



WOODMERE-TRENTWOOD ENTRANCE

# W-T Newswire

## Spring 2017

### OUR POA VISION

**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.**

## President's Message

by Steve Sohinki

Spring has sprung, and the seasonal colors are making the POA look terrific. As many of you do, I look forward to seeing all the spring colors each year and enjoying the change of seasons from winter to this, my favorite time of the year. We were fortunate to have a much warmer than usual winter, even for North Carolina, and we had only one weather event that required limited plowing and sanding in the POA. Before talking about this year, I wanted to be sure to express my appreciation to all those who participated in December's fall cleanup day in the POA. Not only was the appearance of the POA improved, as it always is after these clean-up days, but we have submitted the names and work hours for all those who participated to the Firewise program so that the POA can reap the benefit of a share of Trace's Firewise grant money for this year.

I am blessed to be able to serve on the POA Board with such a terrific group of dedicated people, each of whom takes

his or her responsibilities very seriously. As you will see from reading the reports from my colleagues on the Board, we have already been very busy this year establishing goals for the year, planning the year's activities and starting to take actions that will benefit our residents. Examples include the repairs and improvements that have already been made at the pool and tennis courts, the initiation of a long term planning process to prioritize and systematically address drainage issues around the POA, the repair, re-painting or replacement of our street signs around the POA, and the appointment of a Committee led by our Vice President Leslie Orlovsky and including POA residents who are not Board members, to conduct a complete review of our R&Rs and By-Laws and recommend revisions to clarify and improve those documents. In addition, many residents on and adjacent to Cashmere Court have expressed concerns about the speed bumps that were installed last year. The Board has tried to balance those

### Dates to Remember

April 22	Spring Clean-up
April 24	Rain date for clean-up
May 3	POA Dinner and Golf
May 6	Kentucky Derby Pool Party
May 7	Pool Opens

concerns with the potential hazards that the speed bumps were intended to mitigate by voting to modify the speed bumps when the weather gets warmer to make them similar to the speed humps that are on Chelsea Drive.

Following completion of the POA road surface treatment project late last summer, while most of the roadway surface in the POA looks very good, many of you have no doubt noticed issues that need to be addressed such as bare spots that have appeared since the work was completed. Last fall, we had suggested to the contractor and Sealmaster (and they agreed) that repairs not be made at that time and that the roads be allowed to “weather” during the winter and the repair needs addressed in the late spring or early summer this year. Residents should be aware that the repair work will now likely be done in the June timeframe, as soon as the weather is consistently warm enough, and we will provide as much notice as possible so that inconvenience to residents during the repair process is minimized.

I want to encourage all residents to familiarize yourselves with the POA website <http://www.woodmere-trentwood.com> which, thanks to Oscar Roberto, is very useful and informative. It includes each month’s POA Board meeting minutes as well as other important POA documents such as the R&Rs and By-Laws, in addition to links to other community and area information. In this regard, please take some time when you can to review the R&Rs to ensure that your property is compliant with the community guidelines in that document. The Maintenance Checklist that was distributed to all residents last year should help identify any issues that property owners need to address.

Finally, if you have any questions or concerns about POA issues or actions taken by the Board, please contact me or any of my colleagues on the Board.



## Recreation

by Louise Spofford and Bill Elliott

Our Woodmere-Trentwood pool will be opening on May 6th which will also be our first party of the season...to celebrate the Kentucky Derby. This annual party is open to all residents of Woodmere-Trentwood so be on the lookout for a flyer in your mailbox with all the details. The pool will be open from May 6th through October. The hours are from 7:00am to 9:00pm daily. Please enjoy our wonderful pool and follow the rules posted there and on the website ([www.woodmere-trentwood.com](http://www.woodmere-trentwood.com)).

If you would like to reserve the covered pavilion area for a private function please call either Bill Elliott (912-614-1459) or Louise Spofford (919-498-2151). Advanced notice is required and your event will be placed on the monthly calendar at the pool on the bulletin board.

Thank you to those residents that have signed up for their one week of pool duty for this summer. Duties include general cleanup around the pool and bathrooms and trash removal.

