shoulder area along all our road right of ways and the common areas. This effort will allow us to identify the more serious

locations and develop a phased program to correct and upgrade these drainage ditches and the adjacent shoulder. A significant amount of the corrective work is in the general maintenance category. The POA Board requests that each homeowner inspects the drainage ditches adjacent to their property and be responsible for accomplishing this general maintenance of cleaning culvert openings, removing leaves and debris, and re-positioning rocks and other material obstructions in the ditch flow line. This effort on everyone's part will greatly improve the flow of the runoff

and mitigate ditch overflows. We recognize that some areas will require equipment and labor beyond the capability of the homeowner. The POA will address these more serious problem areas as funds are available. Our goal within a few years is to have a well-constructed and well maintained drainage system to serve the community.

IDENTIFICATION OF PROPERTY PINS

The POA Board is also supporting an effort to locate and mark the steel

property pins that identify the boundaries of each residential property. This effort is being conducted in a phased manner over the next year. As each area is being identified, a memorandum will be distributed to each residence requesting the assistance of the homeowner to identify the location of known property pins. Each pin will be marked with a distinctive cap to assist with future identification. Other property pins that can be easily identified will also be similarly marked.

CTA

by Bill Elliott

For new residents who may not know, CTA is the governing body for Carolina Trace. It represents all POAs in Trace and maintains all Carolina Trace common areas, including Traceway and all emergency exits. Each POA is represented at the CTA meetings by a Director appointed by the Board of each POA.

For 2018, the CTA officers are: President, Dick Brown: Vice President, Ken Harden: Secretary: David Smoak: and Treasurer, Dave Turner.

CTA is responsible for Trace security under contract with the Southern Protection Agency (SPA). SPA is also responsible for plowing and sanding Traceway after snow or ice events. Our POA uses a private contractor to provide these services to our roads.

One of the subjects of great concern to Carolina Trace residents is the status of the proposed Little River Quarry (LRQ). The North Carolina Supreme Court is considering the request for appeal of the NC Appeals Court, as it overturned the ruling of the local court last year. This ruling may occur within the next few weeks. If the NCSC overturns the Appeals Court ruling the matter ends

and the LRQ is defeated. If the NCSC upholds the Appeals Court ruling, the local Adjustment Board may hear arguments in an attempt to recommend provisions and restriction to the operation of the quarry. To date CTA has used \$717,000 for legal fees with a balance of \$90,000 outstanding. This amount is paid in installments and will be completed within five months. CTA has requested (the majority of POA have to approve) to spend an additional \$25,000 to be used to develop the 'provisions and restriction' if needed.

CTA has a Collective Insurance Policy which is an umbrella policy that covers all POAs in Trace, with each individual POA paying for the coverage requires.

The intersection of Traceway and Chelsea Drive (the entrance of Woodmere-Trentwood and Sedgemoor POAs) will have work done to correct problems with drainage patterns concerning the culverts, ditches and Traceway road edges. This area is the center of multiple drainage distributions and becomes overwhelmed during periods of heavy rainfall. It is hoped that this work will be completed either mid to late summer or early fall.

Carolina Trace Fire Department is a volunteer organization, with a full-time fire chief, that provides emergency fire services to Carolina Trace. The website is www.carolinatracefd.org. Besides emergency services the CTFD is

available to CT residents to help with battery changes of smoke/CO2 detectors, home fire safety inspections and providing door key lock boxes (with a charge) to be used in emergency situations.

The Southern Protection Agency works to provide CT residents a safe environment. It monitors and controls access to CT. The SPA gate house phone number is 919-499-2339 Residents are reminded to lock their doors and cars since there have scattered reports of vandalism, break-ins and thefts in some of the POAs.

For information about Carolina Trace road, utility and emergency conditions call the CTA hotline, 919-499-2722. There are emergency gates to CT, to be opened during weather or other emergency conditions. These are located on Argyll (at the west side of Sedgemoor) and on Traceway (at the north end of Traceway). Information about the status of these gates can be obtained by calling the CTA hotline.

