



W-T Newswire

Spring 2019

OUR POA MISSION STATEMENT

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

OUR POA VISION 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

President's Message:

By Bill Elliott

The calendar year is nearing its midpoint. And, the day-to-day challenges of the Woodmere-Trentwood POA (W-T) are being addressed by our Board members and our many, although too few, invaluable volunteers.

A Long Range Planning Committee (LRPC) was formed eight months ago. The members of this committee are past and current leaders of W-T. The committee has gathered information and data concerning our infrastructure, roads, ditches and water drainage areas. The finishing touches are being made to the creation of spreadsheets and documents for future boards to use in planning and decision making and for education of our property owners. The financial concerns are real and we need to work together,

sooner rather than later, to assure a successful and a vibrant community. The LRPC is also gathering information as to the desires of our residents with respect to our recreational areas and our planned social events of W-T. A written history of W-T is being created and will be placed on the W-T web site for all to read.

Over the years, volunteerism has been an important resource for W-T. There has been a trend (as the demographics of W-T residents change) of fewer residents volunteering to help in areas such as weekly pool duty, hosting pool parties for the residents, hosting the monthly POA dinner, at the Carolina Trace Country Club, and helping keep the road sides and POA common property clean and neat. Possible solutions to address this concern may be

to increase our volunteerism, hiring businesses to perform the work and either not planning or canceling social events. As of this writing, there are seven open weeks for 'pool duty' without anyone to do evening clean-up. If there is no one to clean the pool area we may need to close the pool for those uncovered weeks. The Board works hard to maintain a wonderful community environment while being financially responsible. Please volunteer your time whenever you can.

A new home will be built on the north side of the Chelsea loop this summer and potentially more to come as interest in unimproved lots increase.

I thank all of the W-T residents for creating great neighborhoods and attractive homes that are beautifully maintained. Our Board works hard to keep our common areas and infrastructure clean, neat and well cared for. The board's effort is only part of the equation. Volunteerism is a mainstay for the success and attractiveness of Woodmere-Trentwood POA. Please take time out your day to volunteer to help care our valuable and wonderful resources.

Recreation

by Louise Spofford & Bob Dykeman

The Woodmere-Trentwood pool opened on Kentucky Derby Day, Saturday May 2nd.

Thanks to all the Volunteers who showed up for the cleanup the Friday before.

Please note the new pool coping and tile has been installed and the pool has been painted.

Please help keep it clean.

Note: Great job by Lee Pools of Sandford, Josh Godfrey.

Please note and obey all rules posted at the pool and tennis courts.

There Is No Lifeguard on Duty. Medical emergencies: Call 911 and the Main Security Gate 919-499-2339

We are continuing the Wristband policy put in place last year 2018. All members at the pool must sign in and wear their wristbands.

If you are in need of Wristbands please contact Bob Dykeman (845-430-3784) or Louise Spofford (919-498-2151).

Pool Hours Are From 7am-9pm. May-Oct.

Many thanks to those who have signed up for the weekly pool cleanup and trash removal.

We still have seven weeks with no volunteers. To volunteer please contact Bob or Louise and we will get you on the list. (List of dates and duties are posted at the pool.) It is an easy job and the majority of the time it requires a once a day check at night when the pool closes.

To reserve the covered "pavilion" at the pool for private functions, please contact Bob or Louise. Advance notice is required, and your event will be posted on our calendar at the pool bulletin board. (Note: You cannot reserve the pool, only the pavilion, and we ask that functions be no longer than 3 Hrs.)

No Glass Items are allowed in pool area.

I am looking for volunteers to help me maintain and improve our pool and tennis area. If you have free time available and would like to do some work. Please contact me at (845-430-3784)

This is your recreation area, paid by your POA dues. Please take good care of it.

Welcome/Social And C.A.R.E

by Karen Kennedy

I am now in my second year on the POA Board as the Social Committee Chairperson. I am very lucky to have the following W/T volunteers to handle the committees under the umbrella of the Social Committee.

