



WOODMERE-TRENTWOOD ENTRANCE

W-T Newswire

Fall 2017

OUR POA VISION

President's Message

by Steve Sohinki

It's hard to believe that 2017 is going so quickly (seems like we were just welcoming the New Year!). Even harder to believe is that I have been on the Board for almost three years, and that this is my last contribution to the Newswire. During these three years, I have been blessed to serve on the Board with some of the most wonderful and dedicated people it has ever been my pleasure to know. Each of them has worked very hard to assure that Woodmere-Trentwood continues to be the POA of choice within Carolina Trace.

This year, our Board has continued to deal with issues that are demanding more and more attention, as our POA assets continue to age and require that we take action so that problems do not worsen down the road for future Boards, as well as current and future residents. For example, our pool and associated structures have required this year and will require next year significant work to address issues associated with the advancing age of those assets. In addition, while drainage issues have

largely been dealt with on a piecemeal basis until now, the Board this year has developed (kudos primarily to Warren Garbe) a prioritized plan for dealing with the many drainage issues that exist in the POA. This will be a multiyear effort, but one that will likely reap dividends for the POA for years to come. We have also had a professional engineer discuss with us the fact that the metal culverts that we have throughout the POA and Trace in general are reaching the end of their useful life, and this issue will need to be addressed in the next few years. It is critical that we plan our budget and build our reserves based the fact that increased attention and an increased financial commitment will be required to preserve our assets, which are part of the beauty of this wonderful POA we call home. Therefore, while the Board did not take this action lightly either last year or this year, the issue of proper asset maintenance in large part resulted in the proposed increase in POA annual dues that was included with your annual meeting notice.

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

Nov 1	POA Dinner and Golf
Dec 6	Annual Meeting, POA Dinner and Golf
Dec 9	Fall Clean-Up
Dec 11	Rain date for fall clean-up
Dec 12	Leaves and brush pick-up

I want to express my sincere appreciation for the many volunteers who stepped up this year, as they have in the past, to help, among other things, with traffic control when road work has been done, POA clean-up activities, putting up and taking down seasonal decorations at the entrance, hosting POA monthly dinner events and pool parties, and providing assistance to those who require it as the result of illness, medical conditions or other stressful life events. That spirit of cooperation and willingness to help friends and neighbors is one of the many things that make me proud to live in our POA and to have represented the residents of the POA on the Board for the past three years. Your efforts continue to make this POA the best place to live within Carolina Trace. It has been my honor to have represented the community on our Board..



either original equipment or have been in use for many years. Before the season began the tennis nets and poles had to be replaced and repaired. The bath house roof was collapsing and was repaired and new shingles placed. The pool water filters failed and were replaced. The safety signs around the pool area were replaced. Plumbing repair work was done to the bath house.

There is a long list of upcoming work that will be undertaken this fall and next spring

- The roofs of the pavilion and two out building will have their shingles replaced (the current shingles are coming apart).
- The sidewalk leading to the bath house pump room will be repaired (it is crumbling and coming apart).
- The Bradford Pear trees in the drive way circle will be trimmed.
- The Crepe Myrtle trees behind the pavilion are to be removed.
- The trees around the entire recreation area are to be trimmed.
- The pool water pumps must be replaced as the bearings have failed.
- The joint at the pool edge, between the side of the pool and deck is breaking apart must be cleaned and caulking replaced.
- The pool surface must be cleaned and repainted.

The purchase of homes by new residents to the Woodmere-Trentwood community creates an interest for

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.

Recreation

by Louise Spofford and Bill Elliott

This season was a busy season as many our residents made use of our pool and tennis/pickle ball courts. The season began with our annual spring clean-up that included the cleaning of the pool area furniture along with the recreation areas. We had a large number of volunteers that made the work quick and efficient. Thank you all.

The ongoing pool maintenance was done by Mr. Joshua Godfrey. Joshua has done this for our POA for many years. He has done a marvelous job for us. Weekly volunteers served for pool duty to keep the pool and pavilion areas along with the bath house clean and organized. Pool closing was done by volunteers and was uneventful. Thank you all for your hard work and your team work.

Our aging infrastructure has posed many challenges. Almost all of assets are

Architectural

by Warren Garbe

improvements to these properties. These improvements reflect an appreciation for the quality of our community and reflect a noticeable upgrade to the aesthetics of the neighborhood. In addition, several major landscape improvements by more established residents have significantly added to the appearance of the community.