Finally, all residents are encouraged to visit the website at www.ctainnc.org where all CTA reports, meeting minutes, by-laws and other documents can be reviewed. A portal is available (<https://carolinatracegolfcommunity.com>) this links the CTA, CTCC (Carolina Trace Country Club), CTGP (Carolina Trace Gated Properties) websites.

Treasurer

by Sara Napier

The financial affairs of Woodmere-Trentwood in 2018 are in good order. Our annual outside financial review was performed in March and it found our accounts in good order. We have had good cooperation from our members on dues payments and we have maintained our spending within our approved budget.

Invoices for the 2018 annual dues were sent out in December of 2017. As of the end of March 90% of the invoices we sent out have been paid and deposited in our bank accounts.

Our cash assets are held in three accounts at First Bank in Sanford, North Carolina. As of the end of March 2018 the account balances are: Checking account, \$ 70,268.51; Money Market, \$ 83,470.80; Road Reserve Fund, \$ 13,361.41 for a total of \$ 167,100.72.

Our largest ongoing expense each year is our payment to the Carolina Trace Association (CTA). A quarterly payment of \$ 17,814.75 was paid on January 1, 2018. Payments of the same amount will be due on April 1, July 1, and October 1, for a total of \$ 71,259.00. Other expenses have been normal for this time of year and consistent with our Strategic Plan.

I am committed to working with our WT POA Residents. Any questions please feel free to contact me at mict23@hotmail.com or 919-343-1788.

Roads and Grounds

by Paul Perks

The Spring brush clean-up is scheduled for pick-up the week of April 16th, therefore we need to conduct clean-up of all common areas and pool/recreation area on Saturday April 14. Only branches and brush will be picked up (NO LEAVES) and stacked neatly at the side of the road. We need as many volunteers as possible to meet at the recreation area at 8 AM and bring rakes, trimmers, blowers, etc. Most areas have no access to electric outlets so gas equipment is requested. All cul-de-sacs need to be cleaned up and any new saplings and other growth needs to be cut down and removed. Work parties will be allocated for all areas when you arrive. A flyer will be sent as a reminder early in April. Your help is extremely important and very much appreciated.

We experienced some very bad weather conditions which prevented my visiting many roads in the POA to check for snow/ice etc. This is a continual problem every year and I ask for volunteers to help me identify problem areas. Ideally a volunteer for every cul-de-sac and several for the main roads throughout the POA. Please contact me (919-343-2269) if you would like to be my "eyes and ears" in your area.

Roads & Entrance We have continued to experience issues with the re-surfacing of the roads throughout the POA, in the near future the contractor will return to try to remedy the situation which is covered by their guaranty to us so no cost or charges will be incurred for this remediation. In addition, we have been working with an Engineer and in conjunction with CTA to assist in developing a remedy for a possible dangerous situation with the ditch at the entrance to the POA and water run-off creating several sink holes along Traceway and onto POA property. Bids are being solicited from contractors and we hope to start work remediating this issue in May. Volunteers will be needed to help transplant some of the shrubbery and spring bulbs which will need to move to accommodate the new design of the ditch and surrounding area. A blast will be sent out to recruit volunteers when the dates are established.

Drainage I will be working with Warren from our Architectural Committee to develop a long-term plan to gradually re-apply ric-rac along roads to prevent pavement erosion and damage. This will also help drainage issues in many areas. Your help in maintaining and cleaning out the ditches around your property which also helps prevent flooding and other issues. If you have problems in performing this task please contact me or another Board Member and to will try to assist you with the problem.

W-T
NEWSWIRE

616A Chelsea Drive
Sanford, NC 27332



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Fall 2018

OUR POA VISION

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President's Message

by Leslie Orlovsky

It's hard to believe it's already October! To quote a much overused cliché, "Where did the year go?" The year is almost over, as is my term on the Board, so this will be my last contribution to the Newswire. Over the past three years I have served with some very remarkable, hard-working and dedicated people and it has been a pleasure and an honor to work with them.

