



Woodmere-Trentwood

Spring Newswire

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.

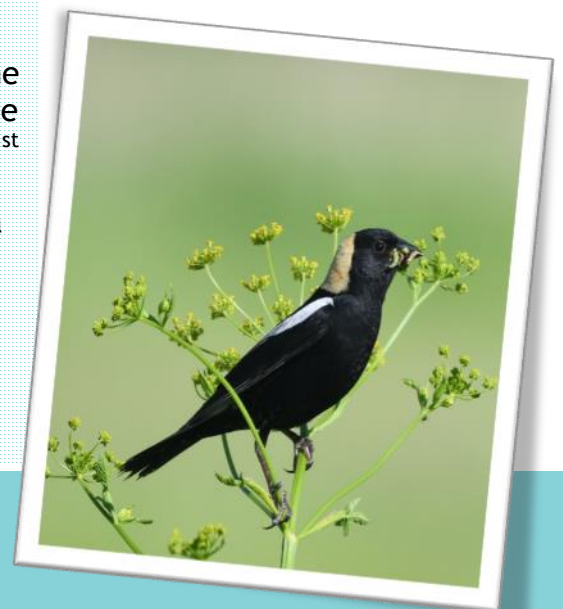
President's Message

Bob Dykeman

This past year has been a trying year for all, weather you had to stay home from work and home school the kids or could not see the children or grandchildren due to covid-19, this year has impacted all of us in one way or another. As much as we like to see things the way they used to be everything by nature will change.

Last year's pool activities had to be changed and thanks to the people in charge of the pool and all the great people in our community we managed to have a safe pool season. This year should be a better year but still some caution will be required. We did have a small October fest hosted by the Kennedy's and a great Halloween night thanks to Casey and Bernadette Kentucky Derby had to be canceled last year but this year if the horses are running. Thanks to Karen and Henry Kennedy we hope to kick off our summer with the traditional Derby Party. May 1st (with caution)

Things have changed and so it should. I have not lived in Carolina Trace if some, but I have talked with a lot of old timers and we talked about the past. (That is what old timers do) Parties were the norm at the pool. We need to get back to the way it was (with a twist) and have some parties for the families and their children.



We also use volunteers to do a lot of the cleanup to our recreation area and our common areas. This helps to keep our dues down and gives us a sense of pride in our neighborhood.

We also have a tennis court which needs to have some use. Anyone interested in setting up some tennis lessons or matches should get together with the board and make this happen.

We do have some serious Pickleball players who get together and compete on regular bases. We encourage all to join these activities.

We have started having POA dinners and golf on a limited basis. We hope to back to normal dinners by the time this newsletter is out. We usually have our POA dinner and golf outings at the club the first Wednesday of the month 5-6 cocktails 6-7 dinner , POA golf @ 12 PM 9 Holes, signup sheet is posted at the club. You do not have to be a member to participate.

These times work great for us retired people! Any suggestions on how to make this more accessible to those younger families in our community would be greatly appreciated. We need to work on getting everyone in our POA involved.

Our board consists of all volunteers. Each member puts in three years and does the best they can do in that time.

We also use volunteers to do a lot of the cleanup to our recreation area and our common areas. This helps to keep our dues down and gives us a sense of pride in our neighborhood.

We have managed to get a lot of the new younger homeowner to help out but a lot of the older homeowners that were volunteers have moved on.

By volunteering to help out on these projects it is a great way to get to know your community and understand its needs and how it functions.

We encourage all to help in any way they can and please express to anyone on the board if you have any desire to commit yourself to a term on the board or committee is some capacity.

Thanks to all the volunteers past and present, may all be safe throughout the summer

Special thanks to Oscar Roberto and Tammy Davison for all they have done for our community. They will be missed. we wish them and their family well.



Treasurer

Sara Napier

The financial affairs of Woodmere-Trentwood POA in 2021 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 2021 Annual Dues were sent out in December 2020. As of the end of March 98% 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. At the end of March, the account balances are: Checking Account \$58,008.75; Money Market \$148,461.72; Road Reserve Fund \$130,284.02 for a total of \$336,754.49.

