

# WOODMERE-TRENTWOOD POA ANNUAL MEETING December 6<sup>TH</sup>, 2023

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Update for All Property Owners

# Woodmere-Trentwood Statements

## Vision

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

## Mission

- 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.

# Meeting Agenda

- Introduction of 2024 Board Members and Volunteers
- Goals and Accomplishments
- Roads and Grounds Update
- New Board Members
- CTA and POA Assessments
- Financial Status & 2024 Budget
- Ballot Counting and Open Question and Answer
- Ballot Results
- Thank you

# Current Volunteer Board Members

- Our community is governed and supported by individuals who volunteer to participate as Board Members
  - John Fields
  - Sonya Fields
  - Jaime Bowen
  - George Orlovsky
  - Steve Wisinski
  - Annie Moeller
  - Steve Uribe
  - Amelia Reible
  - Ben Perez
- Board Committees are made up of volunteers who are interested in working in various areas and on projects

# Residential Goals & Accomplishments - 2023

**Communication** - maintain an informed community through website and print materials

- [www.woodmere-trentwood.com](http://www.woodmere-trentwood.com)
- Bi-annual Newswire
- Email blasts
- Published minutes on website
- Woodmere-Trentwood Facebook page
- Sandwich Board – monthly updates

**Recreation** - preserve and maintain facilities for residents to enjoy outdoor activities

- Pool opened all season (2023)

**Social and Welfare** - provide residents with opportunities to build a spirit of community

- All new residents were greeted in a timely manner
- Hosted a few successful social events for the community over summer

## **Architectural**

- Processed Requests for Construction Approval
- Upgraded Standard Drawings
- Updated guidelines for fencing in the architectural standards
- Execute lien on Essex Court build (JR Homes)

## **CTA - Maintain the POA representative at the CTA level**

- North Gate Shift – Ongoing progress / Woodmere voted against this
- Hydrilla Treatments – Ongoing through FY24
- Note: CTA Board and Committee Volunteers Needed

**Financial** – (177 improved lots and 58 unimproved lots) – 98% paid, we have a few under lien through our retained legal counsel.

# Roads & Grounds

## Major Projects for 2023

- 2023 Leaf/Branch PU / In Flux – 18 Dec – Leaf PU
- Annual mowing contract
- Entrance landscaping and vegetation reduction
- Drainage improvements on Cashmere

Spring Clean-Ups – Thank you

# Roads & Grounds Volunteer Highlights

- Maintain ditches at entrance to enable better stormwater flow
- Clearing of brush/trees to improve entrance views near GC
- Community Spring clean-up
- Recreation area breakdown end of season.
- Pruning, planting, and fertilizing in flower beds and island.
- Setting up seasonal decorations and helping with maintenance and appearance.

***Special thanks to all volunteers who have given their time. The efforts of these volunteers directly impact the cost savings for maintenance in our POA.***



# Board of Directors Nominees

Joel Kelly (Recreation)

Adam Burns (Architecture)

# CTA Budget - 2024

## CTA 2024 Budget

- CTA increased assessments by \$18.00 & \$28.00, respectively.
- \$408 per improved lot
- \$168 per unimproved lot

## CTA and POA Annual Assessment

<u>2023 IMPROVED LOTS</u>	<u>2024 IMPROVED LOTS</u>
CTA Assessment \$390**	CTA Assessment \$408
WT Assessment \$595**	WT Assessment \$577
Total \$985	Total \$985

  

<u>2023 UNIMPROVED LOTS</u>	<u>2024 UNIMPROVED LOTS</u>
CTA Assessment \$140	CTA Assessment \$168
WT Assessment \$358	WT Assessment \$382.50
Total \$498	Total \$550.50

\*\*\*Corrected numbers! We accidentally posted incorrect numbers on the ballot mailings in 2023

\*\*\*Square payment options will be available through the WT Website

# Current 2023 Financial Status

## Bank Balances on 11/30/23

Checking	\$131,182.47
Money Market	\$70,689.77
Road Reserve Fund	\$2,970.17**
Goldman Sachs CD	\$239,386.48**
Total	\$444,858.89

\*\*Road Reserve

# Woodmere-Trentwood 2023/2024 Budget

	2023 Budget	2024 Budget
<u>Income</u>		
Assessments	\$204,690	\$208,012
Other	3,000	3,000
Bank Interest	\$150	\$11,400
<b>Total</b>	<b>\$207,690</b>	<b>\$222,262</b>
<u>Expenses</u>		
CTA	77,260	* 81,960
Administration, Social & Other	6,500	8,992
Entrance & Recreation	19,200	**68,694
Roads & Common Areas	53,430	***79,000
General Reserve	4,000	4,082
Road Reserve	47,300	**** 00
<b>Total</b>	<b>\$207,690</b>	<b>\$242,728</b>
<b>NET INCOME</b>	<b>\$0</b>	<b>\$-20,466</b>

- \* 5K change with CTA increases
- \*\* Tennis courts, pool rehab, and slope correction to pool foundation
- \*\*\* Planned work under road reserve
- \*\*\*\* 2024 Road work will hold reserve growth to 2025

# W-T New Residents in 2023

Sophie Bradigan & Drew Ader  
Bobby & Tara Braxton  
Victoria Demme  
Kevin & Mary Beth Eddy  
Tyler & Savannah Edwards  
Dennis & Elizabeth Gallagher  
Artur Golik & Jenna Gallagas  
Andre Jennings & Cassandra Bethea  
Jeffrey & Dawn Just  
Patrick & Stacy See  
Onesimus (Tony) Tavoc  
Todd Tompkins & Steffy Bourdet  
Michael & Laurie Walker

*Special Thanks to George and Leslie Orlovsky*  
*Welcome Committee*

# In Remembrance - 2023

- Take a moment to remember those we lost this year

# Open Q and A





# Ballot Results

## Short Term Rental Amendment:

(Votes secured to pass?)

## Slate of New Directors for three-year term:

- Joel Kelly – Recreation Chair
- Adam Burns – Architectural Chair

Assess improved lots at **\$985** and unimproved lots at **\$550.50**

# Special Thanks

- We say farewell to two Board Members, who have completed their term on the Board. On behalf of us all I wish to thank each of them for their dedication and support of our POA.
- Ben Perez– Recreation/ VP / President (3 years)
- Jamie Bowen – Architectural Chair (6 years)