This past year has been particularly challenging. We had no sooner welcomed in the New Year when we found ourselves dealing with not one, but two ice and snow storms that crippled the entire Trace community. During the summer we experienced unrelenting torrential rain and flooding not only in Woodmere-Trentwood, but on Traceway and throughout Carolina Trace. To add insult to injury, Hurricane Florence blew in and refused to move on, leaving flood and wind damage in her wake. As this Newswire is being distributed we are still in the process of cleaning up and repairing storm damage. In each case our Roads and

Grounds Chairman, Paul Perks, rose to the challenge and spent many hours addressing residents' questions and concerns, contacting and hiring contractors and, together with Warren Garbe, working out a plan to deal with our many drainage issues over the next several years. Warren has completed a survey of our drainage ditches and proposed a schedule for repairs over three years by identifying areas most urgently in need of attention.

We continue to receive reports and complaints of dogs running loose and owners walking their pets off leash. Our R&Rs require all pets to be leashed when off property and this rule applies to everyone. No matter how well behaved your dog may be, when he is off leash he is out of your control. Please be a good neighbor and comply with this very simple rule out of respect for your friends and neighbors here in Woodmere-Trentwood. And don't forget to always pick up after your dog, whether he's a 90 pound Lab or a 9 pound Yorkie.

Dates to Remember

November 6	POA Dinner and Golf
December 1	Fall Clean-up
December 3	Rain day for Fall Clean-up
December 5	Annual POA Meeting POA Dinner and Golf

Don't forget to sign up for and attend our monthly POA dinners that are held at the Club on the first Wednesday of each month. As the weather turns cooler and the days get shorter we see less and less of each other. The dinner is a great opportunity to catch up with your neighbors, meet new people, and make new friends, and you do not have to be a Club member to attend. Our neighbors who volunteer to host these events work very hard to make them a fun time for all. An email blast goes out each month with information about the menu, cost, and the hosts. You will find the sign-up sheet downstairs at the Club in the lounge right outside of the Pro Shop.

I am happy to report that we have concluded our review and revision of the Reservations and Restrictions and our By-Laws, and the revised R&Rs have been recorded with the Lee County Register of Deeds. Once again, I would like to thank Larry Aiken, Jim Jameson and Marie Manning who, together with the 2017 and 2018 Board members, spent many hours going over these documents paragraph by paragraph, and sometimes line by line, to make meaningful revisions and bring them up to date. I would also like to thank all of our POA members who attended the informational meeting in June and cast their ballots. The revisions could not be made without the approval of a majority of our membership and your participation was appreciated. Both revised documents have been posted on the Woodmere-Trentwood website, www.woodmere-trentwood.com, where you can read and review them. By becoming familiar with the R&R's and By-Laws you can ensure that your property is in compliance with our community's guidelines. Of course, if you have any questions or concerns about POA issues, or any actions taken by the Board, please feel free to contact me or any other Board member. We are here to serve you and your needs

Recreation

by Louise Spofford and Larry Hrvatin

Joshua Godfrey provided maintenance for the pool and his experience and expertise continue to be a valuable asset for our POA. He routinely cleans the pool, maintains our equipment and is able to alert us to future needs our pool will face as it ages. We'd like to offer our thanks and appreciation to the many POA volunteers without whom the pool would not be able to operate. It started in the spring with volunteers that cleaned the furniture, deck and surrounding areas and made sure we were well stocked and ready with supplies for opening day. Throughout the season, neighbors were willing to volunteer a week of their evenings to close the pool by making sure any trash left in the area was picked up, the bathrooms were clean and stocked and everything was ready for the next day. The final job for the season was the pool closing when all furniture and outdoor items were stored in the pavilion for winter.

The major procedural change this year was a program to help ensure that the pool was only used by our residents and their guests. Wristbands were distributed to owners/renters of 116 of the 173 improved lots in the POA. A total of 699 wrist bands (284 resident and 415 guest) were given out. A sign in sheet was also implemented. Residents must keep the wristbands they were given for reuse.

The major expenditures for the Recreation Area this year were:

- Shingles were replaced on the pavilion and 2 outbuildings.
- A section of crumbling sidewalk leading from the parking area to the pump room was replaced.
- One water pump was replaced.
- New signage, telephone, hose and reel and other miscellaneous items were installed.