Peggy and Ron Scott started the Welcome committee and did a really terrific job but alas a commitment in their lives came up and they had to give it up. George and Leslie Orlofsky very kindly took over the task and is doing a terrific job meeting new residents and filling them in on all the wonderful assets that our POA has.

I oversee the Social Committee that takes care of all POA social events. I make sure that we have hosts every month for our POA dinners and summer pool parties. I make sure the hosts have all the information that they need to make our POA dinners possible. Under the Social Committee falls our important Military Appreciation dinner that is held every year in November. We are extremely grateful to have Marie Manning and Jerri Hey to host this event every year. The exciting Kentucky Derby party event kicks off our pool opening every summer.

Remember all of our Woodmere/Trentwood events are open to all W/T residents. You do not have to be a Club member to attend these neighborhood gatherings and we encourage you to come and meet us all, we are a great group of people.

Jerry Hey oversees The C.A.R.E. (Committee to Assist Resident Emergencies). We have 10 ladies who take care of 16 to 18 families and on a moment's notice, 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. A special Thank You goes out to; Susan Hoover, Marsha Davis, Faye Stephenson, Louise Spofford, Kay Heflin, Barbara Bentley, JoAnn Brennan, Peggy Connelly, Mary Ambrosino, Jerri Hey.

Thank all the volunteers in our POA for making this the best POA to live in.

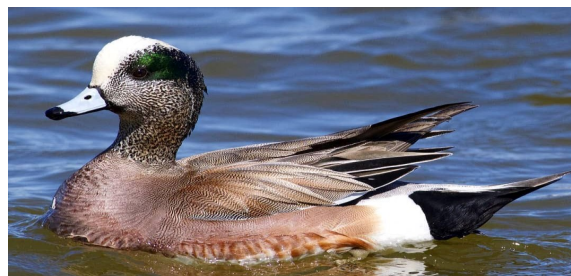
Architectural

by Jamie Bowen

The architectural committee has approved several small improvements to existing properties already this year. As a note, the architectural committee request that all improvements to property, including but not limited to landscaping, additions, fences, etc. be submitted for approval by the committee. In saying that, any repairs to your property that don't change the original appearance of the property do not need architectural approval. There is also no need for architectural approval for removal of trees on a home owners' property that are dying or a potential hazard to your home. If the tree in question is on someone else's property, then the architectural committee can get involved to help.

With spring upon us and flowers in bloom, residents are eager to get out in their yards. The longer days to enjoy the outdoors have prompted many requests for improvements to landscaping, new decks, enclosing a screened in porch to become additional heated and cooled square footage of the home. As a Commercial General Contractor, commercial construction in the area has picked up over the past two years. I am also very pleased that the Architectural Committee has approved plans for construction of one new home in Woodmere-Trentwood and have talked to another builder about the potential build of another home in our development.

If you have any questions, please feel free to contact Jamie Bowen, Architectural Committee chairman, by email at wtarchitecturalchair-poa@gmail.com or on my cell at 919-369-0312.



CTA

by Larry Hvartin

The Carolina Trace Association (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 2019, the CTA officers are: President- David Smoak; Vice President- Ken Harden; Secretary- Oscar Roberto; Treasurer- Cal Saltzman and Asst Treasurer- Ed Nelson.

CTA is responsible for Trace security under contract with the Southern Protection Agency (SPA). SPA works to control access to CT and provide our residents a safe environment. Residents are reminded that, even though we are in a controlled access gated community, it is still wise to lock your doors and cars as scattered incidents have occurred in some POAs. SPA is also responsible for plowing and sanding Traceway after snow or ice events. For information about CT road, utility and emergency conditions call the CTA hotline (919) 499-2722. Our POA uses a private contractor to provide these services to our roads.

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 it requires.

A plan this year is to review all CTA contracts thoroughly to determine if they are in our best interest and seek bids if it is appropriate. This includes everything from lawn care to security services.