Throughout the year, requests for improvements included the areas of

landscaping, expansion of balconies and decks, conversion of stone surface driveways to concrete, and several fences. The Architectural Committee members also received many verbal inquiries concerning issues on the appearance of residential structures, drainage, landscaping and other external features. We strongly encourage an early dialogue when improvements are being considered and are willing to assist all residents through the approval process.

As the fall and winter seasons approach, I encourage each home owner to give their residence a through 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.

With the improvements to our community road surfaces and the refurbishment of the road signage, the Committee members have been assisting in the evaluation of the POA surface drainage system. Several of the significant problem areas are being identified for future correction. However, each resident can provide a major impact to the effectiveness of the drainage system by maintaining the road side ditches adjacent to their property. Efforts to remove vegetation growth, small sapling roots, silt buildup, obstructions in the flow line and regularly remove debris at culvert openings will prevent ditch overflows and improve overall system efficiency.

The Board is reviewing the existing Reservations and Restrictions (R&Rs) and By-Laws of the Association and that is being followed by a review to the

Architectural Standards. We are looking to simplify the request process and clarify the approval criteria to continue to enhance the aesthetics of each property and neighborhood. Ideas by POA members are most welcome.

The R&Rs, which contain the guidelines for building requirements, can be found on the website, www.woodmere-trentwood.com. The application forms are found on the same website under "documents" and the sub-category "Architectural Standards". If you have any questions, please contact Warren Garbe, Architectural Committee chairman, at 919-498-1659 or by e-mail at warrengetnav@earthlink.net or one of the Committee members.

Welcome/Social and C.A.R.E

by Carolyn Schaeffer

This is my final Fall Newswire Report after serving on the W/T POA Board for the last three years. I have enjoyed my time serving with many volunteers to keep our neighborhood the "place to live" at Trace.

I could not have met the needs of this Committee without the help of the following dedicated ladies.

Joyce Gilliam has served for the past three years as our official "Greeter" contacting every new resident that moves into W/T. Joyce attempts to make sure that all of the new owners and renters have our New Neighbor Packet filled with information about all we have to offer socially, copies of our R&Rs and Bylaws, a Resident Phone listing and tells them who their C.A.R.E Coordinator is. Joyce also answers any questions new residents may have about Carolina Trace and Sanford. What a great job Joyce has done being our

Woodmere-Trentwood one-person Visitor Center!

Nancy Hasbrouck came on board and organized the "Events Committee" to run like a fine-tuned machine. Nancy has worked with all of our wonderful volunteers who have hosted our POA dinners and Pool Parties to make sure every event runs smoothly. She keeps on top of all of the procedures and information needed by the monthly hosts and works with the Club to make sure all of our requirements are met. I cannot tell you how much I appreciate her total commitment to this task. Her husband, Tom, has even taken over the task of the 50/50 POA monthly drawings - another example of a neighbor volunteering!

I would be remiss if I did not mention all of the volunteers that stepped up to host our monthly Dinners and Pool Parties. These events would not have happen

without these great friends and neighbors - Ann & Dave Hancock, Kay & Neal Heflin, Terry & John Coughlin, Warren & Laura Garbe, Ellie & Jack Mathews, Barbara and Jim Jameson, Tammy Davidson & Oscar Roberto, Mary Lynn & Terry Riddle, Jean & Ed McVey, Sara & Tom Napier, Lorraine & Russ Ciccotti, Elaine & Scott Erickson, Alexa & Larry Hrvatin, Karen & Dennis Scheidegger, Gary & Donna McEntee, Marie & Jerry Manning, Jerri Hey, Mary Ambrosino, Carole & Dick Philbin, Fran and Nancy Remington, Tom Brennan, Tina & Denny Drew, Donna & Steve Sohinki, Susan & Clarence Hoover, Connie Green, Rod Winther and all three Schaeffers. Many thanks to all of these residents for making our Social Events a success.

I hope our many new residents will sign-up and add their touch to these fun social outings!

