



WOODMERE-TRENTWOOD ENTRANCE

W-T Newswire

Fall 2016

OUR POA VISION

President's Message

by Russ Ciccotti

Greetings to all Woodmere-Trentwood residents. This is my final contribution to the Newswire. It has been a very busy year. The Board has worked diligently to approve numerous actions to maintain our POA as an attractive and desirable neighborhood. It has been a pleasure to lead this group of dedicated volunteers. They have put in many hours investigating issues and potential solutions and then have come together to develop consensus solutions that were in the best interests of the POA.

To compliment these actions, an inventory of all lots was conducted to identify properties that presented fire and safety hazards. Letters were mailed and phone calls made to property owners whose properties were deemed to require attention. I wish to thank those property owners who responded to our request and improved their properties. Then Hurricane Matthew arrived and in some cases created more opportunities for cleanup. Property owners have been contacted and have

made arrangements for cleanup. The Board is currently considering the possibility of combining the hurricane cleanup with our usual Fall pickup that occurs in December.

I would also like to thank the many volunteers who contribute unselfishly throughout the year completing tasks that make the appearance of and life in Woodmere-Trentwood special. Our volunteers impact all aspects of life here from our great social functions to caring for those during stressful times. During our cleanup days volunteers give very freely of their time and talents so that many hands make for a light load. Please continue to participate in our various activities to make our community a better place to live.

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.

Dates to Remember

Dec 2	POA Dinner and Golf
Dec 10	Fall clean-up
Dec 12	Rain date for clean-up
Dec 13	Branches pick-up

Recreation

by Alexa Hrvatin and Leslie Orlovsky

The Woodmere Trentwood Pool opened this season with another successful Kentucky Derby party in May 2016. The pool was kept looking wonderful all year due to the expertise of Joshua Godfrey, our certified pool operator. Although there were several pump breakdowns he quickly made the necessary repairs and kept everything running smoothly.

The W-T neighbors who volunteered for a week of pool surveillance are appreciated very much and they helped

No construction on new homes has been started this summer and no plans for any future new construction have been submitted. Alterations and

to make it another successful season. If you enjoy using our pool over the summer, consider signing up to help next year.

This year we were able to have both tennis courts pressure washed and they cleaned up nicely. We have painted additional lines onto one court to enable the playing of Pickleball. There is now a group of people who play regularly, but all residents are welcome to come out and play as the weather allows over winter.

The pool officially closed the last week of September 2016, and will reopen in May 2017.

We hope to see you next year enjoying the Recreation Area and all it has to offer to W-T residents.

As a reminder, the property owner is responsible to contact the Architectural Committee, submit plans and information on any exterior changes to

ATTENTION PET OWNERS

We are seeing more and more pets living in our POA. Please remember all pets must remain in the confines of the owner's property, or on a leash when off the property. Owners are responsible for pet waste.

Please respect your neighbor's property.

Architectural

by Warren Garbe

improvements to existing residences constituted the majority of the work submissions to the committee. Approvals included deck renovations, out-structures, repainting and landscaping.

The committee is reviewing the existing POA Rules and Restrictions as well as the architectural guidelines to identify changes that should be in place to preserve the beauty of our established community. Your ideas and thoughts are always welcome.

As the fall and winter seasons approach, I encourage each home owner to give their residence a thorough maintenance inspection to insure you are prepared for the colder and wetter weather. These next months are an excellent time to plan any exterior improvements for implementation in the coming spring and summer.

the property. Such items as an addition to the residence, a garage or storage area; an expansion, renovation or enclosure of a deck; replacement of windows and doors; changes to driveways, sidewalks, and walking paths; landscape changes, large tree removal, and fences; and any exterior painting.

The Rules and Restrictions (R&R's) can be found on the website, www.woodmere-trentwood.com and will give general guidelines for any exterior work and the necessary application forms (which can be downloaded from the site).

Most of these situations can be handled in a short period of time and it may eliminate future problems. If you have any questions, please contact Warren Garbe at 919-498-1659 or by e-mail at warrengetnav@earthlink.net

Walk Safely

Please follow these rules while walking on the streets

- **Walk Facing Traffic** - Walk on the side of the road, choose the side where you are facing oncoming traffic. This gives you the best chance to see traffic approaching closest to you and take evasive action when needed.
- **Be Visible** - Wear bright colors when walking in daytime. When walking at night, wear light-colored clothing and reflective clothing or a reflective vest to be visible.
- **Keep the Volume Down** - Don't drown out your environment with your iPod. Keep the volume at a level where you can still hear golf carts coming.
- **Hang Up and Eyes Up** - Chatting or texting on a mobile device while you walk is as dangerous as doing those things while driving.