An ongoing discussion with the CTA Board involves maintaining proper car entry at the front gate. A persistent issue has been cars 'tailgating' through the resident's gate without allowing the gate to close. New signage has been installed which should help. All resident cars are identified as they pass the gate and, if the problem continues, a possible solution would be to disable the stickers of cars that are not complying with the rule. Remember, if you can tailgate, unauthorized cars can do the same. All activity in and around the gatehouse is captured on video and audio to maintain our security.

All residents are encouraged to visit the CTA website at www.ctaincnc.org to view CTA reports, meeting minutes, by laws and other documents. There is a portal at <https://>



Roads and Grounds

by Paul Perks

Roads & Grounds

We were blessed this past winter with very moderate temperatures and little to no snow and ice which allowed our residents the ability to travel throughout our community with very little concerns. It also saved the POA money to plow and salt our roads which is also a relief since there are many pending repairs needed to our infrastructure.

Roads & Entrance

It was wonderful to see the spring daffodils at our entrance planted by our neighbor from Sedgemoor, for which we owe a vote of thanks. You might notice that this year we have planted new flowers at the entrance in an effort to try to beautify the area, and this in conjunction with excavating a new ditch from Traceway to the Culvert Box on our property which will hopefully solve the sink-hole issues there. It was nice to see the contractor come in \$1,500 under budget for this work which again helps with our finances.

Unfortunately, the owner of Carolina Pavement, our road contractor and another manufacturer of road surface treatment returned to review the road conditions and after inspecting the surface determined that the bare patches in many areas of the POA are still flaking. They determined that to lay down new treatment on top of the surface would still leave patches since the original sealant has not adhered to the road surface in some areas and will continue to flake. The recommendation is to leave the roads in their current state until the flaking stops (one to two years) and at that time resurface the road. The good news is that he

waived the payment of the money we are holding until the work was complete so we have more in reserve for other road and drainage projects. He added that the roads are in excellent shape so even waiting for two years the roads will not be compromised from wear and tare and resurfacing then will bring them back to look pristine again.

Drainage

As many people have witnessed from past rainstorms several residences saw flooding to some degree and your Board is trying to develop a long term plan to try our best to improve and or install drainage ditches and repair culverts where necessary. Our goal is to ensure these flooding issues are addressed to the best of our ability. Acts of God are difficult to predict but we are doing our best to proactively address this issue by drawing up a master plan and budget to remediate sections of the POA over time, hopefully in the long term this will solve at least the most pressing issues.

As a start to this plan we hired Bobby Branch Tree Service and Landscaping to install a new ditch behind the pool area and clean out the old ditch running along the West side of the property down to the culvert at Creek 11 fairway. This work was completed and worked perfectly during the heavy rainstorms this past Spring, but in reviewing this we found that the old ditch was actually on a homeowner's property. We are in the process of rectifying this in the near future and will get Bobby and his crew back to direct the ditch back onto POA common property. The end result we hope is that all of the flooding issues to our neighbors on Angus Court will be remedied.

It is imperative that homeowners continually monitor and remove debris, weeds, leaves etc., from ditches on their property. This will help enormously with allowing heavy rain run off evenly and again help stop flooding to people's homes in lower areas of the POA. Please check this periodically as a favor to your neighbors.

Infrastructure

Although not technically on POA property there was a serious concern at the POA entrance regarding the ditch on the right as you exit. The road was actually crumbling a little at a time into the ditch and the fear was that a driver could catch the edge of the road which could pull the vehicle into the very deep ditch. After three years of petitioning CTA this has now been fixed so the danger has been alleviated. Our sincere thanks to CTA for taking care of this.

Our cash assets are held in three accounts at First Bank in Sanford, North Carolina. At the end of March 2019 the account balances are: Checking Account \$21,459.81;

Money Market \$144,574.93; Road Reserve Fund \$55,886.54 for a total of \$221,921.28.

Our largest ongoing expense each year is our payment to the Carolina Trace Association (CTA). A quarterly payment of \$17,712.75 was paid on January 1, 2019.

Payments of the same amount will be due April 1, July 1 and October 1 for a total of \$70,851.00. Other expenses have been normal for this time of year and consistent with our Strategic Plan.