A planned project that was not completed this year was painting of the pool. The weather presented an obstacle to the time required to drain, paint and

refill the pool and enable us to be ready for opening day. While caulking around the pool under the top brick, we discovered that the concrete supporting the brick was decaying and, if not repaired, would eventually cause safety concerns. The major recreation area project for 2019 will be to remove the brick surrounding the pool and replace it with concrete to the pool's edge. The light blue tile around the top of the pool will be replaced with cobalt blue tile designed for swimming pools. Since the pool will require painting after this work is done, we will use the funds budgeted for painting for 2018, but not spent, to complete this project. Assuming there will be minimal weather delays, there will be ample time to complete the project before our scheduled opening.

The tennis courts will require work in the near future. A resurfacing company inspected the courts and didn't see an immediate need to resurface them. The courts will be professionally cleaned next spring and will be watched for further decay

ATTENTION PET OWNERS

We are seeing more and more pets living in our POA. Please remember all pets must remain in the confines of the owner's property, or on a leash when off the property. Owners are responsible for pet waste.

Please respect your neighbor's property.

Welcome/Social and C.A.R.E

by Karen Kennedy

This was my first year being the Social Chair and I enjoyed it very much. I decided to take on the Events Committee myself so that I could get an idea of what it entailed. I want to thank all the residents that helped me by hosting the POA dinners. I could not have done it without them. I hope in 2019 that we can encourage more of our new residents to host POA Dinners. It really is a way of getting to know all of your neighbors and it is not at all hard to do. These events could not have happened without these great friends and neighbors: Ann & Dave Hancock, Bernadette Russell and Dennis Barrick, Nancy & Tom Hasbrouck, Henry & Karen Kennedy, Lorraine & Russ Ciccotti, Mary and Tom Ambrosino, Sara & Tom Napier, Bill & Penny Elliot Tom & JoAnn Brennan, Tammy Davidson & Oscar Roberto, Elaine & Scott Erickson, / Karen & Dennis Scheidegger, Sandy, & John Kurosky, Carolyn & Scott Schaeffer, Georgianna & Tim Kiggins, Donna & Steve Sohinki, Susan & Clarence Hoover, Jerri Hey, Marie and Jerry Manning, Marilon & Rod Winther, "Pool Parties" - Jerri Hey, Nancy & Fran Remington, Rod & Marilon Winther, Key & Neil Heflin/, Louise Spofford,

I want to thank Peggy Scott and her husband Ron took over the Welcoming Committee. She and Ron have been terrific in their endeavors to contact every new neighbor that they could as they arrived. They provided an "all inclusive" package of everything that a new WT resident would need and want to know. I want to thank Peggy and Ron for a job well done.

Jerri Hey returned to Chair the very important C.A.R.E. Committee. Jerri and her ten coordinators – Susan Hoover, Marsha Davis, Nancy Remington, Louise Spofford, Kay Heflin, Barbara Bentley, Joann Brennan, Peggy Connelly, Mary Ambrosino and Lorraine Ciccotti, check on all our W/T residents

and find volunteers to help neighbors who may need short-term help. This group of ladies makes our neighborhood unique. Jerri does a great job and we owe her many thanks.

I look forward to the New Year and getting to know even more of our wonderful neighbors.

Architectural

by Warren Garbe

The purchase of homes by new residents to the Woodmere-Trentwood community created an interest for improvements to these properties. These improvements reflect an appreciation for the quality of our community and reflect a noticeable upgrade to the aesthetics of the neighborhoods. In addition, improvements by more established residents have significantly added to the appearance of the community.

Throughout this past spring and summer, requests for improvements included the areas of landscaping, expansion of balconies and decks, conversion of stone surface driveways to concrete surface, and larger maintenance projects. The Architectural Committee members also received verbal inquiries concerning issues on the exterior appearance of residential structures, drainage, landscaping, removal of trees and changes to other external features. We strongly encourage an early dialogue when improvements are being considered and are willing to assist all residents through the approval process. Those items that are minor in nature and mainly consist of common maintenance projects, the Committee will give a verbal approval to accomplish the work. Projects that are more extensive need a Request for Construction Approval and generally require the inclusion of a sketch and additional project data.