As a reminder: There is NO LIFEGUARD ON DUTY. For medical emergencies call

911 AND the main Security Gate (919-499-2339). These numbers are posted next to the telephone at the pool.

The annual Spring Cleanup, which includes the pool area, will be April 22nd starting at 8:30am. All volunteers can meet at the pool and cleanup tasks will be assigned. Don’t forget to bring buckets, sponges, gloves, pruning shears, weed wackers, blowers, lots of energy, etc. Some cleaning and repainting has already been done.

We have new nets on the tennis/pickleball courts and the posts have been repaired and painted. A portion of the sidewalk to the courts has been repaired so we are looking pretty good. Please follow the rules that are posted at the courts.

### 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.***

Another reminder: If you need to park your motor home for a short time period (overnight or for a weekend) in the recreation area please call Bill or Louise to get a permission slip to post on the dashboard.

Did you know.....Saturday evenings are reserved for W-T residents to enjoy a social time at the pool? Call your neighbors for a gathering to share a covered dish, use the grills, enjoy a

cocktail (in a plastic container) and swim.

Summer is around the corner. We hope you enjoy our recreation area and let's do our best to take care of it.

## Architectural

by Warren Garbe

With 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 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, replacement of existing shrubs with like kind 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 also quickly processed. Change to the exterior appearance, an addition to the structure or construction of any feature on the property is to be submitted for review. Any work that requires a construction effort such as additions to balconies,

expansion of patios, changes to the property drainage pattern, removal of large trees, and building of any structure requires submission of the forms as located in the Architectural Standards within the Woodmere-Trentwood POA website. A homeowners selection of a reliable contractor to accomplish the project is also an important element for a successful outcome. Any homeowner who wishes to discuss a proposed project scope of work is welcome to contact Warren Garbe, Architectural Chairman; Steve Sohinki or Oscar Roberto, 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 occurrence of the heavy rains and significant runoff flow from the storms last summer and fall highlighted several deficiencies in the drainage system in the Woodmere-Trentwood community. An example was the significant undermining of the culverts under

Cashmere Court near the Creek #11 tees. The emergency repair was quickly accomplished to save the roadbed. As a result, the POA Board is undertaking an effort to thoroughly inspect and document the conditions of the drainage ditches 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. A significant amount of the corrective work is in the general maintenance category. The POA Board requests that each homeowner inspect the drainage ditches adjacent to their property and be responsible for accomplishing this general maintenance of cleaning culvert openings and re-positioning rocks and other material obstructions in the ditch flow line. This effort on everyone's part will greatly improve the function of the runoff and mitigate ditch overflows. We recognize that some areas will require construction 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.

## Welcome/Social and C.A.R.E

by Carolyn Schaeffer

We are very fortunate to continue to have the following volunteers to handle the three committees –**Welcome,**

**Events and C.A.R.E.** - under the umbrella of the **Social Committee.**

**Joyce Gilliam** continues to Chair the **Welcome Committee.** Joyce tries to

welcome every new resident that moves into our wonderful community and give them a copy of the "New Neighbor Handbook". Joyce answers all their questions about our neighborhood activities and any other information they may need about Trace and what is offered outside of Trace. Joyce is our W/T Chamber of Commerce! Joyce also informs the Secretary, Treasurer, Events and C.A.R.E. Committees about new and

departing residents so their records can be updated monthly. We are very fortunate to have great new neighbors moving into W/T but, unfortunately, we have had to say goodbye to many friends leaving our area.

**Nancy Hasbrouck** also continues to chair the very important **Events Committee**. Nancy makes sure we have hosts every month for our POA dinners and our summer pool parties. Nancy makes sure the hosts have all of the information they need to make our

events possible. **Remember, all of the Woodmere/Trentwood events are open to all W/T residents. You do not have to be a Club member to attend these neighborhood gatherings.**

**Jerri Hey** chairs the **C.A.R.E Committee** (Committee to Assist Resident Emergencies). We are extremely lucky to have ten ladies who 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 three new coordinators this year and, as always, these ladies gladly volunteered! Thank you to the following current coordinators: **Vickie Highlund, Nancy Remington, Susan Hoover, Marsha Davis, Lorraine Ciccotti, Julie Brown, JoAnn Brennan, Mary Ambrosino**. If you know of a neighbor who is in need of help, please let Jerri or one of these coordinators know.!

