



WOODMERE-TRENTWOOD ENTRANCE

W-T Newswire

Spring 2016

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

by Russ Ciccotti

Spring is finally here!

It's so uplifting to see our neighborhood green up and flowers begin to bloom.

The spirit of volunteerism in Woodmere-Trentwood remains strong and your Board continues to work diligently to keep our community a desirable place to live. As you read on in this Spring issue of the Newswire I think you'll see each director is doing their best to insure ours is the best POA in Carolina Trace.

Our updated website, woodmere-trentwood.com is available to you for reviewing Board Meeting minutes and other documents related to life in our community. If you haven't visited it yet, please take some time to do so. I think you'll find it most useful and informative.

Also please review the Woodmere-Trentwood POA Reservations and Restrictions document (R&R) to ensure that we are all compliant with our community guidelines. You probably

noticed that included with your annual dues bill was a Maintenance Checklist to help with this.

Although the entrance landscape project is complete, this area needs continual maintenance and refurbishing to keep it attractive. This past fall some new plantings were added along with mulch. Additional mulching will be done once the ground warms up.

We weathered the winter storms in good shape. There are some branches and limbs along the roadsides that will be picked up during the spring pickup. I would like express my thanks to everyone for your cooperation this winter. People heeded the warnings and helped pick up debris following the storms. This is just another example of our great community spirit.

Congratulations to all for the amazing effort exhibited during the Quarry fight. The Board of Adjustment accepted our arguments and denied the Quarry Permit. The decision is being

Dates to Remember

April 16	Spring Clean-up
April 18	Rain date for clean-up
May 4	POA Dinner and Golf
May 7	Kentucky Derby Pool Party
May 8	Pool Opens

appealed to the Lee County Superior Court so the final decision is not in yet, but it's looking better.

Please feel free to contact me, or any board member, with your questions or concerns.

Recreation

by Alexa Hrvatin and Leslie Orlovsky

The WoodmereTrentwood Pool will open on May 7 and remain open through October, with hours of 7am until 9pm daily. Please enjoy our wonderful pool and follow all rules as posted on the bulletin board and on the website.

The Kentucky Derby Day is scheduled for opening day, Saturday, May 7. This annual party is for all residents of WoodmereTrentwood. Look for a flyer in your mailboxes letting you know all the details.

A reminder: There is NO LIFEGUARD ON DUTY at the pool. For Medical emergencies call 911 AND the main Security Gate 9194992339.

The tennis court rules are also posted and we ask residents to read and follow these rules as well.

The Annual Spring Cleanup is April 16 beginning at 8:30am. All volunteers can meet at the pool and cleanup tasks will be assigned. Bring buckets, sponges, gloves, pruning shears, weed wackers, blowers, etc.

Thank you to all the residents who have signed up for 1 week of pool duty for summer 2016. One week in July is still needed so call Leslie or Alexa. Duties include general cleanup around the pool and trash removal.

If you would like to reserve the covered pavilion for private functions, contact Alexa Hrvatin (9194996271) or Leslie Orlovsky (9194991731). Advance notice is required and your event will be placed on the calendar at the pool bulletin board.

Please note that Saturday evenings are reserved for WT family dinners at the pool. Call your neighbors for a gathering to share a covered dish and the grills are available for a BBQ. The gas tanks will be filled starting in May.



Our POA dues provide for the WT recreation area, so let's do our best to take care of it.

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 Architectural Chair

As a reminder, it is the property owners' responsibility to contact the Architectural Committee if a room is to be added to their home, a garage, outbuilding, fence, exterior painting and/or landscaping.

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 Oscar Roberto, POA Secretary at (248) 987-8587 or at wtsecretarypoa@gmail.com

Welcome/Social and C.A.R.E

by Carolyn Schaeffer

I am now in my second year on the POA Board serving as the *Social Committee Chairperson*. I am very fortunate to have the following W/T volunteers to handle the committees under the umbrella of the Social Committee.

We are so lucky to have **Joyce Gilliam** to continue to welcome every new resident that moves into our wonderful community. Joyce attempts to make sure everyone that lives in W/T has a copy of the "New Member Handbook". If you do not have a copy of this Handbook, please contact Joyce. Joyce also keeps the Secretary, Treasurer, Events and C.A.R.E Committees informed about new and departing residents so records can be updated

monthly.

Nancy Hasbrouck now heads the very important and busy EVENTS section of the Social Committee that takes care of all POA social events. **Donna Sohinki** has agreed to help Nancy and, together, they make sure we have hosts every month for our POA dinners and summer pool parties. Nancy and Donna make sure the hosts for each month have all the information needed to make our POA dinners possible. Under 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 every year! The much anticipated Kentucky Derby party event kicks off our pool opening every

summer. **Remember, all of your 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 oversee the C.A.R.E (Committee to Assist Resident Emergencies). We are very lucky to have ten ladies who take 16 to 18 families and, without hesitation, organize neighbors within their 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, Diane Thorndike, Lorraine Ciccotti, Julie Brown, JoAnn Brennan, Jerri Hey, Mary Ambrosino, Gladys Noel and Jean Finn**. If you know of a neighbor who is in need of help, please let me 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). Our POA has also contracted with SPA to plow our roads following ice and snow events. After having a couple of issues last winter with road plowing, SPA did a very good job in the one instance this past

winter in which their assistance was needed.