I am committed to working with our WTPOA Residents. Any questions please feel free to contact me at my new email:

wttreasurerpoa@gmail.com

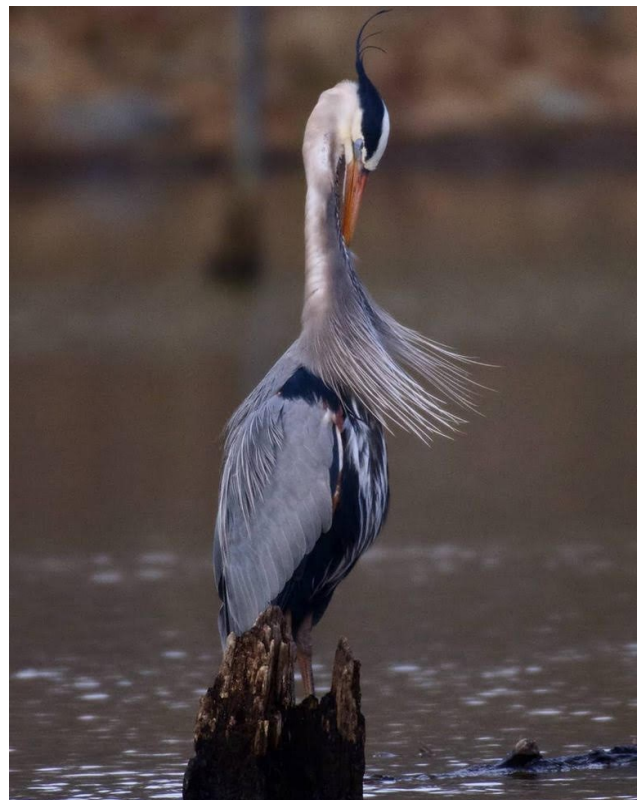
or 919-343-1788.

Treasurer

by Sara Napier

The financial affairs of Woodmere-Trentwood in 2019 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 2019 annual dues were sent out in December 2018. As of the end of March 92% of the invoices we sent out have been paid and deposited in our bank accounts.



December 2019

WOODMERE-TRENTWOOD FALL NEWSWIRE

OUR POA MISSION STATEMENT

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



President's Message

We are nearing the end of the year and preparing for 2020. I want to start off by thanking the members of the Woodmere-Trentwood Board for their time and efforts to help make sure the day to day business of the respective committee responsibilities are fulfilled. This work allows our residents to experience a great environment in which to live. Also a thank you to Larry Hrvatin for serving as the Vice-President for eight months and to Scott Erickson for volunteering to serve the remainder of Larry's term on the Board. Most importantly a heart-felt THANK YOU to all of the volunteers serving on various committees and helping with the periodic work days of the POA.

The Long Range Planning Committee completed its task. It collected information and created a plan that became a spread sheet. This document provides the steps needed to assure that financial reserves will be available to provide maintenance of the roads and also have a long-range guide for saving for majors road work projects that will be required. A survey of the residents was taken to identify the demographics of our community and also to learn of potential use of the recreational area. Three topics stood out. These are: 1. The increasing cost of the POA monthly dinners at the Country Club. (Our Social Committee is working with the CTCC to identify less expensive dining options.) 2. & 3. Desire the development of a child's play area and a dog run, on the recreational area property. (A committee may be formed to evaluate the feasibility of the two projects.)

The Cashmere Court bridge is deteriorating and will require replacement within a few years. Currently the bridge is structurally safe for use. The estimated cost for the replacement bridge is near \$600,000. Plus, there are three areas of surface water drainage that need work done, to prevent damage to our roads and private property. These are the drainage of the recreational area to Carr's Creek, the ditch at the corner of Angus Ct. and Chelsea Dr. and the drainage of spring water and rain water at Piccadilly Court. The cost of this work is yet to determined.

The challenges of the near future for Woodmere-Trentwood POA are to create and implement a plan that will create financial reserves to pay for ongoing road maintenance, future major road surface work, surface water drainage work and for the replacement of the Cashmere Court bridge. It is critical for our POA to begin saving for these very large and daunting financial challenges ahead. A solid, safe and up-to-date infrastructure is the foundation of a community such as Woodmere-Trentwood. Without this, the community will fail. These issues are priority number one and must be dealt with.

