

WT Newswire Spring 2022



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

Casey Stewart

Yay Spring! The last six months since our fall newswire has flown by! Schools are back in full force, many of those lucky enough to create home offices have joined back with the daily commutes, and the world seems to be slowly adjusting to the “new normal.” I would like to graciously thank our volunteer 2022 Woodmere-Trentwood POA Board Members. Many of us have busy lives outside of the support for the WT community, so a big SHOUT OUT to all of you! Many thanks to past Board Members as well, we appreciate those who have led before us - the historians of our POA, for helping with context and decision making as we do our best to help our growing neighbor flourish.

We continue to ask for your support! Each year we have 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, Spring and Fall organized clean-ups, and helping keep the roadsides and POA common property clean and neat in your own corners of the neighborhood. WT also has many sub-committees that need your help and expertise! Please check out our Long Range Planning Committee that has been focusing on drainage concerns, Welcoming Committee, and Architectural Committee - all could use a few extra faces!

We will continue to keep the health and safety of our community at forefront, but look forward to seeing everyone in person more this season! Stay safe, and get your spring-cleaning done ☺ Keep an eye out for the kiddos and dog walkers on the roads out enjoying the sunshine (especially those with electric cars! Y'all sneak up on people! (Haha), and be sure to enjoy the pool this year!

(Page 1 of 7)



Vice President

Ben Perez

Hello W-T POA, it seems that the last two years most of us would like to put behind us. First, let me start off by saying This is a very active POA, and we hope to maintain that going forward. We usually have our POA dinner and golf outings at the club on the first Wednesday of the month 5-6pm cocktails 6-7pm dinner, POA golf @ 12 pm- 9 Holes, a sign up sheet is posted at the club. **You do not have to be a member to participate.** In addition to the monthly dinners, there is an active pickleball group that plays several times a week between the POA and Country Club courts.

These last two years have had a very high turnover of residents in the neighborhood. This turnover has trickled down to the POA board as well as the CTA board. We are working diligently to piece the information together so that we have an accurate listing of residents within our neighborhood, so they can be properly welcomed and to make sure that we have their information to include every resident in our informational email blasts.

The board is composed of volunteers from the WT POA who have lived here for several years. This year the board has a few new members that have hit the ground running. Please remember that we are a volunteer force and that many of us do this in addition to our full-time jobs. We are working as hard as we can to make sure that information flows well, and that duties and traditions stay intact. This is not an easy task, as volunteer burnout is at an all-time high, people are tired and just want to live here and not to work for free nor to serve a second term on the board, when there has been an influx of new residents. We will do everything in our power to make sure things can operate as they have in the past, but we may be faced with making decisions based on the lack of a volunteer force. If anyone is interested in volunteering or understanding the board positions, processes, and terms, please reach out to one of us as we would be glad to have a conversation.

We continue to receive reports of dogs running loose or not being on leashes. Our R&Rs require pets to be leashed at all times when off the owner's property. This applies to everyone; we understand that your dog may be well behaved, but this is for the safety of everyone.

The last thing I want to call out is information. The board and POA create and disseminate lots of information, but people don't always know where to go to receive it. We have the Sandwich Board at the entrance of the neighborhood, which will have information pertaining to the current month's events. W-T POA also has its own website where we maintain the By-Laws, Rules, and Regulations (R&Rs) and the posting of the monthly minutes and treasurer reports (Woodmere-Trentwood.com). There is a W-T Facebook page as well, which we also send the email blasts to. All residents can post to the FB page as well. If you have something to give away, sell, or community information then please start there first. Finally, the CTA, which is the governing body over Carolina Trace, maintains the Carolina Trace Association website, www.ctaincnc.org. This is a resource that includes CTA reports, meeting minutes, by-laws, and other documents of CTA.