## CTA

by Leslie Orlovsky

For new residents who may not know, Carolina Trace Association 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 CTA meetings by a Director appointed by the Board of each POA.

For 2017, the CTA officers are: President, Dick Brown; Vice President, Dan Stanley; Secretary, David Smoak; and Treasurer, Dave Turner. It was also decided to retain the outgoing Treasurer, Sally Grocott, as Assistant Treasurer for 2017 in order to facilitate the transition to the new Treasurer.

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. In the past our POA has contracted with SPA to also plow and treat our roads; however, this year the Board elected to use a private contractor, whose services were not required due to our relatively mild winter.

One of the subjects of great concern to Carolina Trace residents is the status of the proposed Little River Quarry. On January 6, 2017 Judge Smith's final order denying the appeal was served on all parties and Little River filed their Notice of Appeal to the NC Court of Appeals on February 2, 2017. Without going into detail, the necessary steps of certifying a transcript on appeal, filing briefs and, if ordered, oral arguments before the Court, is a long and arduous process, which will most likely take at least a year. To date CTA has paid a total of \$512,000.00 in legal fees, with \$166,000.00 spent on responding to the initial appeal, and can probably expect to pay another \$75,000.00 - \$100,000.00 during the next step in the appeal process.

In a vote in January, the POAs approved the purchase of a CTA Collective Insurance Policy. This is an umbrella policy that will cover all POAs in Trace, with each individual POA paying its share for the coverage it requires. The policy became effective on March 6, 2017.

Many residents have noticed and asked about the trees along Traceway tied with pink ribbons. Approximately 430 trees have been marked as potential hazards due to their close proximity to

the road, their dead or dying condition, or the canopy they create, which shades the road and inhibits ice from melting. The plan is to get quotes from tree services for removal. Since there is no provision in this year's budget for this kind of project this is only being done to have a point of reference for future budget planning.

A new Security Chief is still being decided by SPA. There has been some concern among residents regarding CTA security policies and the authority granted to the Security/Safety Committee under CTA By-Laws. The current policies regarding unregistered guests for the Country Club and Gated Properties were reviewed at the March CTA Board meeting, and no changes to the current policies were suggested at this time. Residents are reminded to lock their doors and cars since there have been scattered reports of vandalism, break-ins, and theft in some of the POAs. For information about Carolina Trace road, utility, and emergency conditions, call the CTA hotline, which is 919-499-2722.

Finally, all residents are encouraged to visit the CTA website at [www.ctaincnc.org](http://www.ctaincnc.org), where all CTA reports, meeting minutes, by-laws and other documents can be reviewed. A new portal has been created (<https://www.carolinatracegolfcommunity.com/>) linking the CTA, CTCC and CTGP websites. In addition, a YouTube Carolina Trace Channel can be seen at <https://youtu.be/WgYdbyugKTo>

# Treasurer

by Scott Erickson

The financial affairs of Woodmere-Trentwood in 2017 are in good order. Our annual outside financial review was performed in February 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 2017 annual dues were sent out in December of 2016. As of the end of March, 95% 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 2017 the account balances are: Checking account, \$46,031.62; Money Market, \$50,431.90; Road Reserve Fund, \$5,849.70 for a total of \$102,321.22.

Our largest ongoing expense each year is our payment to the Carolina Trace Association (CTA). A payment of \$16,714.50 was made to CTA on January 1. Quarterly payments of the same amount will be due on April 1, July 1, and October 1. Other expenses have been normal for this time of year and consistent with our Strategic Plan..

This is my last year on the WTPOA Board. So, I would like to form a finance

committee to learn some of our financial procedures. If you have finance or accounting experience and are willing to spend some time on this project the last 6 months of 2017, send me a note with a summary of your background to my email at [scott.william.erickson@gmail.com](mailto:scott.william.erickson@gmail.com)..