With regard to future budgets, our annual dues must be increased yearly, by small amounts. By doing so will assure sufficient funds will be available when a bridge needs replacement and/or the roads need resurfacing. If we don't begin now, the savings will never be enough.

Woodmere-Trentwood is wonderful place to live. Together, W-T will continue be a safe, friendly, prosperous and an enjoyable community in which to call home.

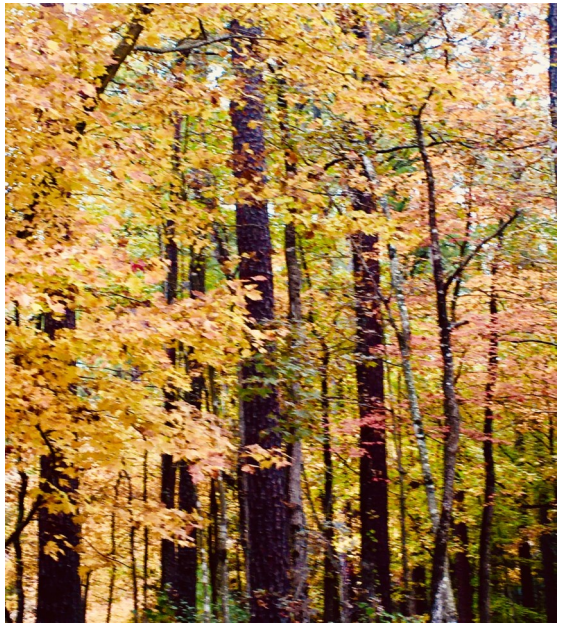
Thank you for allowing me to serve our community.

Bill Elliott, President
Woodmere-Trentwood POA

OUR POA VISION STATEMENT

Woodmere-Trentwood POA strives to foster a caring culture where neighbors are considerate and help each other. We preserve and enhance our recreation 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.



Treasurer's Message

We have had good cooperation from our members on dues payments. All have been paid except for one which has a lien on it. Thank you.

Our cash assets are held in three accounts at First Bank in Sanford, North Carolina. As of the end of September 2019 the account balances are: Checking account \$7,146.97; Money Market \$114,632.46; Road Reserve Fund \$55,914.57 for a total of \$177,694.00.

The largest expenditures this year was to the Carolina Trace Association (CTA). These are Quarterly payments of \$17,712.75 with the last to go out October 1, 2019. Our pool with the removal and replacement of coping and tile, along with painting the pool totaled \$21,200.00, and for our new entrance lights, ditch line, sinkholes and culverts totaled \$6,786.00.

We have set aside \$14,000.00 for our 2019 contribution to the General Reserve and \$42,500.00 for our 2019 contribution to the Road Reserve Fund. These contributions will be added at the end of 2019. At this time our General Reserve has \$37,604.77 and our Road Reserve has \$55,872.75.

The contributions to 50/50 so far have totaled \$755.00 which has been spent on pool and recreation supplies.

The board passed, and the POA approved a budget for 2020 with increases for CTA dues of \$6.00, and for WTPOA dues of \$9.00 which is a total of \$15.00 increase per lot. The budget includes dues for 2020 for an improved lot of \$920.00 and for an unimproved lot of \$375.00.

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

Sara Napier, Treasurer



Recreation Message

W-T opened the pool with the annual Kentucky Derby party in May hosted by Tom and Joann Brennan.

We thank them for all their time and effort they put into it.

Josh Godfrey did a great job of completing the pool repairs on time for the opening and we hope everyone likes the new look. Thanks to Josh for servicing our pool for the season.

The majority of our residents seem to abide by the pool rules this year except for a few issues this summer, e.g. No Smoking, Locking the Gate when last out, No Glass Bottles and Wrist bands.

We would like to thank everyone who signed up for pool duty this season and ask for volunteers to sign up for the 2020 season.

The only way we can keep the pool going is to have people to help keep it clean.