Thank you for supporting our neighborhood and if we can help, please reach out. _____

Treasurer

Steve Wisinski

The financial affairs of Woodmere-Trentwood POA in 2022 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 2022 Annual

Dues were sent out in December 2021. 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 \$31,489.66; Money Market \$212,766.88; Road Reserve Fund 187,347.92 for a total of 431,604.46. Our largest ongoing expense each year is our payment to the Carolina Trace Association (CTA). A quarterly payment of \$18,731.25 was paid on January 1st, 2022. Payments of the same amount will be due on April 1st, July 1st, and October 1st for a total of \$74,925.00. 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 and am aggressively pursuing options to help curb the inflationary impact that we all currently feel in an attempt to lower overall spending. This year we will see major expenditures coincide with previous years, with those being CTA payments, community common areas, and road maintenance. My main goals for this year are to implement an online payment system for yearly dues through our community website and research intuitive ways to ensure dues for improved lots stay as they are. As always, you can view monthly board meeting minutes on our community website:

<https://www.woodmere-trentwood.com>.

Here you can view monthly expenditures and stay up to date with operations in the community. If you have any questions, please feel free to contact me at my email :

wttreasurerpoa@gmail.com or 910-682-8742. Steve Wisinski

Secretary

Annie Moeller

Welcome Spring! Warmer weather brings beauty and newness to our surroundings and neighbors emerging from semi-hibernation. The roads and grounds and golf courses are busy with residents out enjoying the weather. We wish a warm welcome to our new neighbors, who are invited to participate in our monthly POA Dinner and Golf Event the first Wednesday of each month. Residents are encouraged to become involved in our neighborhood activities and the Pool, Tennis, and PickleBall groups who meet throughout the summer. Please contact me by phone or email if you have any questions, comments, or concerns about the neighborhood: Annie Moeller wtsecretarypoa@gmail.com or 314-402-0353



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

Ben Perez

This has been a relatively quiet fall for the Social & C.A.R.E volunteers. We are seeking a volunteer to handle Social duties for the POA. Right now, it's being handled internally by the board, however, I am sure some things are suffering because they aren't getting the attention they need. Please contact the social chair if you would like to participate or volunteer: wtsocialrep@gmail.com.

This has also been an extremely tough two years when it comes to social events, but it looks like things are finally getting to a point where life is getting back to normal. We hope to continue the path forward by maintaining the traditional POA events, as well as trying to have some family-friendly events around the pool and recreation area.

As a board and community, we would like to re-emphasize that 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. Please join us at these events to have a great time and meet your neighbors.

Suzanne Dykeman will chair the C.A.R.E. Committee (Committee to Assist Residents Emergencies). We have residents who unselfishly give their time, 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 daisy1949@optonline.net to let her know.



Roads & Grounds

Jim Boone

It was a quiet Fall and Winter in the POA for roads and grounds. Some asphalt areas were leveled and patched. Our Landscape Advisory Group (volunteers of some new and some that have been here awhile) has begun moving forward with ideas for the front entrance. We are also starting a Long-Range Planning Group that will help address issues in different areas around our community. The priority will be drainage. Additional speed limit signs were

added to slow traffic in the POA but, we are still hearing complaints from residents walking/driving along the roads. The next step to try to slow traffic down, will be installing more speed bumps around the POA. Please be mindful of the speed limit and others sharing the roads with you, including carts and children.

We do have residents who spent their money on improving the ditches in front of their homes, improving the curb appeal and flow of water. We are aware that residents or delivery companies have gone off the road and damaged the stonework. If you or your visitor back off and damage the ditch area, at least try to fill in your tire marks and if you see a delivery driver ask them to do the same.

Also, we want to thank the resident volunteers that share their time throughout the year to help improve our POA.

Note: We still need to do better on cleaning up after our pets. When our volunteers are working to clean up YOUR POA, the last thing they need to do is having to sidestep the piles. Your POA common areas are not exempt from cleaning up after your pets.