**W-T  
NEWSWIRE**

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WOODMERE-TRENTWOOD ENTRANCE

# W-T Newswire

## Fall 2017

OUR POA VISION

## President's Message

by Steve Sohinki

It's hard to believe that 2017 is going so quickly (seems like we were just welcoming the New Year!). Even harder to believe is that I have been on the Board for almost three years, and that this is my last contribution to the Newswire. During these three years, I have been blessed to serve on the Board with some of the most wonderful and dedicated people it has ever been my pleasure to know. Each of them has worked very hard to assure that Woodmere-Trentwood continues to be the POA of choice within Carolina Trace.

This year, our Board has continued to deal with issues that are demanding more and more attention, as our POA assets continue to age and require that we take action so that problems do not worsen down the road for future Boards, as well as current and future residents. For example, our pool and associated structures have required this year and will require next year significant work to address issues associated with the advancing age of those assets. In addition, while drainage issues have

largely been dealt with on a piecemeal basis until now, the Board this year has developed (kudos primarily to Warren Garbe) a prioritized plan for dealing with the many drainage issues that exist in the POA. This will be a multiyear effort, but one that will likely reap dividends for the POA for years to come. We have also had a professional engineer discuss with us the fact that the metal culverts that we have throughout the POA and Trace in general are reaching the end of their useful life, and this issue will need to be addressed in the next few years. It is critical that we plan our budget and build our reserves based the fact that increased attention and an increased financial commitment will be required to preserve our assets, which are part of the beauty of this wonderful POA we call home. Therefore, while the Board did not take this action lightly either last year or this year, the issue of proper asset maintenance in large part resulted in the proposed increase in POA annual dues that was included with your annual meeting notice.

**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

Nov 1	POA Dinner and Golf
Dec 6	Annual Meeting, POA Dinner and Golf
Dec 9	Fall Clean-Up
Dec 11	Rain date for fall clean-up
Dec 12	Leaves and brush pick-up

I want to express my sincere appreciation for the many volunteers who stepped up this year, as they have in the past, to help, among other things, with traffic control when road work has been done, POA clean-up activities, putting up and taking down seasonal decorations at the entrance, hosting POA monthly dinner events and pool parties, and providing assistance to those who require it as the result of illness, medical conditions or other stressful life events. That spirit of cooperation and willingness to help friends and neighbors is one of the many things that make me proud to live in our POA and to have represented the residents of the POA on the Board for the past three years. Your efforts continue to make this POA the best place to live within Carolina Trace. It has been my honor to have represented the community on our Board..



either original equipment or have been in use for many years. Before the season began the tennis nets and poles had to be replaced and repaired. The bath house roof was collapsing and was repaired and new shingles placed. The pool water filters failed and were replaced. The safety signs around the pool area were replaced. Plumbing repair work was done to the bath house.

There is a long list of upcoming work that will be undertaken this fall and next spring

- The roofs of the pavilion and two out building will have their shingles replaced (the current shingles are coming apart).
- The sidewalk leading to the bath house pump room will be repaired (it is crumbling and coming apart).
- The Bradford Pear trees in the drive way circle will be trimmed.
- The Crepe Myrtle trees behind the pavilion are to be removed.
- The trees around the entire recreation area are to be trimmed.
- The pool water pumps must be replaced as the bearings have failed.
- The joint at the pool edge, between the side of the pool and deck is breaking apart must be cleaned and caulking replaced.
- The pool surface must be cleaned and repainted.

The purchase of homes by new residents to the Woodmere-Trentwood community creates an interest for

#### 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.***

## Recreation

by Louise Spofford and Bill Elliott

This season was a busy season as many our residents made use of our pool and tennis/pickle ball courts. The season began with our annual spring clean-up that included the cleaning of the pool area furniture along with the recreation areas. We had a large number of volunteers that made the work quick and efficient. Thank you all.

The ongoing pool maintenance was done by Mr. Joshua Godfrey. Joshua has done this for our POA for many years. He has done a marvelous job for us. Weekly volunteers served for pool duty to keep the pool and pavilion areas along with the bath house clean and organized. Pool closing was done by volunteers and was uneventful. Thank you all for your hard work and your team work.