The pool officially closed the last week of September 2019 and will reopen in May 2020.

Thanks to all who helped to open and close the pool.

Special thanks goes out to Louise Spofford, She completes her three year term on the board.

She has been an asset to both the recreational area and the POA. We will truly miss her.

Bob Dykeman





Welcome, C.A.R.E and Social

We are very fortunate to have the following volunteers to handle the three community committees: Welcome Committee, Care Committee and Social/Events Committee.

George and Leslie Orlofsky took over as the Woodmere-Trentwood Welcome Committee in March. Since the Scotts did such a great job as the previous welcome people, we had very little to follow-up and we would like to thank them for the work they did.

So far this year twelve new families have moved into Woodmere-Trentwood. We have met personally with 7 of them and have distributed a total of 12 information packets. Of those 12 packets, 9 have completed and returned the New Resident Information form.

In addition to contacting and visiting new residents, I have revised the initial "Welcome Letter" used to contact new residents and have created a "Contact Summary" form to make it easier to track our attempts to reach out to new neighbors. We have done our best to contact new residents as soon as possible, but if you have moved into Woodmere-Trentwood in the past year and have not received an information folder, please contact either Karen Kennedy or Leslie Orlovsky and we will get one to you as soon as possible. Please bear in mind that we do not receive notice of new families until CTA sends out its gate report the first week of each month, which lists all families who moved into Carolina Trace during the previous month.

C.A.R.E. (Committee to Assist Resident Emergencies)

Many years ago, the C.A.R.E. Committee was created by a visionary Woodmere-Trentwood resident. We are truly a unique and caring POA among all others in Carolina Trace. How fortunate to know that our neighbors will be there in **emergency situations!** This year, we had many residents needing our help. Thank you to thoughtful neighbors who responded to an unexpected phone call requesting assistance for others.

Welcome, C.A.R.E and Social Cont.

C.A.R.E is designed for **short-term assistance** to families who are experiencing a crisis, illness or loss. **This program is not designed to be long-term or a burden on the volunteers.** Our hope is that we don't need it, but when we do, the coordinators are there to organize volunteers to assist those in need. We have 10 C.A.R.E. coordinators who, without hesitation, coordinate neighbors within their group to provide meals and transportation or simply do errands for those who are temporarily homebound. Each family is assigned to one of ten C.A.R.E. groups. You can find your C.A.R.E Coordinator, by locating your lot number, on the W-T Website @**woodmere-trentwood.com**.

A special thank you to our current 10 C.A.R.E. coordinators who have volunteered their time and resources to make this program a success: **Susan Hoover, Marsha Davis, Faye Stephenson, Louise Spofford, Kay Heflin, Barbara Bentley, JoAnn Brennan, Peggy Connelly, Mary Ambrosio and Jerri Hey.** Many of our coordinators have been volunteering for several years and I am very thankful for their dedication. Please call or email me if you would like to volunteer.

Congratulations to: Clifton & Julie Talley on the birth of their twins, Hattie Laine and Jasper James born in February.

In Memoriam: Our thoughts and prayers go out to the families of Robert Jennings and Dawn Eshbach who both passed away this past year.

Jerri Hey
Chairman

Or 919-498-2086

Karen Kennedy has chaired the Social/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 successful. She also coordinates with Welcome Committee and CARE committee members to volunteer her help to them in time of need. **We must emphasize that all our Woodmere/Trentwood events are open to all W/T residents. You do not have to be a Club member to attend or host these neighborhood gatherings. Karen wants to encourage you to get involved because you will meet your neighbors in our wonderful POA. Contact: Karen Kennedy 919-343-2616**