Architectural

Jamie Bowen

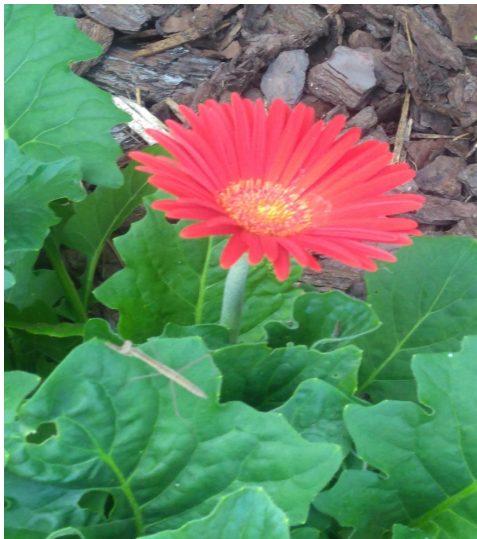
As most of you are aware, there are two homes currently under construction in our POA. I have received some concerns about these homes and want you all to know that I have tried addressing these issues with the builder, with little response from the builder, but I am trying to get those concerns addressed.

As Spring brings warmer weather and rain, please ensure that you are maintaining your yards by keeping shrubs pruned and grass cut.

Per our policy, the architectural committee requests 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.

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.

Recreation



Amelia Reible and Karen Scheidegger

Our plans are to open the pool May 8th and begin a “normal” swimming season. The pool is open everyday for your use between 8:00 and dusk. Pool users are encouraged to sign up for a 1 week commitment to help keep our pool area neat and tidy. There is a water aerobics group known as the “Water Lilies” that uses the pool from 10:00-11:00 on Mondays, Wednesdays and Fridays. Both women as well as men have joined in this fun exercise time. All are welcome to join. Grills are available to use while you are at the pool. If you want the pool area for a private event such as a birthday party, please contact us and we can make arrangements for that. There is a message board at the pool for signups and information.

The fenced in area contains 2 tennis courts. Plus one court has additional lines for 2 pickleball courts. The POA box has the pickleball nets. There is a relaxed fun group that plays pickleball on Wednesday mornings. Other times are being planned for late afternoons and evenings as the weather gets warmer. Consider stopping by whenever you see players. We welcome newbies and are willing to teach you the game of pickleball!

The POA holds several events at the pool in which all residents are encouraged to attend. Already in planning is our annual Kentucky Derby party on Saturday, May 7th. This is our first gathering to welcome the start of the warm swimming weather. Start decorating a hat for our Kentucky Derby hat contest!

Other events are being discussed. Contact us about events that you would like repeated, suggestions for future events. Consider volunteering to help make our POA a great place to live and enjoy life!

All our planned activities are posted on our Facebook page, on the sandwich board at the entrance, as well as email blasts. We encourage you to take advantage of attending these events, joining fellow POA residents as we have a fun social time.

Your recreation chairs,
Amelia Reible and Karen Scheidegger
wtsocialrep@gmail.com

[POA Contact Information:](#)



WT POA Board of Directors 2022

wtpresidentpoa@gmail.com

wtvppoa@gmail.com

wttreasurerpoa@gmail.com

wtsecretarypoa@gmail.com

wtsocialrep@gmail.com

wtrandgpoa@gmail.com

wtarchitecturalchairpoa@gmail.com

President, Casey Stewart

VP, Ben Perez

Treasurer, Steve Wisinski

Secretary, Annie Moeller

Roads and Grounds, Jim Boone

Architectural, Jamie Bowen

Recreation 2, Karen Scheidegger

Recreation1, Amelia Reible

Website: Woodmere-Trentwood.com

Facebook: Woodmere-Trentwood POA

WT Newswire Fall 2022



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

Casey Stewart

Soon we will Fall Back with earlier sunsets and sounds of our leaf blowers! This passing year has helped put our stay-at-home orders further in the past and a new normal set for us – one that celebrates and cherishes time with friends and family! Schools are back in full “normal” swing and community sports have fans in the stands!

Our neighborhood is at a constant pace with change, to include new faces and farewells. Our Board will continue our selfish plugs for volunteers – foremost to help keep our community clean and set for the next season, but also to encourage meeting new members. Monthly dinners need your support as well, this is a great opportunity for conversation starters and social evenings!

I pass the baton off to Ben Perez this year for leading the Board in 2023. I run an Emergency Dept now post COVID, so I owe him a ton for keeping our monthly meetings afloat as I run the floors most weeks with my nursing team! My husband and son (Mike and Dylan) will still be offered as tribute for volunteer work parties, so we will see you out there!