Jerri Hey returned to Chair the very important "C.A.R.E. Committee". Jerri and her Ten Care Coordinators: Marsha Davis, Louise Spofford, Julie Brown, Mary Ambrosino, Lorraine Ciccotti, Vickie Highlund, JoAnn Brennan, Susan Hoover, Nancy Remington and Jerri

check on all of our W/T residents and find volunteers to help neighbors who may need short-term help. This group of ladies make our neighborhood unique to Carolina Trace. Jerri does a great job and we all owe her many thanks.

It has been a pleasure to work the POA Board, my wonderful Committee Chairs and all of my W/T neighbors!

CTA

by Leslie Orlovsky

For new residents who may not know, Carolina Trace Association is the governing body for Carolina Trace. It represents all POAs in Trace and maintains all Carolina Trace common areas, including Traceway and all emergency exits. Each POA is represented at CTA meetings by a Director appointed by the Board of each POA. The current CTA officers are: President, Dick Brown; Vice President, Dan Stanley; Secretary, David Smoak; and Treasurer, Dave Turner.

CTA is responsible for Trace security under contract with the Southern Protection Agency (SPA). SPA is also responsible for plowing and sanding Traceway after snow or ice events and will contract with individual POAs to plow and treat their roads. During this past winter our POA elected to use a private contractor, whose services were not required due to our relatively mild winter. A decision has not yet been made regarding the upcoming winter season.

One of the subjects of great concern to Carolina Trace residents is the status of the proposed Little River Quarry. Little River filed their Notice of Appeal to the NC Court of Appeals on February 2, 2017 and their brief was filed in July. CTA filed its responding brief on August 23,

2017. To date CTA has paid a total of approximately \$640,000.00 in legal fees, and can probably expect to pay another \$20,000.00-\$50,000.00 during the next step in the appeal process, depending upon whether or not the Court orders oral arguments.

Another concern of many residents is the status of the Stonegate Pond project. Progress has been hampered by bureaucratic red tape on both the federal and the state level, including the requirement to purchase replacement wetlands in Wilmington at a cost of more than \$50,000.00. The good news is that these obstacles have been cleared and progress is once again being made. This project is a joint venture between CTA and CTCC, and will incorporate a culvert that will also improve drainage on the Creek course, hopefully alleviating some of the flooding issues on Traceway, as well as Creek #8 and #11.

At the time of this article, CTA has not finalized a proposed budget for 2018. After a review by the Finance Committee the Directors were advised that the \$41/year per lot assessment approved last year that was supposed to be for five years is not sufficient to replenish CTA reserves. The proposals presented by the Executive Committee included a significant cut in the amount paid to SPA for security services or, in the alternative, another sizeable increase in per lot assessments. Several motions have been made proposing other options for reducing expenditures, but no proposed budget has been approved by the Directors for consideration by the individual POAs.

Residents should remember to call Utilities, Inc. (800-525-7990) before hiring a plumber to address a blocked drain. If there is a blockage and it is within your lines, Utilities, Inc. will repair the blockage at no cost to the property owner. In the event that any utility work to be done will result in sections of road being dug up, Utilities, Inc will provide advance warning to the CTA President, who in turn will contact the appropriate POA President.

Finally, all residents are encouraged to visit the CTA website at www.ctaincnc.org, where all CTA reports, meeting minutes, by-laws and other documents can be reviewed. For information about Carolina Trace road, utility, and emergency conditions, call the CTA hotline, which is 919-499-2722.

Treasurer

by Scott Erickson

There is very positive news on the financial landscape and some unfortunate news as well. We have had good cooperation from our property owners on dues payments. Out of 235 lots (173 improved lots and 62 unimproved lots) all have paid their dues except one. We are working with that person to complete their dues payment. Overall, this is the best record we have had on dues payments and one of the best records in all of Carolina Trace. Thank you all for your cooperation. The contributions to 50-50 through September total \$1042.00, which has been spent on pool and recreation area supplies.

Also in the category of good news is our cash on hand. Our cash assets are held in three accounts at First Bank in Sanford, North Carolina. As of the end of September 2017, the account balances are: Checking account, \$21,729.34; Money Market, \$35,456.95; Road Reserve Fund, \$5,852.64 for a total of \$63,038.89.

Our largest payment this year was to the Carolina Trace Association (CTA). Quarterly payments of \$16,714.50 were made to CTA beginning on January 1, for a total of \$66,858.00 for the year (the last of these 4 payments will be made in October).