As a general rule, the Architectural Committee appreciates being notified of any exterior project being accomplished to the residence and/or property. We can thereby discuss the scope of work and offer any suggestions to improve the project design. A principle concern is any impact or change to the drainage and runoff of ground water. The storms this past summer illustrate how critical this issue can be and the need to properly address the problems throughout our community. The notification to the Architectural Committee allows us to be aware of project work within a neighborhood and respond to inquiries by your neighbors that the work is approved by the Committee.

As the fall and winter seasons approach, I encourage each home owner to give their residence a through maintenance inspection to insure you are prepared for the colder and wetter weather. These next months are an excellent time to plan any exterior improvements for implementation in the coming spring and summer.

Architectural Committee members have been assisting in the evaluation of the POA surface drainage system. Several of the significant problem areas are being planned for future correction as funds are available. We are working to have the overall community evaluation completed for the Annual POA meeting. However, each resident can provide a major impact to the effectiveness of the drainage system by maintenance of the road side ditches adjacent to their property. Efforts to remove vegetation growth, small saplings, silt and gravel buildup, obstructions in the flow line and regularly remove debris at culvert openings will prevent ditch overflows and improve overall system efficiency.

The current effort to locate the steel property pins that define the boundary corners of each property is proceeding more slowly than planned. However, the results in locating the pins have been very successful to date. This effort will continue throughout the fall time frame and is hoped to be completed by the end of the year. To date the focus has been

on the property boundaries along the golf course holes and selected roads. The next effort will be along the exterior POA boundary. The final effort will be along the right-of-way of each road and cul-de-sac. Property owners can provide a significant assistance by uncovering and marking any pin locations that are known on their property. A notice of the timing of the effort to locate pins in specific areas will be distributed to each area as the schedule is determined.

The Regulations and Restrictions (R & Rs) have now been updated; the guidelines for building requirements can be found on the website, woodmere-trentwood.com. The application forms are found on the same website under "documents" and the sub-category "Architectural Standards". If you have any questions, please contact Warren Garbe, Architectural Committee chairman, at 919-498-1659 or by e-mail at warrengetnav@earthlink.net or the new chairman and one of the new Committee members in January 2019.

As a parting comment, I have enjoyed the privilege to have been your Architectural Chairman for the past two years. I have enjoyed working with homeowners to assist in the accomplishment of your individual projects to improve your properties. I hope my efforts as a POA board member have contributed to the improvement of our POA as a whole.

Carolina Trace along with security, entrance and roadways along Traceway Road. A representative from each of the eighteen property owners associations serves on the Board of Directors.

This year's tasks and accomplishments of CTA have been: having the lighting at the entrance/security gate changed to LED lighting, replacing the security cameras and computer software for the security system, continued work on the Stonegate Pond drain issues, working on correcting ditch/culvert drainage issue at the Traceway-Chelsea Drive intersection. These last two issues have been a challenge due to the complicated engineering and cost components.

The Little River Quarry(LRQ) litigation has gone through the courts and approval of the courts will allow the LRQ to go forward. The legal fees accrued by CTA are \$736,075.42. The final payment was made in September 2018.

Environmental events have been snow and ice storm during the winter. SPA and a local contractor cleared and salted the roadways. Because of the cold weather and treacherous conditions a number of days were required to return the roadways to safe and clear venues. Hurricane Florence arrived to Carolina Trace in September, resulting in downed trees and limbs, extensive flooding of low-lying areas and minimal structural damage to homes. CTA had Cushman Tree Service clear Traceway of the fallen trees and debris.

Looking forward a reserve fund of \$1,200,000 is planned to replenish funds needed for roadway maintenance and enhancements. An engineering study is budgeted for \$25,000 to assess the cost of construction and annual maintenance of the installation of un-staffed security gates at the North and South emergency exits/entrances.

Carolina Trace Association website, www.ctaincnc.org is resource that includes CTA reports, meeting minutes, by-laws and other documents of CTA. The CTA Information HOT LINE is 919-499-2722 and will provide up-to-date information regarding the status of the

Carolina Trace roadways, utilities and emergency conditions when critical changes/events occur

Treasurer

by Sara Napier

We have had good cooperation from our members on dues payments. All have been paid with the exception of two that we have liens on.

Our cash assets are held in First Bank in Sanford, NC. At the end of September 2018 the account balances are: Checking Account \$38,323.27; Money Market 78,524.02 and Road Reserve Fund \$13,369.26.