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

Ben Perez

Hello WT, this has been a very fast year. We have been able to resume about 90% of our Social events now that the Covid posture has been lifted. It's still at the discretion of residents whether they want to attend large gatherings. We have had a high turnover this year, and I want to first extend a special thanks to the Welcome Committee. Both George and Leslie Orlovsky have gone above and beyond tracking down new residents, knocking on doors, and making sure the new homeowners are getting a proper welcome. Since May 7th they have met with 20+ new residents many of which are in the workforce and bringing children into the community. I also want to thank Karen Kennedy. She was the Social Chair last year and stepped back up to assist when the position went vacant unexpectedly. Thank you Karen for the help and support in keeping the monthly dinners on track, and I am sorry we couldn't do more.

We will be filling the Social Chair next year with a seasoned resident who is very involved and without a doubt will have no issues picking up the ball and keeping events on track. Stay tuned for the announcement on the end-of-year ballots. Sue Dykeman will continue to head up the C.A.R.E (Committee to Assist Residents' Emergencies) Committee. Sue works with residents to organize meals and rides for families who have experienced a crisis, illness, or loss. If you know of anyone in need or would like to assist, please contact Sue at daisy1949@optonline.net. Finally, the Committee wants to emphasize that ALL residents are welcome to attend all community events and POA dinners. It is not necessary to be a club member to attend these events. Our only ask is if you sign up, then you attend, and if you cannot make it, please let the hosts know so they can plan the meals accordingly.

We are looking forward to a festive fall and winter season. Stay warm and please reach out to the committee for support.



Treasurer

Steve Wisinski

The financial affairs of Woodmere-Trentwood POA in 2022 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 2022 Annual Dues were sent out in



December 2021. 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 \$31,489.66; Money Market \$212,766.88; Road Reserve Fund 187,347.92 for a total of 431,604.46. Our largest ongoing expense each year is our payment to the Carolina Trace Association (CTA). A quarterly payment of \$18,731.25 was paid on January 1st, 2022. Payments of the same amount will be due on April 1st, July 1st, and October 1st for a total of \$74,925.00. 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 and am aggressively pursuing options to help curb the inflationary impact that we all currently feel in an attempt to lower overall spending. This year we will see major expenditures coincide with previous years, with those being CTA payments, community common areas, and road maintenance. My main goals for this year are to implement an online payment system for yearly

dues through our community website and research intuitive ways to ensure dues for improved lots stay as they are. As always, you can view monthly board meeting minutes on our community website:

<https://www.woodmere-trentwood.com>.

Here you can view monthly expenditures and stay up to date with operations in the community. If you have any questions, please feel free to contact me at my email :

wttreasurerpoa@gmail.com or 910-682-8742. Steve Wisinski

Secretary

Annie Moeller

Welcome Fall! Cooler weather brings chilly mornings and warm afternoons to our surroundings as neighbors continue to enjoy the outdoor beauty. The roads and grounds and golf courses are busy with sweater-clad residents out enjoying the weather, despite the chill. We wish a warm welcome to our new neighbors, who are invited to participate in our monthly POA Dinners and Golf Events on the first Wednesday of each month. Residents are encouraged to become involved in our neighborhood activities and to attend our Annual POA meeting at 5pm on December 7th, at the Carolina Trace Country Club. Please contact me by phone or email if you have any questions, comments, or concerns about the neighborhood: Annie Moeller wtsecretarypoa@gmail.com or 314-402-0353

Architectural

Jamie Bowen

This year we had (2) homes in our POA that were left unfinished by the builder when they filed for bankruptcy. (1) of those homes is back under construction but, we still have one home currently sitting idle. I do not have any news as to when it might get finished, sold as-is, etc. We did add one more home approval on Chelsea which is underway. The architectural committee has also approved a variety of other home projects this summer, from painting of garage doors, to landscaping improvements. 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.

Again, I would like to make it known, that if you have a tree in your yard that poses a potential threat to your home or property, please do not worry with Architectural approval.