Our aging infrastructure has posed many challenges. Almost all of assets are

## Architectural

by Warren Garbe

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 neighborhood. In addition, several major landscape improvements by more established residents have significantly added to the appearance of the community.

Throughout the year, requests for improvements included the areas of

landscaping, expansion of balconies and decks, conversion of stone surface driveways to concrete, and several fences. The Architectural Committee members also received many verbal inquiries concerning issues on the appearance of residential structures, drainage, landscaping and 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.

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.

With the improvements to our community road surfaces and the refurbishment of the road signage, the Committee members have been assisting in the evaluation of the POA surface drainage system. Several of the significant problem areas are being identified for future correction. However, each resident can provide a major impact to the effectiveness of the drainage system by maintaining the road side ditches adjacent to their property. Efforts to remove vegetation growth, small sapling roots, silt buildup, obstructions in the flow line and regularly remove debris at culvert openings will prevent ditch overflows and improve overall system efficiency.

The Board is reviewing the existing Reservations and Restrictions (R&Rs) and By-Laws of the Association and that is being followed by a review to the

Architectural Standards. We are looking to simplify the request process and clarify the approval criteria to continue to enhance the aesthetics of each property and neighborhood. Ideas by POA members are most welcome.

The R&Rs, which contain the guidelines for building requirements, can be found on the website, [www.woodmere-trentwood.com](http://www.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](mailto:warrengetnav@earthlink.net) or one of the Committee members.

## Welcome/Social and C.A.R.E

by Carolyn Schaeffer

This is my final Fall Newswire Report after serving on the W/T POA Board for the last three years. I have enjoyed my time serving with many volunteers to keep our neighborhood the "place to live" at Trace.

I could not have met the needs of this Committee without the help of the following dedicated ladies.

Joyce Gilliam has served for the past three years as our official "Greeter" contacting every new resident that moves into W/T. Joyce attempts to make sure that all of the new owners and renters have our New Neighbor Packet filled with information about all we have to offer socially, copies of our R&Rs and Bylaws, a Resident Phone listing and tells them who their C.A.R.E Coordinator is. Joyce also answers any questions new residents may have about Carolina Trace and Sanford. What a great job Joyce has done being our

Woodmere-Trentwood one-person Visitor Center!

Nancy Hasbrouck came on board and organized the "Events Committee" to run like a fine-tuned machine. Nancy has worked with all of our wonderful volunteers who have hosted our POA dinners and Pool Parties to make sure every event runs smoothly. She keeps on top of all of the procedures and information needed by the monthly hosts and works with the Club to make sure all of our requirements are met. I cannot tell you how much I appreciate her total commitment to this task. Her husband, Tom, has even taken over the task of the 50/50 POA monthly drawings - another example of a neighbor volunteering!

I would be remiss if I did not mention all of the volunteers that stepped up to host our monthly Dinners and Pool Parties. These events would not have happen

without these great friends and neighbors - Ann & Dave Hancock, Kay & Neal Heflin, Terry & John Coughlin, Warren & Laura Garbe, Ellie & Jack Mathews, Barbara and Jim Jameson, Tammy Davidson & Oscar Roberto, Mary Lynn & Terry Riddle, Jean & Ed McVey, Sara & Tom Napier, Lorraine & Russ Ciccotti, Elaine & Scott Erickson, Alexa & Larry Hrvatin, Karen & Dennis Scheidegger, Gary & Donna McEntee, Marie & Jerry Manning, Jerri Hey, Mary Ambrosino, Carole & Dick Philbin, Fran and Nancy Remington, Tom Brennan, Tina & Denny Drew, Donna & Steve Sohinki, Susan & Clarence Hoover, Connie Green, Rod Winther and all three Schaeffers. Many thanks to all of these residents for making our Social Events a success.

I hope our many new residents will sign-up and add their touch to these fun social outings!