Welcome/Social and C.A.R.E

by Carolyn Schaeffer

We have welcomed many new residents to our wonderful neighborhood this year and, unfortunately, have had to say goodbye to friends who have moved away. I am very fortunate to have the continued support of the following W/T volunteers to handle the Greeter, Events and C.A.R.E. Committees under the umbrella of the Social Committee.

We are so lucky to have **Joyce Gilliam** who continues to be our resident GREETER and welcomes every new resident that moves into our community. Joyce attempts to make sure that everyone that lives in W/T has a copy of the "New Member Handbook" and a chance to ask her about the "workings" of our neighborhood. If you do not have a copy of this Handbook, please contact Joyce. Joyce also keeps the Secretary, Treasurer and the Events and C.A.R.E Committees informed monthly about any new or departing residents so everyone's records can be

updated.

Another great volunteer, **Nancy Hasbrouck**, continues to Chair the very important and busy EVENTS section of the Social Committee. Nancy takes care of all POA social events making sure that we have hosts for our monthly POA dinners and summer pool parties. Nancy keeps records updated and makes sure that the hosts receive all the information needed to make our events possible. We have had wonderful participation for our dinners, and we thank all our neighbors who signed up to host a dinner or pool party. If you have not signed up yet for one of this event, your help would be appreciated - just see Nancy at one of the dinners! Under the EVENTS section of 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 Jeri Hey to host this event again this year! The much anticipated, and full-filled, Kentucky Derby party

event kicked off our pool opening in May, and the pool season ended with a get-together in September. **Remember, all of the Woodmere/Trentwood events are open to all W/T residents. You do not have to be a Club member to attend these neighborhood gatherings!**

I am so grateful and happy to say that **Jerri Hey** now heads the **C.A.R.E.** (Committee to Assist Resident Emergencies) Committee. W/T is very lucky to have ten ladies who take 16 to 18 families each and, without hesitation, organize neighbors within her 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" to the following current **C.A.R.E. coordinators: Cass Clinger, Marsha Davis, Lorraine Ciccotti, Julie Brown, JoAnn Brennan, Jerri Hey, Mary Ambrosino, Gladys Noel, Louise Spofford and Jean Finn.** If you know of a neighbor who is in need of help, please let Jerri or one of these coordinators know.

Thank you for making this "**the neighborhood**" to live in at Trace!!

CTA

by Steve Sohinki

For those new residents who may not be aware, the Carolina Trace Association (CTA) is the governing body for Carolina Trace. It represents all POAs within Trace, and maintains all Carolina Trace common areas, including Traceway and all emergency exits. Lake Trace is owned by Escalante Golf, which owns the Carolina Trace Country Club (CTCC). Each POA is represented at CTA meetings by a Director appointed by the Board of the POA.

CTA is also responsible for our security under contract with the Southern

Protection Agency (SPA). The POA has been contracting with SPA for road plowing for the hopefully infrequent occasions when we have snow or ice covering our roads.

For those that are new to the community, for 2016, the CTA officers are as follows: The President is Alan Dirk, Vice President is Dick Brown, Secretary is David Smoak, and Treasurer is Sally Grocott. For continuity purposes, a by-law amendment has been approved by CTA which provides that the immediate past President of CTA will be a member of the Executive Committee for a period of one year

following his or her term, to provide continuity and a smooth transition to new leadership.

Following the Lee County Board of Adjustment denial earlier this year of a Special Use Permit to Little River Quarry, LLC to develop a rock quarry about a mile from Carolina Trace, the LLC has filed an appeal to the Superior Court of the Board of Adjustment decision. CTA has filed to intervene in this appeal process in support of the Board of Adjustment. The LLC has made the argument that CTA has no standing to participate in the appeal, and CTA's legal team has filed the appropriate legal pleadings with the Court. At this time, it is expected that a hearing on the standing question will take place after Thanksgiving, but it appears that the merits of the appeal will not be decided until the beginning of

next year. While we are confident that the Board of Adjustment denial of the quarry permit will be upheld by the Superior Court, CTA has spent over \$400,000 thus far on legal fees, depleting the CTA reserves almost entirely. As a result, the CTA Board has approved an assessment to all lot owners in Trace of \$41/year for five years starting in 2017 to replenish the CTA reserve fund.

In addition to the \$41/year assessment to replenish the CTA reserves, the CTA Board also approved a one-time \$4 per lot assessment to cover CTA's portion of a joint Carolina Trace marketing effort that includes Carolina Trace Gated Properties and Escalante, the owners of the golf club. The marketing effort will

be revisited at the end of 2017 to determine if it should be continued.