Our largest ongoing expense each year is our payment to the Carolina Trace Association (CTA). A quarterly payment of \$18,188.75 was paid on January 1st, 2021. Payments of the same amount will be due on April 1st, July 1st, and October 1st for a total of \$ 72,755.00. 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 email

wttreasurerpoa@gmail.com or 919-343-1788.

Secretary

Bernadette Russell

A year ago, all we could think about was the Pandemic! We hunkered down and covered our faces. I never imagined it would last this long. With the spring also has come great hope with the vaccine. May we never see another pandemic in our lifetimes!

We have seen a lot of movement in our community and there are many new neighbors. We are changing, as things always do. We are seeing more children out playing and working parents. I never realized how much I missed seeing kids running around the neighborhood.

A special welcome to all our newcomers. Please consider joining us for the POA golf and/or dinner. This is the best way to scope all many of your new neighbors.



Architectural

Jamie Bowen

Since last Spring's Newswire, which talked about (4) new homes, I have received request for construction for (5) additional homes. The architectural committee has also approved a variety of other home projects this year from painting of the exterior of the home, to deck and porch extensions.

Per our policy, the architectural committee request all improvements to property, including but not limited to landscaping, fences, etc., be submitted for approval by the committee. The request for construction approval form can be found on the Woodmere-Trentwood POA website, under the Documents tab, Architectural Standards page.

One change that the committee has made to our Architectural Standards this year is the approval of a Privacy Fence, but to be placed only on a property line that does not abut another Carolina Trace property.

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

Roads & Grounds

Jim Boone

Roads and Grounds, with help from volunteers, has been clearing ditches of brush and small trees on our vacant lots.

We are currently working with local asphalt companies for bids to begin patching road areas that need the most attention.

Mowing of common areas will start the week of April 19th.

Our Spring clean-up is scheduled for Saturday, April 24th at 9 am at the pool.

The Spring branch pick-up will be Thursday & Friday, April 29th & 30th, weather permitting. As a reminder, branches should be no longer than 6 feet and should be placed at the side of the road in front of your property. In case of rain, pick-up will move to the following week. To improve the appearance of our common entrance area, the downed timber has been removed.

Ongoing drainage improvements will continue behind the pool to correct previous project work.

Thank you to all our volunteers who have come out to help with our many projects this past year, bringing their hard work, tools and equipment, and ideas, to continuously improve our POA.

Welcome/Social & C.A.R.E.

Nancy Pawloski

We are truly 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.

Nancy Pawloski has agreed to take on the Events Committee and oversees the entire Social Committee. Nancy will make sure we have hosts every month for our POA dinners and our summer pool parties. Nancy will make sure the hosts have all the information they need to make our events possible. Nancy also stays in close contact with the Welcome Committee and the C.A.R.E. committee to offer her assistance where needed.

Nancy contacts Welcome and C.A.R.E. committees monthly and composes and monthly report of all three committees and sends it to the board to be published in the monthly minutes.

We must emphasize that all our Woodmere/Trentwood events are open to all W/T residents. You do not have to be Club members to attend or host these neighborhood gatherings. Get involved and you will meet other neighbors in our POA. Contact Nancy Pawloski at text 315-725-9129.

Grace Stewart heads up the Welcome Committee. This wonderful bright, energetics woman tries to welcome every new resident that moves into our wonderful POA and give them our Neighborhood Handbook and lots of other information about Carolina Trace and Sanford. Grace also informs the Secretary, Treasurer, Event and C.A.R.E. committee people 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 Residents Emergencies). We have 10 residents who unselfishly give their time and efforts to take 16 to 18 families, and without hesitation, organize neighbors within their neighborhood to provide short-term assistance in the form of meals and rides to families who are experiencing a crisis, illness, or loss. If you know of a neighbor that is in need please contact Jerri.Hey@hotmail.com to let her know