Jerri Hey returned to Chair the very important "C.A.R.E. Committee". Jerri and her Ten Care Coordinators: Marsha Davis, Louise Spofford, Julie Brown, Mary Ambrosino, Lorraine Ciccotti, Vickie Highlund, JoAnn Brennan, Susan Hoover, Nancy Remington and Jerri



check on all of our W/T residents and find volunteers to help neighbors who may need short-term help. This group of ladies make our neighborhood unique to Carolina Trace. Jerri does a great job and we all owe her many thanks.

It has been a pleasure to work the POA Board, my wonderful Committee Chairs and all of my W/T neighbors!

## CTA

by Leslie Orlovsky

For new residents who may not know, Carolina Trace Association 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 CTA meetings by a Director appointed by the Board of each POA. The current CTA officers are: President, Dick Brown; Vice President, Dan Stanley; 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 and will contract with individual POAs to plow and treat their roads. During this past winter our POA elected to use a private contractor, whose services were not required due to our relatively mild winter. A decision has not yet been made regarding the upcoming winter season.

One of the subjects of great concern to Carolina Trace residents is the status of the proposed Little River Quarry. Little River filed their Notice of Appeal to the NC Court of Appeals on February 2, 2017 and their brief was filed in July. CTA filed its responding brief on August 23,

2017. To date CTA has paid a total of approximately \$640,000.00 in legal fees, and can probably expect to pay another \$20,000.00-\$50,000.00 during the next step in the appeal process, depending upon whether or not the Court orders oral arguments.

Another concern of many residents is the status of the Stonegate Pond project. Progress has been hampered by bureaucratic red tape on both the federal and the state level, including the requirement to purchase replacement wetlands in Wilmington at a cost of more than \$50,000.00. The good news is that these obstacles have been cleared and progress is once again being made. This project is a joint venture between CTA and CTCC, and will incorporate a culvert that will also improve drainage on the Creek course, hopefully alleviating some of the flooding issues on Traceway, as well as Creek #8 and #11.

At the time of this article, CTA has not finalized a proposed budget for 2018. After a review by the Finance Committee the Directors were advised that the \$41/year per lot assessment approved last year that was supposed to be for five years is not sufficient to replenish CTA reserves. The proposals presented by the Executive Committee included a significant cut in the amount paid to SPA for security services or, in the alternative, another sizeable increase in per lot assessments. Several motions have been made proposing other options for reducing expenditures, but no proposed budget has been approved by the Directors for consideration by the individual POAs.

Residents should remember to call Utilities, Inc. (800-525-7990) before hiring a plumber to address a blocked drain. If there is a blockage and it is within your lines, Utilities, Inc. will repair the blockage at no cost to the property owner. In the event that any utility work to be done will result in sections of road being dug up, Utilities, Inc will provide advance warning to the CTA President, who in turn will contact the appropriate POA President.

Finally, all residents are encouraged to visit the CTA website at [www.ctaincnc.org](http://www.ctaincnc.org), where all CTA reports, meeting minutes, by-laws and other documents can be reviewed. For information about Carolina Trace road, utility, and emergency conditions, call the CTA hotline, which is 919-499-2722.

## Treasurer

by Scott Erickson

There is very positive news on the financial landscape and some unfortunate news as well. We have had good cooperation from our property owners on dues payments. Out of 235 lots (173 improved lots and 62 unimproved lots) all have paid their dues except one. We are working with that person to complete their dues payment. Overall, this is the best record we have had on dues payments and one of the best records in all of Carolina Trace. Thank you all for your cooperation. The contributions to 50-50 through September total \$1042.00, which has been spent on pool and recreation area supplies.

Also in the category of good news is our cash on hand. Our cash assets are held in three accounts at First Bank in Sanford, North Carolina. As of the end of September 2017, the account balances are: Checking account, \$21,729.34; Money Market, \$35,456.95; Road Reserve Fund, \$5,852.64 for a total of \$63,038.89.

Our largest payment this year was to the Carolina Trace Association (CTA). Quarterly payments of \$16,714.50 were made to CTA beginning on January 1, for a total of \$66,858.00 for the year (the last of these 4 payments will be made in October).