The largest expenditure this year was to the Carolina Trace Association (CTA) for a total of \$71,259.00 paid in quarterly payments of \$17,814.75. The last payment will go out early October, 2018.

We are still holding \$10,000.00 aside for liquid road project; \$10,000.00 for our 2018 contribution to the General Fund and \$42,000.00 for our 2018 contribution to the Road Reserve Fund. At this time our General Reserve has \$27,598.21.

The contributions to 50/50 so far have totaled \$951.00 which has been spent on pool and recreation supplies.

Thank you to everyone for being so prompt in fulfilling our financial responsibilities.

CTA

by Bill Elliott

The Carolina Trace Association (CTA) Officers for 2018 have been: President- Dick Brown, Vice-President- Ken Harden, Secretary- Dave Smoak, Treasurer- Dave Turner (through April), Scott Erickson Interim Treasurer and Marilon Winther Assistant Treasurer.

CTA is responsible for overseeing and maintaining the common areas of

Roads and Grounds

by Paul Perks

It was a very hot summer as we all know and compounding the heat were two extremely unusual rain events, the remnants of Hurricane Florence

delivering 13 – 15 inches of rain over a several days, then a few weeks later another major rain event where over 5 inches of rain fell in a matter of hours. Many residences saw damage from these rain storms and my thanks go out to everyone who worked so hard to protect their property and assisting neighbors, this is the spirit of Woodmere-Trentwood at its finest. Unfortunately this compounded the most important issue facing Carolina Trace and Woodmere-Trentwood and as I mentioned last year, our ageing infrastructure of culverts and ditches were strained to the maximum. We had a big issue develop at Cashmere Court with serious damage to the culverts under the roadway near the Creek 11th Tee Boxes. These have now been repaired but the metal tubes running under the road have far surpassed their useful expected life span. In the long term a plan needs to be developed to monitor these culverts to ensure our roads continue to hold up to not only normal traffic but also the heavy equipment and heavy moving vehicles that regularly use the roads. There are many other culverts in addition which could fail and create road closures and serious disruption to our ingress and egress to the property. We are discussing this issue to develop a long term plan to ensure we make every effort to head off what could be a major problem.

2018 was another challenging year and several projects were addressed and/or completed in an effort to alleviate issues in our community. We have tried repeatedly to schedule repairs to the Liquid Road paving project but unfortunately every time we made a date for repairs, the weather nullified the effort.

We will complete the road resurfacing and paint lines, etc. and hopefully this project will be finalized before the winter arrives

Last year we completed the remedial work on the retention ditch behind the pool area. This had accumulated silt and debris over time and caused some flooding issues to some of the residences there during heavy rains. Unfortunately this project did not alleviate the flooding during the heavy rains we experienced recently and we are now assessing the cost of installing a ditch from the retention basin and connecting it to the existing ditch which runs along the West side of the property. The trouble with this plan is that like many ditches that were created forty plus years ago and not maintained, It is now filled with silt and debris so needs to also be dug out and connected to the culvert at the end of the roadway. This will be a very expensive project and will strain our monetary resources.

Fortunately in 2017 we performed a major pruning of the Bradford Pear trees at the Pool area which prevented damage from the many storms and heavy winds over the winter period and they came back beautifully again in the spring.

We are still working with CTA to correct a problem with the ditch at the south side of our POA entrance which poses a dangerous situation for cars entering Traceway. We have not been able to find a contractor to perform the remedial work at a reasonable price, so this is still a work in progress.

On Saturday, December 1, 2018; we will conduct our Fall clean-up and branches other debris will be picked up along our roadways on December 6, 2018 once again our contractor emphasized that branches must be stacked separately between the drainage ditches and the road. BRANCHES NOT STACKED NEXT TO THE ROAD WILL NOT BE PICKED UP. It is also requested that branches and larger debris should be no longer than 6 foot sections. A flyer will be delivered to each household in November, with full details. We had a wonderful turnout for our Spring Cleanup this year which was greatly appreciated and it is hoped that this participation will be duplicated this fall. Thanks everyone!!!

**W-T
NEWSWIRE**

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