Recreation

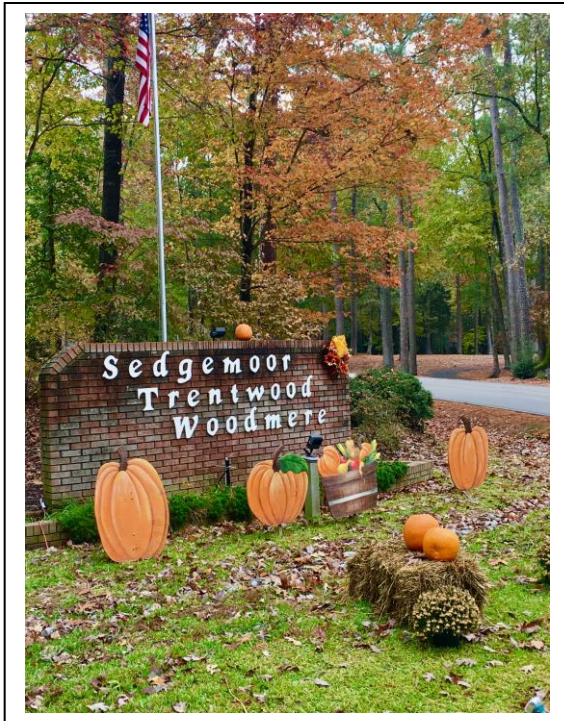
Ben Perez and Karen Scheidegger

Welcome to Spring Woodmere-Trentwood residents. This has been quite the year, to say the least. A year ago, community events were halted because of the virus. There was a sudden stop to everything that makes this town and community tick. Schools were shut down, activities and sports were stopped, and a large portion of businesses were closed. After a year of living a semi-isolated life, we are starting to see things open up. Right now, we are digging through the details on what the use of the pool will look like this season. We hope to see a continual improvement but will still like to keep protective and sanitation measures in place for the pool. We would also like to send thanks out to all the families for following the reduced capacity rules this last year. The sharing of block times at the pool was equitable and once we were able to establish guidelines and protocols everyone worked together to make sure the rules were followed. This past fall we had our first successful Halloween event at the pool circle. We are looking forward to establishing an event like that again. We would also like to send special thanks to John and Sonya Fields for the Haunted Forest, it was a hit.



This year we are going to try to plan some pool parties as well and could use some help or ideas for a kid-centric pool party/movie night. After the pollen falls, we will focus on getting the tennis and pickleball courts cleaned and pressure washed to preserve the life of the courts. Please keep an eye out for a blast as we will be looking for volunteers to assist with that along with weekly pool clean up as well.

We will continue to use our Woodmere Trentwood POA Facebook page to keep everyone informed.



WOODMERE-TRENTWOOD

FALL NEWSWIRE
2021

Woodmere
Fall
Newswire

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President's Message

Bob Dykeman

Once again fall is here, the leaves are changing color and soon will be falling to the ground only to be replaced by new leaves next year. Nature, in its' own beautiful way (most of the time), has perfected this process over many years and produced so many beautiful moments for all of us to cherish throughout life!

Our community is a forever changing environment with new homes, new homeowners and other homeowners moving away. It is a forever changing part of life that we have come to know and accept.

Mother nature is not ever going away so we will forever be trying to find ways to live with whatever she has to offer.

Many volunteers have donated their time and effort to make the Woodmere-Trentwood POA the great community it is through good times and through bad. We give thanks to everyone who helps in any way they can.

We could judge if this was a good year or a bad year but, the fact that I am here writing this says it all.

I have spent three years on the board and have had the opportunity to work with some very special individuals who only had one desire and that was to make our Woodmere-Trentwood POA the best place to live in Trace.

The pay is not great and sometimes our choices are not accepted by all, but that is what being a board member is all about, doing what we can to the best of our ability to the benefit of as many as possible.

Being a board member has allowed me to get out in the neighborhood to meet many people in our community that I may have otherwise never had the opportunity to meet. There are those people who have never been down my street & being on the board has made it possible for me to meet all those homeowners.

I could list a lot of the accomplishments that have been made since my wife, Suzanne, and I have moved here but, instead I would just like to say "Thank you" to everyone for your support, especially my fellow board members. Thank you for taking my calls and helping me to brainstorm ideas to better the community. You were always there with expert advice and knowledge and support.

So, thank you to everyone for helping me to be a better person!

Architectural

Jamie Bowen



Treasurer

Sara Napier

We have had good cooperation from our members on dues payments. All have been paid. Thank you.

Our cash assets are held in three accounts at First Bank in Sanford, North Carolina. As of the end of September 2021 the account balances are: Checking account \$ fill ; Money Market \$ fill ; Road Reserve Fund \$ fill for a total of \$ fill .