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 is being considered by CTA which would permit the immediate past President of CTA to 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.

Of great interest to all Carolina Trace residents, the proposed Little River Quarry was recently voted down by the County Board of Adjustment, by a final vote of 4-1. While this is a wonderful result, CTA spent about \$300,000 in legal fees in the fight against the quarry.

That money came from CTA reserves, and there will be discussions among the Directors at meetings this year with regard to assessments to the POAs that are likely to be proposed to replenish the reserve fund.

Residents should be aware that there is a new policy in effect with respect to the purchase of "e-stickers" for non-residents who are frequent guests of residents, and for long term renters. Applications for these "e-stickers" can be obtained at the Carolina Trace Gatehouse. This policy will be reviewed after about 6 months.

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.

There have been a series of vehicle break-ins and thefts in Laurel Thicket

(vehicles were outside of garages and unlocked in each case), and a covered rear deck in our POA had a screen cut to gain access, but fortunately the home itself was not affected. Residents are reminded about the need for general security awareness and vigilance.

Our own Kathy DePetris has "retired" as the Chairperson for Trace Christmas decorations that we have all enjoyed at

the bridges on Traceway and Gatehouse. Thanks to Kathy for her years of hard work to beautify the community, not only during the Christmas season but at other times of the year. CTA is searching for a replacement for Kathy as the Chairperson for holiday decorations. Although Kathy's shoes will be hard to fill, if you are so inclined, please contact me.

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

The financial affairs of Woodmere-Trentwood in 2016 are in good order. Our annual financial review was performed in January/February 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 2016 annual dues were sent out in January of 2016. The dues payment for a developed lot is \$640.00 and for an undeveloped lot \$216.00. Over 90% invoices sent had been returned to us and deposited in our bank as of the middle of March, 2016.

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 February 2016 the account balances are: Checking account, \$54,127.97; Money Market, \$63,388.60; Road Reserve Fund, \$105,804.73 for a total of \$223,321.30.

Our largest ongoing expense each year is our payment to the Carolina Trace Association (CTA). A payment of \$14,630.75 was made to CTA on January 1. Quarterly payments of the same amount will be due on April 1, July 1, and October 1. Other expenses have been normal for this time of year. Our biggest expenditure coming up later this year will be on road maintenance.

Roads and Grounds

by Jan Rowe

The Roads and Grounds committee is currently involved with two major projects.

First, In the interest of extending the life of our roadways in Woodmere - Trentwood, a road condition assessment was conducted by Stephen Lander, an engineer with Kercher Engineering of Colfax, NC. Steve Sohinki and I accompanied Mr. Lander when the assessment was performed. Russ Ciccotti, Steve and I traveled to Colfax on March 10 to discuss the results of the assessment with Mr. Lander. We also subsequently met with Jeff Balter of Seal Master. Seal Master produces a sealant which is applied to road surfaces to extend the useful life of the road for

up to seven years per application. We understand that the sealant can be applied as many as three times and thereby foregoing the very costly expense of milling and replacing the road surface. Mr. Balter has contacted four contractors interested in bidding for the application of the sealant on our roadways. Bids are currently being submitted. All of the bidding contractors have been to Carolina Trace to view our roadways and assess their current condition. Our roads are currently considered to be in very good condition but problem areas are appearing. Portions of the roadway are developing cracks and if these conditions continue to worsen, we may not be able to house the sealant to

extend the life of the roadway. The sealant must be applied while the road surface is in reasonably good condition. More information on this matter will be forthcoming.

Secondly, I will be conducting a survey of all the lots in W-T, both developed and undeveloped, to determine if any fire hazard exist as a result of falling trees and/or other debris or materials. Although all lots will be inspected, It is expected that this will apply primarily to undeveloped (vacant) lots. Several homeowners have recently reported damage to their home as a result of trees falling from undeveloped lots. We will consider requiring these lot owners to be responsible for the condition of their lots so as not to cause damage to homes on adjacent developed lots. Therefore the survey will also identify

lots with dead standing trees and trees that have fallen into other trees but have not fallen to the ground. This survey is to be completed by June 1.

I would also like to remind all W-T residents that "Spring Clean-Up 2016" has been scheduled for Saturday, April 16, at 8:30 a.m. A notice was recently placed in your box. Please join us at the

pool at 8:30 a.m. A rain date for the clean-up has been scheduled for Monday, April 18 at 8:30 a.m. Pick up of brush from your yards will be picked up on April 19. Brush only, no leaves..

**W-T
NEWSWIRE**

616A Chelsea Drive
Sanford, NC 27332