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

Welcome Committee

Leslie & George Orlovsky

Since mid-April through September, my wife, Leslie, and I have visited with 21 new resident homeowners and renters. It was an absolute pleasure meeting our new families and getting to chat with them about their journey to Trace, their interests and expectations along with interacting in some cases with their children and pets. The highlight for me so far, was being invited by Jadon, a spirited 4 year boy, to enter his - I'll call it Boy-cave (bedroom closet) to play. Once I got on my hands and knees and crawled in, memories from my childhood many many decades ago raced through my mind. We talked about dinosaurs for awhile and had we had the time, I'm sure we would've donned our spacesuits and journeyed the galaxies. What was really cool too, was his floor being made of interlocking foam rubber pieces that were so comfortable on my arthritic knees and hips! Just a tip for like-minded parents and grandparents. But back to reality - receiving timely information from CTA and SPA notifying the POA's of new residents, had been an issue early on and hopefully this was resolved in August, but with the very much appreciated assistance from our Secretary, Annie Moeller, as well as individual neighbors letting us know when someone moved in next to them, we believe we are current, at least from April on. However with that being said, if you moved into our POA in 2022 and never received an information packet or received a visit from us, please contact me at georgeorlovsky@aol.com or PM me on our Woodmere-Trentwood page on Facebook.



Roads & Grounds

Jim Boone

It's been a hot and dry summer which kept projects to a minimum. We lost the cherry tree at the front entrance to a fungus, and it was replaced this Fall. We will be working with an engineering firm to assist us in determining the best approach to the ongoing drainage concerns. This way we can mitigate the issues and hopefully utilize our funds in the most efficient way.

There was a branch and leaf pick up at the end of October, with another leaf pick up after the first of the year. A blast will follow with more information.

We will be working on our wooden holiday decorations that need some repair and repainting, which should be completed in the next few weeks.

We initiated a Landscape Advisory Group and reinstated the Long-Range Planning Group this year which is headed by the Roads and Grounds Chair. These groups are open to all residents, who may want to have input for your community and future projects. If this is something you might be interested in, contact R&G Chair at wtrandgpoa@gmail.com.

Since this will be my last newsletter, I would like to take this time to thank all of the volunteers who supported me over the last three years with so many projects. As we all know, our volunteers have helped with everything from maintenance and beautifying the community, to community safety. Their efforts have added greatly to our community.



Recreation

Amelia Reible and Karen Scheidegger

This year was a good year for swimming. The pool got a lot of use. Changeover from a chlorine to salt water pool has been an overall success. The Water Lilies water aerobics group, which met 3 days a week, had a fun time exercising while socializing. There has been a social group meeting poolside once a week. Hope that continues next year as those that have attended are becoming friends as well as neighbors!

The POA has held several parties in the pool area this year. The board would love to have more next year but we need residents willing to coordinate them. These are fun events and committees make it easy to organize. Please consider volunteering and getting involved. Thank you to all the volunteers that took a week for pool duty to make sure our pool area is safe and clean.

(Recreation)

The tennis/pickleball area has gotten more usage this year. The tennis courts have two marked tennis courts. Plus, there are the markings for two pickleball courts. You are welcome to join any groups that are playing. The court is getting more mold on its surface and needs some maintenance. If you are using these facilities, consider volunteering to help us keep it looking nice.

Our Halloween gathering in October brought lots of candy and neighbors together for a fun evening. Our Christmas tree lighting will be in mid December. All residents are invited to participate. Lots of new residents in our POA this year. We welcome you to use the facilities and enjoy life in our POA!

Your recreation chairs,
Amelia Reible and Karen Scheidegger
wtsocialrep@gmail.com

POA Contact Information:



WT POA Board of Directors 2022

wtpresidentpoa@gmail.com

wtvppoa@gmail.com

wttreasurerpoa@gmail.com

wtsecretarypoa@gmail.com

wtsocialrep@gmail.com

wtrandgpoa@gmail.com

wtarchitecturalchairpoa@gmail.com

President, Casey Stewart

VP, Ben Perez

Treasurer, Steve Wisinski

Secretary, Annie Moeller

Roads and Grounds, Jim Boone

Architectural, Jamie Bowen

Recreation 2, Karen Scheidegger

Recreation 1, Amelia Reible

Website: Woodmere-Trentwood.com

Facebook: Woodmere-Trentwood POA