The largest expenditures this year was to the Carolina Trace Association (CTA). These are Quarterly payments of \$18,188.75 with the last to go out October 1, 2021. There are multiply drainage issues in our POA and Roads and Grounds are addressing them. One large job behind the pool area will be starting soon.

We have set aside \$10,705.00 for our 2021 contribution to the General Reserve and \$45,000.00 for our 2021 contribution to the Road Reserve Fund. These contributions will be added at the end of 2021. Currently our General Reserve has \$48,439.32 and our Road Reserve has \$130,252.25. The contributions to 50/50 so far have totaled \$677.00 which has been spent on pool and recreation supplies.

The board passed, an increase for CTA dues of \$5.00 for improved and unimproved lots. The budget includes dues for 2022 for an improved lot of \$985.00 and for an unimproved lot of \$488.00.

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

PS: I have been on the board for 4 years and would like to commend our board members for all their hard work, time, and effort that they put into their positions as Volunteers. Because of their work, along with many wonderful volunteers, saves our POA. Take the time and thank the board and the volunteers that make this community what it is, the best in Carolina Trace Country Club. Thank you.

Note from the Secretary

Bernadette Russell

This is my final few months as secretary of our POA. I am more pleased with our community than I was when I began. There are so many interesting people here with good hearts. Our POA really works hard at inclusiveness and overall happiness. If you have not considered joining the board, please reconsider. Bright minds are needed every day to help with financial planning, road and drainage issues and myriad of other things that are so important to keeping all of us in the type of community that we wanted when we signed on to live here.



Roads & Grounds

Jim Boone

Roads and Grounds has been busy since our last Newsletter. New speed limits signs were placed throughout our POA, reminding us to slow down to 25MPH and lookout out for children playing, people walking pets and walkers and joggers. With help from volunteers, we have cleaned up the ditches, and picked up the brush and limbs on the ditches of the empty lots. This is a ongoing task and a big Thank You to the volunteers that make these tasks possible. There will be some pavement repairs this fall for our worst spots coming up so just be aware of any traffic changes that might need to be done. They will be short term. Also looking for the next group of pavement areas to be done. Working on the Statement of Work so bids can go out for drainage at pool/tennis court entrance and for drainage from behind the pool to the golf course. Fall Clean-up will be October 9, at the pool and branch/limb pick will be week of November 15. With winter coming up, be aware of the weather conditions. We do have a contract for snowplowing, and salting our roads in the POA. For any new residents, we can not do our POA until the CTA does Trace Way. That means you could be snow bound for a day or two. So if that times comes (we do live in the south) it should melt quickly, by have a couple days of milk and bread and grocers on hand.



Welcome/Social & C.A.R.E.

Nancy Pawlowski

Events, Welcome and C.A.R.E.

are the three branches of the Social Committee. Nancy Pawlowski is the chair of the Social Committee and oversees the Events which are planned for the residents of Woodmere/Trentwood.

As chair she insures there is a host couple for each of the monthly POA dinners and works to insure they have all the information they need for a successful event. She also works closely with the Recreation Committee to plan the summer pool parties.

The Committee wants to emphasize that ALL residents are welcome at all community events and POA dinners. It is NOT necessary to be a member of the club to attend or host these events. It is a great opportunity to meet your neighbors!

Henry and Karen Kennedy head the Welcome Committee and in that role they meet with new residents and provide them with the Welcome Packet. The contact information is then given to the Secretary, Treasurer, C.A.R.E. Committee chair about any new or departing residents. The Kennedys' work to make all new people feel welcome.

Suzanne Dykeman is the head of the C.A.R.E. (Committee to Assist Residents' Emergencies). We have 10 residents who each have 16-18 families and efficiently organize meals or rides for a family who has experienced a crisis, illness or loss.

If you know of anyone in need please contact Suzanne at: daisy1949@optionlone.net.

There were 2 very successful pool parties and it was wonderful to see the parking lot filled with golf carts and the pool deck filled with smiling people eager to be able to be together again.

If you have any ideas for future events or would like to become more involved please email Nancy at: nancypawloski@yahoo.com.

