

# FALL NEWSWIRE

*News of Interest to Woodmere-Trentwood Residents*

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[www.woodmere-trentwood.com](http://www.woodmere-trentwood.com)



## **President's Message**

*by Dave Hancock*

The gorgeous autumn weather everyone expects here in North Carolina has returned (along with a great deal of rain) as I sit down to write this note for the Newswire.

Your Board of Directors has been working faithfully and with care to preserve our Woodmere-Trentwood neighborhood as a highly desirable place to live. I have had the pleasure of serving with a very dedicated group of men and women who put in many hours.

The entrance rehabilitation project is nearly complete. Sharon Morris has been a wonderful leader of this effort since its inception. She has recently passed that baton to Lorraine Ciccotti and Delores Jenkins, who are following in her footsteps and are doing a superb job.

In an effort to encourage compliance with our community covenants regarding the appearance of properties, we are initiating a periodic visual review of all properties to assess cooperation with the Reservations and Restrictions specifically listed under General Requirements, Sec. 8. To review the R&Rs, access our website at

[Woodmere-Trentwood.com](http://Woodmere-Trentwood.com)

The spirit of volunteerism is alive and well in Woodmere-Trentwood. Most of our common areas are being maintained on a regular basis by neighbors. Our care volunteers are truly angels to our friends in need. Pool volunteers monitor pool activities and ready the facility for the next day's use. Our social committee plans and executes all the details of dinners, parties and greeting new residents. We usually have an adequate turnout for spring and fall cleanup days. "Many hands make light work." Those who agree to serve as Executive Board members are truly appreciated.

Thanks so much to all of you who help keep Woodmere-Trentwood special.

You have received a ballot requesting your vote for those who have agreed to serve as Board Directors for 2016, and your approval of our 2016 dues. Our annual meeting is scheduled for December 2. I hope to see everyone there.

[woodmere-trentwood.com](http://woodmere-trentwood.com)

**Have you visited our website lately?**

**Redesigned, it includes much useful information. You can view:**

**Board meeting minutes  
POA Calendar  
W-T R&R's and Bylaws  
Original subdivision plats  
Links to community and  
Gov't Sites  
and more.....**

## **POA VISION STATEMENT:**

***Woodmere-Trentwood strives to be a caring, safe and vital residential community of quality homes with pleasing yards in a wooded setting amidst rich cultural and recreational opportunities, located within the greater Carolina Trace community***

## **Dates to Remember:**

**December 2nd**

***W-T Annual Meeting  
& Holiday Dinner***

**December 5<sup>th</sup>**

***Fall Cleanup  
Come join in as we clear  
cul-de-sacs & roadways***

**December 8<sup>th</sup>**

***Leaf and Brush  
Pickup***



## **Finance** by Scott Erickson

The financial affairs of Woodmere-Trentwood in 2015 are in good order. We have had good cooperation from our members on dues payments (all but two members have paid their dues) and we have maintained our spending within our approved budget of \$123,395.00. The result is that we have a strong cash position. Our cash assets are held in three accounts at First Bank in Sanford, North Carolina. As of the end of October, 2015 the account balances are: Checking account, \$6,412.05; Money Market, \$57,526.64; Road Reserve Fund, \$83,176.66 for a total of \$147,115.35.

Our largest payment each year is to the Carolina Trace Association (CTA). Quarterly payments of \$14,534.75 were made to CTA on January 1, April 1, July 1, and October 1. All other payments have been for normal yearly expenditures.

The Board has passed our budget for 2016 with the only increase being for the increase in CTA dues for next year. Thank you to everyone for being so prompt in fulfilling our financial responsibilities.

## **Architectural**

by Gary Peterson

This past year we saw no new houses built in W/T. There was some work on decks, roofs and landscaping.

To reaffirm the requirements of the R&R's, it is the home owner's responsibility to notify the Architectural Chairman of any outside work to be done. This would include, but not limited to, roofs, decks, additions, painting or landscaping. Most of the time approval can be handled over the phone or a quick visit. My term ends on December 31st so you will have to contact the newly elected Architectural Chairman after that date.



## **Recreation**

by Carole Philbin  
and Oscar Roberto

The pool closed officially the last week of September 2015 and will reopen again the first weekend in May of 2016. Hopefully the winter season will treat our recreation area kindly.