The bad news is that many of our assets are wearing out. When our POA was new, our assets were new. But just as our roofs and air conditioners wear out in our homes and have to be replaced, our POA assets have begun to deteriorate and need attention. Along with the liquid road repair last year, a major repair was required to the bridge on Cashmere. This year repair and replacement projects outside of the normal maintenance expenditures have included ladders and filters for the pool, pool furniture breakage replacement, sidewalk repair in the recreation area, a new roof for one of the sheds, cleaning out the retention pond behind the pool, digging out and repairing several ditches whose runoff was threatening road beds, tree clearance and vine control in the recreation area and new street signs to replace those that had become unreadable.

Next year we have additional projects that go beyond normal maintenance. To cover these new expenditures and a dues increase from CTA, the POA Board has passed a \$65.00 per lot dues increase. The annual dues for 2018 would be \$855.00 for an improved lot and \$330.00 for an unimproved lot. This increase will provide the funds for many projects including patching, painting and re-grouting the pool, a new pump motor for the pool, reroofing the remaining sheds, sidewalk repair, digging out and repairing the first portion of the ditches in the POA (it will be a multi-year project to repair all the ditches), and sink hole repair near the entrance.



## Roads and Grounds

by Paul Perks

As Chairman of the Roads & Grounds Committee (a committee of one) I would encourage anyone who would like to volunteer to join to let me know. Ideally a committee of three would be helpful and it would allow you as a community member to better understand our Board's efforts to improve lives in Woodmere Trentwood and Carolina Trace as a whole.

The most important issue facing Carolina Trace and also within our community is the ageing of our infrastructure. Culverts with metal tubes running under our roads 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 use the roads. We are discussing this issue with an engineer to help develop a plan to monitor our infrastructure and ensure the safety and ingress/egress we all need in our daily lives.

2017 was another challenging year and several projects were addressed and/or completed in an effort to alleviate issues in our community. There developed over time an issue with the Liquid Road paving project since over the winter and throughout the year the road surface showed signs of lifting in some areas. Repairs were made to several areas in the community that needed attention; in addition the speed bumps on Cashmere Court were altered to be less severe. There is still some minor work to be done to complete the road resurfacing and paint lines, etc. Hopefully this

project will be finalized before the winter arrives. Many thanks to our residents who went out of their way to accommodate the repairs, there was much less damage done this year which helped the contractor in the process. Thanks also to the volunteers who assisted with traffic control, without their help there would have been additional costs incurred which would have impacted on our very limited budget.

The bridge on Cashmere Court was damaged in 2016, due to an extensive period of heavy rainfall. An inspection of the bridge by Engineers indicated heavy damage to the bridge. Repairs were completed however this continues to be a major concern for our Board since there is an accumulation of debris at the culvert flowing along the creek from the golf course and after repeated requests to clear the debris the maintenance crew damaged the center tube. When assessing the damage it was noted that the three tubes are becoming worn from the constant flow of silt, sand rocks and debris. This all acts like an abrasive to the metal and over time is causing the metal tubes to wear out, similar to all

culverts in our community. At some point in the near future a budget item needs to be added to our finances to allow a reserve to be built to address the repairs that will be required as the infrastructure deteriorates and road collapse ensues.

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.

It is planned to clean up dead trees and brush around the pool and to trim the Bradford Pear trees there which are very overgrown and will pose the threat of branches snapping in the winter if not taken care of.

One last major project is being reviewed and that is the ditch at the south side of our POA entrance which poses a dangerous situation for cars entering Traceway. Although this is a CTA problem we have initiated meetings with engineers and contractors to develop a plan to remedy the situation. This plan will be presented to CTA and

hopefully work on this project will be approved and commenced in the near future. Caution will be required for our residents' vehicles when exiting the POA for a brief period of time but in the long term this should remove the hazardous situation.

Fall clean-up - On Saturday, December 9, 2017; we will conduct our fall cleanup of the common areas and pool/recreation area. Branches and leaves will be picked up from individual lots on December 12, 2017 by our contractor. It is emphasized that branches and leaves must be stacked separately between the drainage ditches and the road. BRANCHES and LEAVES 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  
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