Secretary's Message

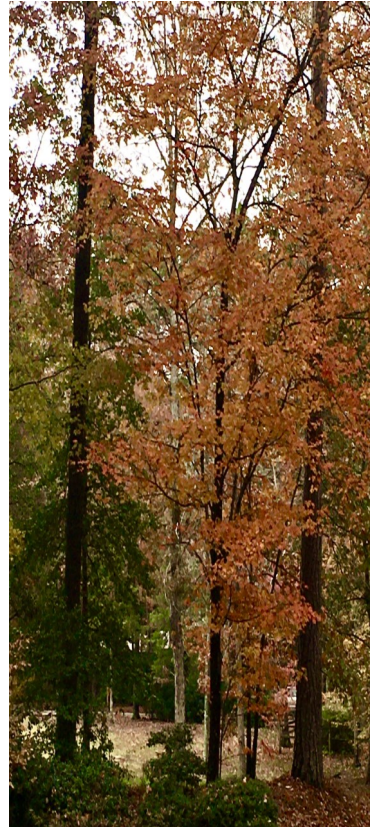
I am just now completing my first year serving as Secretary to this active POA. In this year what I have learned is there are so many dedicated people that make our POA run smoothly while keeping our Mission and Vision in mind. There are some very intricate decisions that have to be made using all the talents our members have at their disposal. I encourage all of you to consider joining a committee or running for a Board position. We now meet in the evening to allow for our younger neighbors, that are still working every day, to join and contribute. This POA is what we, the residents, make it. Our demographics are changing and we need to have all points of view sitting at the monthly meetings. Think about it. We all need you.

Bernadette Russell

Roads and Grounds

Well here we are in the Fall and this will be my last attempt to update everyone on the progress to date and the future goals and objectives I will pass on to my new Board replacement. My three-year term on the Board is about to expire and It has truly been a pleasure managing the Roads & Grounds for our POA. To date we have made great inroads in fixing many issues, the front entrance ditch work, being my major accomplishment. There has also been work on beautification of the front entrance, including lighting, flower beds, trimming the bushes and shrubs and generally trying to make Woodmere/Trentwood a more

In addition to the front entrance, we have installed ditches in certain areas to prevent continuous flooding of several homes but in addition there are many other projects that have been identified as high priority but put on hold for lack of funds. The most pressing is the repair/replacement of the culverts under the road at Cashmere Court and Creek 11 Tee Boxes. This will take a major investment and we are looking for plans to solve this right now. Like many of the Culverts under our roads, they were installed 40 plus years ago and are long past their expected life span. They wear out at the bottom with dirt, gravel and other items flowing through and gradually the integrity of the metal is eroded, and the culverts need replacement before the roadway collapses.



It's easy to spend other people's money, but I have been extremely frugal with spending POA funds throughout my three year term since I recognize the items that need addressing in the future, road surfacing being the one that needs attention every three to five years. I have tried to build a road reserve fund to take care of this project which will need to be completed within the next two years and we should have enough saved for this, however, much more money is required for the projects we have identified and this will require a significant increase of funds allocated to Roads & Grounds in the future.

You saw the Halloween decorations which I hope you found to be fun, Thanksgiving is now here, and these decorations are imminent, then it's Christmas and the decorations and lights go up at the entrance. All this takes volunteers and my heartfelt thanks go out to all who have helped me this past three years with this and the Spring, Fall and Winter Clean up's. You have all helped make the job that little bit easier.

Paul Perks

Architectural Committee

The architectural committee approved several small home improvements to existing properties during the spring and fall seasons this year. As a note, the architectural committee request that all improvements to property, including but not limited to landscaping, additions, fences, etc. be submitted for approval by the committee. In saying that, any repairs to your property that don't change the original appearance of the property do not need architectural approval. There is also no need for architectural approval for removal of trees on a home owners' property that are dying or a potential hazard to your home. If the tree in question is on someone else's property, then the architectural committee can get involved to help.

With fall almost over and winter upon us, the leaves are falling and so is the temperature. As leaves fall, it is good practice to keep the leaves on the driveway blown off to make it easier to see when backing out of the drive. It is also good practice to clean leaves out of the gutters and off the valleys of the roof as this creates a damn for water during heavy rains and when it snows, giving way to potential roof leaks.

If you have any questions, please feel free to contact Jamie Bowen, Architectural Committee chairman, by email at wtarchitecturalchairpoa@gmail.com or on my cell at 919-369-0312.