Many thanks to all the good neighbors that volunteered for a week of pool surveillance duty this season. You have an opportunity to help next season by signing-up for a week's duty at the next W-T POA Dinner. Your neighbors will appreciate it.

Our certified pool operator's name is Josh Godfrey. He has done an outstanding job, and our pool was in great condition all season.

### **Did you know?????**

- Our annual Lee County swimming pool operation permit costs \$155.
- The storm in late June that felled a tree over the pool fence caused damage of over \$2,000. Our insurance covered most of

the repairs and furniture replacement.

- Our rules, which are posted at the pool and on the Woodmere-Trentwood website, are determined by the North Carolina Department of Environmental and Natural Resources, Division of Environmental Health, as defined in G.S. 130A-280 and 15A NCAC 18A.2500.

- Our pool cover is in poor repair and should be replaced next season (\$3,500)

- Our tennis courts remain open year round.



## **Welcome/Social and**

**Care** by Carolyn Schaeffer

I am finishing up my first year as Social Chair for our W/T neighborhood and without the people listed below, my position would be overwhelming.

The **Welcoming Committee** consists of Joyce Gilliam! When a new neighbor moves in, Joyce is there with a note or phone call stating that she has all the information needed to enjoy our many events, as well as the R&R's and emergency information. She makes sure that every new resident in W/T receives a "New Neighbor Welcoming packet". If you do not have this packet, even if you are a long time resident and would like one, please give Joyce a call. Since the first of the year Joyce has personally greeted or delivered a packet to eighteen new residents. Joyce enjoys helping our community and does a fantastic job!

The **Events Committee** consists of Ann Hancock and Nancy Hasbrouck. These two energetic ladies take care of all of our monthly POA dinners and summer pool parties making sure we have monthly hosts and that they have all the necessary information. How lucky we are to have the following W/T neighbors who volunteered for events this year: Sohinki, Heflin, Hrvatin, Hasbrouck, Philbin, Brown, Garbe, McVey, Gilliam, Winther, Loska, Erickson, McEntee, Morris, Manning, Hoover, DePetris, Hey, Remington, Clinger, Noel, Drew and Schaeffer. There is a sign-up sheet for next year's events so please grab a friend, call Ann or Nancy and take your turn.

The **C.A.R.E Committee** (Committee to Assist Resident Emergencies) consists of ten volunteers who help our residents in times of need by providing rides to doctor's appointments, meals, and just looking out for everyone in their area. Our ten caring ladies are: Cass Clinger, Marsha Davis, Gladys Noel, Diane Thorndike, Lorraine Ciccotti, Julie Brown, JoAnn Brennan, Jean Finn, Jane Miller and Jeri Hey. If you know any neighbors who are in need of help, please give me, or one of the above Caregivers, a call so we can offer assistance.

Sadly, we have lost the following friends and W/T neighbors this year:

Vic Gustavson,  
Marian Calhoun  
Ken Barber  
Bob Allen  
Ken Miller

## **CTA** *by Russ Ciccotti*

The Carolina Trace Association (CTA) is the governing body for Carolina Trace. It represents all POAs within Carolina Trace. It also maintains the Carolina Trace common areas, including Traceway and the four emergency exits. Lake Trace is owned by the Carolina Trace Country Club (CTCC). CTA works jointly with CTCC to ensure the lake is properly maintained for everyone's benefit. CTA is also responsible for our security under contract with the Southern Protection Agency (SPA). During adverse weather conditions please call the CTA Hotline at 919-499-2722 to determine Traceway road conditions.

As of this writing, CTA reported the following actions and activities of concern to all residents:

\* The student school bus pickup area has relocated to the Emergency Exits on Cox Mill Road. This solution was arrived at after numerous meetings with various stakeholders and exploring numerous solutions. Through continued stakeholder involvement, improvements to the pick-up area and pick-up process will progress.

\* Speeding throughout Trace continues to be a problem. CTA continues to explore options to try to control this hazard. Do your part to solve this problem by traveling the posted speed limit.