The bad news is that many of our assets are wearing out. When our POA was new, our assets were new. But just as our roofs and air conditioners wear out in our homes and have to be replaced, our POA assets have begun to deteriorate and need attention. Along with the liquid road repair last year, a major repair was required to the bridge on Cashmere. This year repair and replacement projects outside of the normal maintenance expenditures have included ladders and filters for the pool, pool furniture breakage replacement, sidewalk repair in the recreation area, a new roof for one of the sheds, cleaning out the retention pond behind the pool, digging out and repairing several ditches whose run off was threatening road beds, tree clearance and vine control in the recreation area and new street signs to replace those that had become unreadable.

Next year we have additional projects that go beyond normal maintenance. To cover these new expenditures and a dues increase from CTA, the POA Board has passed a \$65.00 per lot dues increase. The annual dues for 2018 would be \$855.00 for an improved lot and \$330.00 for an unimproved lot. This increase will provide the funds for many projects including patching, painting and re-grouting the pool, a new pump motor for the pool, reroofing the remaining sheds, sidewalk repair, digging out and repairing the first portion of the ditches in the POA (it will be a multi-year project to repair all the ditches), and sink hole repair near the entrance.



Roads and Grounds

by Paul Perks

As Chairman of the Roads & Grounds Committee (a committee of one) I would encourage anyone who would like to volunteer to join to let me know. Ideally a committee of three would be helpful and it would allow you as a community member to better understand our Board's efforts to improve lives in Woodmere Trentwood and Carolina Trace as a whole.

The most important issue facing Carolina Trace and also within our community is the ageing of our infrastructure. Culverts with metal tubes running under our roads have far surpassed their useful expected life span. In the long term a plan needs to be developed to monitor these culverts to ensure our roads continue to hold up to not only normal traffic but also the heavy equipment and heavy moving

vehicles that use the roads. We are discussing this issue with an engineer to help develop a plan to monitor our infrastructure and ensure the safety and ingress/egress we all need in our daily lives.

2017 was another challenging year and several projects were addressed and/or completed in an effort to alleviate issues in our community. There developed over time an issue with the Liquid Road paving project since over the winter and throughout the year the road surface showed signs of lifting in some areas. Repairs were made to several areas in the community that needed attention; in addition the speed bumps on Cashmere Court were altered to be less severe. There is still some minor work to be done to complete the road resurfacing and paint lines, etc. Hopefully this

project will be finalized before the winter arrives. Many thanks to our residents who went out of their way to accommodate the repairs, there was much less damage done this year which helped the contractor in the process. Thanks also to the volunteers who assisted with traffic control, without their help there would have been additional costs incurred which would have impacted on our very limited budget.

The bridge on Cashmere Court was damaged in 2016, due to an extensive period of heavy rainfall. An inspection of the bridge by Engineers indicated heavy damage to the bridge. Repairs were completed however this continues to be a major concern for our Board since there is an accumulation of debris at the culvert flowing along the creek from the golf course and after repeated requests to clear the debris the maintenance crew damaged the center tube. When assessing the damage it was noted that the three tubes are becoming worn from the constant flow of silt, sand rocks and debris. This all acts like an abrasive to the metal and over time is causing the metal tubes to wear out, similar to all

culverts in our community. At some point in the near future a budget item needs to be added to our finances to allow a reserve to be built to address the repairs that will be required as the infrastructure deteriorates and road collapse ensues.

We completed the remedial work on the retention ditch behind the pool area. This had accumulated silt and debris over time and caused some flooding issues to some of the residences there during heavy rains.

It is planned to clean up dead trees and brush around the pool and to trim the Bradford Pear trees there which are very overgrown and will pose the threat of branches snapping in the winter if not taken care of.

One last major project is being reviewed and that is the ditch at the south side of our POA entrance which poses a dangerous situation for cars entering Traceway. Although this is a CTA problem we have initiated meetings with engineers and contractors to develop a plan to remedy the situation. This plan will be presented to CTA and

hopefully work on this project will be approved and commenced in the near future. Caution will be required for our residents' vehicles when exiting the POA for a brief period of time but in the long term this should remove the hazardous situation.

Fall clean-up - On Saturday, December 9, 2017; we will conduct our fall cleanup of the common areas and pool/recreation area. Branches and leaves will be picked up from individual lots on December 12, 2017 by our contractor. It is emphasized that branches and leaves must be stacked separately between the drainage ditches and 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

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