



WOODMERE-TRENTWOOD ENTRANCE

# W-T Newswire

## Spring 2017

### 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 Steve Sohinki

Spring has sprung, and the seasonal colors are making the POA look terrific. As many of you do, I look forward to seeing all the spring colors each year and enjoying the change of seasons from winter to this, my favorite time of the year. We were fortunate to have a much warmer than usual winter, even for North Carolina, and we had only one weather event that required limited plowing and sanding in the POA. Before talking about this year, I wanted to be sure to express my appreciation to all those who participated in December's fall cleanup day in the POA. Not only was the appearance of the POA improved, as it always is after these clean-up days, but we have submitted the names and work hours for all those who participated to the Firewise program so that the POA can reap the benefit of a share of Trace's Firewise grant money for this year.

I am blessed to be able to serve on the POA Board with such a terrific group of dedicated people, each of whom takes

his or her responsibilities very seriously. As you will see from reading the reports from my colleagues on the Board, we have already been very busy this year establishing goals for the year, planning the year's activities and starting to take actions that will benefit our residents. Examples include the repairs and improvements that have already been made at the pool and tennis courts, the initiation of a long term planning process to prioritize and systematically address drainage issues around the POA, the repair, re-painting or replacement of our street signs around the POA, and the appointment of a Committee led by our Vice President Leslie Orlovsky and including POA residents who are not Board members, to conduct a complete review of our R&Rs and By-Laws and recommend revisions to clarify and improve those documents. In addition, many residents on and adjacent to Cashmere Court have expressed concerns about the speed bumps that were installed last year. The Board has tried to balance those

### Dates to Remember

April 22	Spring Clean-up
April 24	Rain date for clean-up
May 3	POA Dinner and Golf
May 6	Kentucky Derby Pool Party
May 7	Pool Opens

concerns with the potential hazards that the speed bumps were intended to mitigate by voting to modify the speed bumps when the weather gets warmer to make them similar to the speed humps that are on Chelsea Drive.

Following completion of the POA road surface treatment project late last summer, while most of the roadway surface in the POA looks very good, many of you have no doubt noticed issues that need to be addressed such as bare spots that have appeared since the work was completed. Last fall, we had suggested to the contractor and Sealmaster (and they agreed) that repairs not be made at that time and that the roads be allowed to “weather” during the winter and the repair needs addressed in the late spring or early summer this year. Residents should be aware that the repair work will now likely be done in the June timeframe, as soon as the weather is consistently warm enough, and we will provide as much notice as possible so that inconvenience to residents during the repair process is minimized.

I want to encourage all residents to familiarize yourselves with the POA website <http://www.woodmere-trentwood.com> which, thanks to Oscar Roberto, is very useful and informative. It includes each month’s POA Board meeting minutes as well as other important POA documents such as the R&Rs and By-Laws, in addition to links to other community and area information. In this regard, please take some time when you can to review the R&Rs to ensure that your property is compliant with the community guidelines in that document. The Maintenance Checklist that was distributed to all residents last year should help identify any issues that property owners need to address.

Finally, if you have any questions or concerns about POA issues or actions taken by the Board, please contact me or any of my colleagues on the Board.



## Recreation

by Louise Spofford and Bill Elliott

Our Woodmere-Trentwood pool will be opening on May 6th which will also be our first party of the season...to celebrate the Kentucky Derby. This annual party is open to all residents of Woodmere-Trentwood so be on the lookout for a flyer in your mailbox with all the details. The pool will be open from May 6th through October. The hours are from 7:00am to 9:00pm daily. Please enjoy our wonderful pool and follow the rules posted there and on the website ([www.woodmere-trentwood.com](http://www.woodmere-trentwood.com)).

If you would like to reserve the covered pavilion area for a private function please call either Bill Elliott (912-614-1459) or Louise Spofford (919-498-2151). Advanced notice is required and your event will be placed on the monthly calendar at the pool on the bulletin board.

Thank you to those residents that have signed up for their one week of pool duty for this summer. Duties include general cleanup around the pool and bathrooms and trash removal.

As a reminder: There is NO LIFEGUARD ON DUTY. For medical emergencies call

911 AND the main Security Gate (919-499-2339). These numbers are posted next to the telephone at the pool.

The annual Spring Cleanup, which includes the pool area, will be April 22nd starting at 8:30am. All volunteers can meet at the pool and cleanup tasks will be assigned. Don’t forget to bring buckets, sponges, gloves, pruning shears, weed wackers, blowers, lots of energy, etc. Some cleaning and repainting has already been done.