Residents are reminded that you should call Utilities Inc. (800-525-7990) prior to hiring your own plumber if you have a drain that you suspect is blocked. If there is a blockage and it is within your lines, Utilities Inc. will address the blockage at no cost to you. In the last couple of months, CTA, at our urging, has been successful at arriving at an arrangement with Utilities, Inc. by which they will provide advance warning to the CTA President (who will then contact the appropriate POA President) of Utilities, Inc work that would result in sections of road way being dug up to address a sewer line concern.

Dave Hillman, the long-time CTA Roads and Maintenance Chair, resigned from that post in the last few months, and was replaced by a Committee with David Smoak as the new Chair. I agreed to serve on the Committee. The other members are Ron Moeller and Michael Dussault.

Finally, residents are encouraged to access the CTA website, www.ctaincnc.com, where all the CTA reports, monthly meeting minutes, by-laws and other documents can be reviewed. In addition, please be aware of the hotline number for information about Carolina Trace road, utility and emergency conditions, which is 919-499-2722.

Treasurer

by Scott Erickson

We have had good cooperation from our members on dues payments. All have been paid except three houses that are in foreclosure and one unimproved lot, whose owner has not responded to repeated contacts. All four of these properties have had liens placed on them.

Our cash assets are held in three accounts at First Bank in Sanford, North Carolina. As of the end of October 2016 the account balances are: Checking account, \$3,760.62; Money Market,

\$8,419.45; Road Reserve Fund, \$5,847.47 for a total of \$18,027.34.

The largest expenditure this year has been for the liquid road project. A payment for this project of \$140,000.00 was made this summer primarily out of our reserve funds.. The final payment of \$43,000.00 for the project will be made in January of 2017.

Our next largest payment this year was to the Carolina Trace Association (CTA). Quarterly payments of \$14,630.75 were made to CTA beginning on January 1.

There was an unanticipated payment for the repair of the bridge on Cashmere of \$15,500.00. All other payments have been for normal yearly expenditures.

The contributions to 50-50 so far have totaled \$1,051.00, which has been spent on pool and recreation area supplies.

The Board passed, and the POA approved a budget for 2017 with increases for CTA dues and for the amount we contribute to our road reserve fund. The budget includes dues for 2017 for an improved lot of \$790.00 and for an unimproved lot of \$265.00

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

Roads and Grounds

by Jan Rowe

Liquid Road - The road paving project has been completed - at least for the

time being. Repairs to the road cannot be completed at this time due to the arrival of cooler fall weather. It is necessary for each of the three

applications of Liquid Road to dry completely before use, which requires direct sunlight on the roads following the application. Because of the colder weather and less direct sunlight, it will not be possible to complete the repairs until next spring at the earliest. The vast majority of the repairs needed are a result of individuals driving on the roadway before the application of liquid

road had dried. In some instances we know that this was not done intentionally. We acknowledge that the road work caused many inconveniences and we appreciate the cooperation from the majority of our residents during this work. We also wish to thank the many residents who assisted us with traffic control. Residents will of course receive advanced notice as to when the final repairs will be made.

Bridge Repair - Earlier this summer, the bridge on Cashmere Court was damaged due to an extensive period of heavy rainfall. An inspection of the bridge by Engineers indicated heavy damage to the bridge with a possibility that the

roadway itself could be damaged and rendered unfit for traffic if not repaired as soon as possible. The severity of the damage to the bridge was far greater than it first appeared. Ultimately, 20 yards of concrete was used to repair the damage when originally it was estimated that 5 yards of concrete would be used for repairs.

Fall Clean-up - On Saturday, December 10, 2016, we will conduct our fall cleanup of the common areas and pool/recreation area. Branches will be picked up from individual lots on December 13, 2016 by our contractor. Leaves pick-up is delayed until January as the contractor is still clearing up

debris from hurricane Matthew. It is emphasized that branches and leaves must be stacked separately across the drainage ditches and next to the road. BRANCHES and LEAVES NOT STACKED NEXT TO THE ROAD WILL NOT BE PICKED UP. It is also requested that branches and larger debris should be no longer than 6 foot sections. A flyer will be delivered to each household in November, with full details.

We had a wonderful turnout for our Spring Cleanup this year which was greatly appreciated and it is hoped that this participation will be duplicated this fall. Thanks everyone!!!

W-T
NEWSWIRE

616A Chelsea Drive
Sanford, NC 27332