\* The Little River Quarry remains a thorn in our side. CTA has a task force working on this issue and has retained counsel to assist in defeating the application for a quarry. Various resident experts, our attorney, and concerned neighbors testified at the Board of Adjustment hearing in September. The original application was withdrawn and a subsequent application submitted with an October 14<sup>th</sup> hearing date. At that meeting it was determined that another meeting would be held **November 16<sup>th</sup>, 4PM at the Old Courthouse on Horner Blvd.** to present the Quarry Opposition testimony and witnesses (CTA and those opposed to the Quarry). **Please plan to attend the meeting, if possible.** A mining permit has also been submitted by Little River to DENR. Our letter writing campaign and petition has convinced DENR to conduct a public hearing in Raleigh soon, date to be announced.

\* Utilities chairman, Vince Roy, reported there is no anticipated water rate increase this year. He also stated that if you have a sewer backup problem call Utilities Inc. first at 919-437-5332. They will clear the clog and not charge you.

\* Bill Henning reported that the 2015 Firewise grant has been approved for \$8,000. W-T will be submitting bills to secure a portion of the grant.

Please visit the CTA website at [www.ctaincnc.com](http://www.ctaincnc.com) to access the CTA reports and monthly meeting minutes.



## **Roads and Grounds**

*by Steve Sohinki*

The Fall Cleanup Day has been scheduled for Saturday, December 5th, starting at 9AM, with a rain date of Monday, December 7th. As always, please plan on helping your friends and neighbors for the few hours the clean-up effort takes, in order to keep the POA attractive for us all.

Brush and leaf pick-up will take place on Tuesday, December 8. In an effort to save money for the POA, leaves at the pool (except for the island area) will be blown back into the woods; leaves in the common area islands will be blown into the center of the island, rather than out to the street for pickup. This will save several loads that the contractor needs to pick up for disposal, which translates into a substantial amount of money. Homeowners will continue to blow or rake their leaves to the street in front of their homes for pick-up. Please note that the contractor has asked that the leaves be left on the street side of the drainage ditches. This will minimize the time it takes him (and potentially money it is costing the POA) to accomplish vacuuming of the leaves in front of residences.

It has been a busy spring, summer and early fall for Roads and Grounds.

Tree trimming to raise the canopy on all roads in the POA was completed, so that large trucks can better negotiate the roads in the POA and pedestrian safety is enhanced. Several dead trees that posed a potential safety issue were taken down in the process. After a tree fell on the pool fence and damaged furniture at the pool, the tree was cut up and removed, and trees on the other side of the pool that were a potential safety issue were also taken down and removed.

The POA took advantage of the offer from a road contractor to perform a no-cost demonstration of a road maintenance product called Liquid Road that has been on the market for about nine years. This product is intended for application on roads that are in otherwise relatively good condition, the purpose being to extend the life of the underlying asphalt. Feedback from POA residents has been very positive regarding the appearance and drivability of this product.

In this regard, estimates are being solicited from independent road engineers for performing a formal road assessment in the POA and making recommendations for a long-term road maintenance plan for W-T, given the options available. This is particularly important given the relatively limited road reserve fund that the POA currently has.

Drainage was improved on Piccadilly Court during the summer by digging out a

drainage ditch and installing rip-rap. In addition, the mulch from the POA tree trimming was spread in the interior of Piccadilly to help keep weeds down and enhance the appearance of the area. Other drainage issues in the POA were addressed as well. In addition, the sinkhole at the POA entrance has been addressed.

Fall decorations were put up at the two entrance areas. Thanks to Marilon Winther, Russ Ciccotti and Dave Hancock for their assistance with this effort. In addition, an entrance beautification project has been initiated, thanks to the efforts of Delores Jenkins and Lorraine Ciccotti. Bushes have been trimmed or removed, weeding has been done, and new plantings will be installed. In addition, new grass seed will be spread.

Speed bumps will be installed on Cashmere Court in the spring of next year when the temperature is more conducive to their installation. There have been several near misses on the tee boxes on Creek 11 with drivers coming down the hills on Cashmere on both sides of the tee boxes at faster than appropriate speed. There are obvious safety and potential liability issues presented by this situation which are the impetus for the Board's decision to proceed with the speed bumps. Escalante has agreed to split the cost of the speed bumps and associated signage with the POA.