We have new nets on the tennis/pickleball courts and the posts have been repaired and painted. A portion of the sidewalk to the courts has been repaired so we are looking pretty good. Please follow the rules that are posted at the courts.

### 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.***

Another reminder: If you need to park your motor home for a short time period (overnight or for a weekend) in the recreation area please call Bill or Louise to get a permission slip to post on the dashboard.

Did you know.....Saturday evenings are reserved for W-T residents to enjoy a social time at the pool? Call your neighbors for a gathering to share a covered dish, use the grills, enjoy a

cocktail (in a plastic container) and swim.

Summer is around the corner. We hope you enjoy our recreation area and let's do our best to take care of it.

## Architectural

by Warren Garbe

With the advent of a new spring season, many homeowners are thinking of improvements to the exterior of their residence and changes in landscaping. The Architectural Committee is charged with the responsibility to review and approve these projects. The objective is to maintain the existing compatibility and general aesthetics that we have developed for the Woodmere-Trentwood community. Items that are related to general maintenance, replacement of existing shrubs with like kind and upkeep of the property will be given a visual review and quick approval. Many other projects are not complex and the approval process is expedient. Projects such as changing trim colors, changing surface of walks and driveways, and adding significant new landscape plantings are also quickly processed. Change to the exterior appearance, an addition to the structure or construction of any feature on the property is to be submitted for review. Any work that requires a construction effort such as additions to balconies,

expansion of patios, changes to the property drainage pattern, removal of large trees, and building of any structure requires submission of the forms as located in the Architectural Standards within the Woodmere-Trentwood POA website. A homeowners selection of a reliable contractor to accomplish the project is also an important element for a successful outcome. Any homeowner who wishes to discuss a proposed project scope of work is welcome to contact Warren Garbe, Architectural Chairman; Steve Sohinki or Oscar Roberto, Committee members. We are more than willing to discuss the scope of the proposed work and the approval process and forms for a successful job.

### POA DRAINAGE SYSTEM

The occurrence of the heavy rains and significant runoff flow from the storms last summer and fall highlighted several deficiencies in the drainage system in the Woodmere-Trentwood community. An example was the significant undermining of the culverts under

Cashmere Court near the Creek #11 tees. The emergency repair was quickly accomplished to save the roadbed. As a result, the POA Board is undertaking an effort to thoroughly inspect and document the conditions of the drainage ditches along all our road right of ways and the common areas. This effort will allow us to identify the more serious locations and develop a phased program to correct and upgrade these drainage ditches. A significant amount of the corrective work is in the general maintenance category. The POA Board requests that each homeowner inspect the drainage ditches adjacent to their property and be responsible for accomplishing this general maintenance of cleaning culvert openings and re-positioning rocks and other material obstructions in the ditch flow line. This effort on everyone's part will greatly improve the function of the runoff and mitigate ditch overflows. We recognize that some areas will require construction equipment and labor beyond the capability of the homeowner. The POA will address these more serious problem areas as funds are available. Our goal within a few years is to have a well-constructed and well maintained drainage system to serve the community.

## Welcome/Social and C.A.R.E

by Carolyn Schaeffer

We are very fortunate to continue to have the following volunteers to handle the three committees –**Welcome,**

**Events and C.A.R.E.** - under the umbrella of the **Social Committee.**

**Joyce Gilliam** continues to Chair the **Welcome Committee.** Joyce tries to

welcome every new resident that moves into our wonderful community and give them a copy of the "New Neighbor Handbook". Joyce answers all their questions about our neighborhood activities and any other information they may need about Trace and what is offered outside of Trace. Joyce is our W/T Chamber of Commerce! Joyce also informs the Secretary, Treasurer, Events and C.A.R.E. Committees about new and

departing residents so their records can be updated monthly. We are very fortunate to have great new neighbors moving into W/T but, unfortunately, we have had to say goodbye to many friends leaving our area.

**Nancy Hasbrouck** also continues to chair the very important **Events Committee**. Nancy makes sure we have hosts every month for our POA dinners and our summer pool parties. Nancy makes sure the hosts have all of the information they need to make our

events possible. **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.**

**Jerri Hey** chairs the **C.A.R.E Committee** (Committee to Assist Resident Emergencies). We are extremely 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. Jerri had to find three new coordinators this year and, as always, these ladies gladly volunteered! Thank you to the following current coordinators: **Vickie Highlund, Nancy Remington, Susan Hoover, Marsha Davis, Lorraine Ciccotti, Julie Brown, JoAnn Brennan, Mary Ambrosino**. If you know of a neighbor who is in need of help, please let Jerri or one of these coordinators know.!

## 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.

For 2017, the CTA officers are: President, Dick Brown; Vice President, Dan Stanley; Secretary, David Smoak; and Treasurer, Dave Turner. It was also decided to retain the outgoing Treasurer, Sally Grocott, as Assistant Treasurer for 2017 in order to facilitate the transition to the new Treasurer.

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. In the past our POA has contracted with SPA to also plow and treat our roads; however, this year the Board elected to use a private contractor, whose services were not required due to our relatively mild winter.

One of the subjects of great concern to Carolina Trace residents is the status of the proposed Little River Quarry. On January 6, 2017 Judge Smith's final order denying the appeal was served on all parties and Little River filed their Notice of Appeal to the NC Court of Appeals on February 2, 2017. Without going into detail, the necessary steps of certifying a transcript on appeal, filing briefs and, if ordered, oral arguments before the Court, is a long and arduous process, which will most likely take at least a year. To date CTA has paid a total of \$512,000.00 in legal fees, with \$166,000.00 spent on responding to the initial appeal, and can probably expect to pay another \$75,000.00 - \$100,000.00 during the next step in the appeal process.

In a vote in January, the POAs approved the purchase of a CTA Collective Insurance Policy. This is an umbrella policy that will cover all POAs in Trace, with each individual POA paying its share for the coverage it requires. The policy became effective on March 6, 2017.

Many residents have noticed and asked about the trees along Traceway tied with pink ribbons. Approximately 430 trees have been marked as potential hazards due to their close proximity to

the road, their dead or dying condition, or the canopy they create, which shades the road and inhibits ice from melting. The plan is to get quotes from tree services for removal. Since there is no provision in this year's budget for this kind of project this is only being done to have a point of reference for future budget planning.

A new Security Chief is still being decided by SPA. There has been some concern among residents regarding CTA security policies and the authority granted to the Security/Safety Committee under CTA By-Laws. The current policies regarding unregistered guests for the Country Club and Gated Properties were reviewed at the March CTA Board meeting, and no changes to the current policies were suggested at this time. Residents are reminded to lock their doors and cars since there have been scattered reports of vandalism, break-ins, and theft in some of the POAs. For information about Carolina Trace road, utility, and emergency conditions, call the CTA hotline, which is 919-499-2722.

Finally, all residents are encouraged to visit the CTA website at [www.ctaincnc.org](http://www.ctaincnc.org), where all CTA reports, meeting minutes, by-laws and other documents can be reviewed. A new portal has been created (<https://www.carolinatracegolfcommunity.com/>) linking the CTA, CTCC and CTGP websites. In addition, a YouTube Carolina Trace Channel can be seen at <https://youtu.be/WgYdbyugKTo>

# Treasurer

by Scott Erickson

The financial affairs of Woodmere-Trentwood in 2017 are in good order. Our annual outside financial review was performed in 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 2017 annual dues were sent out in December of 2016. As of the end of March, 95% of the invoices we sent out have been paid and deposited in our bank accounts.

Our cash assets are held in three accounts at First Bank in Sanford, North Carolina. As of the end of March 2017 the account balances are: Checking account, \$46,031.62; Money Market, \$50,431.90; Road Reserve Fund, \$5,849.70 for a total of \$102,321.22.

Our largest ongoing expense each year is our payment to the Carolina Trace Association (CTA). A payment of \$16,714.50 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 and consistent with our Strategic Plan..

This is my last year on the WTPOA Board. So, I would like to form a finance

committee to learn some of our financial procedures. If you have finance or accounting experience and are willing to spend some time on this project the last 6 months of 2017, send me a note with a summary of your background to my email at [scott.william.erickson@gmail.com](mailto:scott.william.erickson@gmail.com)..



**W-T  
NEWSWIRE**

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