



WOODMERE-TRENTWOOD ENTRANCE

# W-T Newswire

## Spring 2018

### OUR POA VISION

**Woodmere-Trentwood strives to be a caring, safe and vital community of quality homes in a wooded setting**

## President's Message

by Leslie Orlovsky

After a cold, dismal winter, spring has finally arrived! Like many of you, I look forward to this time of year when neighbors and friends start to come out of hibernation and venture out for a little fresh air and exercise, with or without their four-legged, furry friends.

I have lived in Woodmere for almost fourteen years and I am proud to have had the opportunity to serve on the Board these past two years. This year I am fortunate to be serving with a hard-working, dedicated group of people who give 200% of themselves to serve their community. We have already been busy this year establishing goals and planning projects and activities for the coming year. Some things you can expect to see this year are the painting and regrouting of the pool, repairs to the buildings and walkways in the recreation area, trimming and removal of trees in some of the common areas, the correction of drainage problems at areas identified as highest priority for remediation, including the POA entrance, and repairs needed to finalize the surface treatment

of our roads. I would like to thank Steve Sohinki, last year's President, who has continued to work with Paul Perks, our Roads & Grounds Chairman, and the Liquid Road contractor to see that the road project is completed satisfactorily.

Another project from last year that will be concluded this year is the review and revision of our POA Rules & Restrictions and By-Laws. I had the pleasure of working last year with a very dedicated committee. Larry Aiken, Jim Jameson and Marie Manning were meticulous in helping me to review both documents and they have my heartfelt thanks for their hard work. Together we put together a comprehensive list of recommendations for revisions and additions for the POA Board to consider. You will be receiving a Notice for a special meeting later this Spring with a list of the proposed revisions for your consideration and vote. Although you can submit your vote by proxy, I encourage you all to attend the special meeting so you can voice your opinions and ask any questions you may have.

### 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

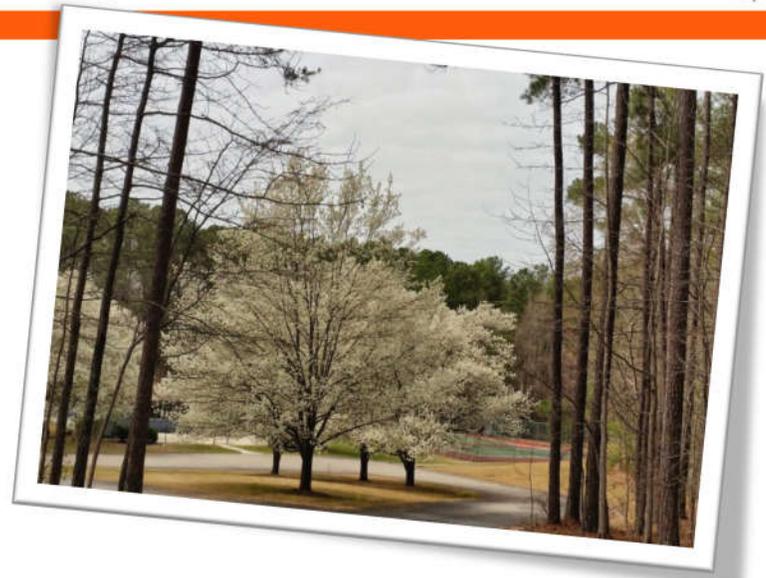
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| May 2 | POA Dinner and Golf  |
| May 5 | Kentucky Derby Party |
| May 6 | Pool opens           |
| Jun 6 | POA Dinner and Golf  |

There are a couple of things I'd like to mention, especially as the weather warms and more people are out and about on our roads and cart paths. A big concern for me is the number of people I see walking along the roadway in an unsafe manner. For your own safety, please remember that a pedestrian should always walk on the side of the road facing oncoming traffic. Never walk with your back to traffic, especially if you are listening to music and wearing earbuds. A car coming up behind you from around a bend may not be able to avoid you if you make an unexpected movement into the road. Those of you with children who must walk along the roadways should instruct them to stay as far to the left as they can and off the road, if at all possible. Also remember to wear white or reflective clothing if you are walking in the very early morning or in the evening after dusk.

Another concern is the increasing number of reports we hear of dogs running loose, or being walked off leash. Woodmere-Trentwood is known for being a friendly community whose residents look out for each other. Please remember that part of being a good neighbor is to keep your dog on a leash when walking him. We know that Rover is an adorable, friendly guy who wouldn't hurt a fly, but some people are actually afraid of all dogs, and do not want him running up to them or onto their property. And don't forget to always clean up after your pet.

I'd like to encourage all of our residents to attend our monthly POA dinners that are held at the Club on the first Wednesday of each month. It is a wonderful way to catch up with your neighbors and make new friends, and you do not have to be a Club member to attend. And don't forget our summer pool parties, beginning with the annual Kentucky Derby party on Saturday, May 5th. Our neighbors who volunteer to host these events work very hard to make them a fun time for all.

I'd also like to invite all residents to visit our POA website [www.woodmere-trentwood.com](http://www.woodmere-trentwood.com) which, thanks to our Secretary, Oscar Roberto, is very helpful



and informative. It includes our monthly Board meeting minutes as well as other important POA documents, including the R&R's and the By-Laws. By becoming familiar with the R&R's and By-Laws you can ensure that your property is in compliance with our community's guidelines.

Lastly, if you have any questions or concerns about POA issues, or any actions taken by the Board, please feel free to contact me or any other Board member. We are here to serve you and your needs.

## Recreation

by Louise Spofford and Larry Hrvatin

Work has been underway to prepare the recreation area for another season. Plans are in place to have grout repairs completed and a fresh coat of paint applied to the pool in time for opening day. Shingles were replaced on the pool bath last season and the remaining 3 buildings were recently completed. Sign-ups for weekly pool closing duty have been completed and we thank all who were willing to volunteer their time.

The swimming pool will open for the season with our annual Kentucky Derby Party on Saturday, May 5th.

In an effort to maintain the proper use of the pool for our residents, the POA

### 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.***

Board has implemented the following modifications to our pool policy for 2018.

### WOODMERE TRENTWOOD POA 2018 SWIMMING POOL POLICY MODIFICATIONS

- The Woodmere Trentwood POA will be requiring the use of wristbands to enter the pool area this year. In addition, a daily-sign in sheet will be located adjacent to the bulletin board. The purpose of the wristbands is to limit the use of our pool to residents and authorized guests only. Each permanent resident of the home will be issued a wristband at the start of the season.
- Each property owner is permitted 5 guests who must be accompanied by the property owner. Property owners

hosting more than 5 guests must obtain permission from a Recreation Area Director or POA Board member.

- Renters may have full use of the facilities provided that the property owner is in good standing within the community. Renters are considered guests of the property owners, and as such, the number of wristbands distributed to the full time residents of the home will be counted as part of the guest limit. For example, 2 full time residents in a home allows for 3 additional guests.

Wristbands will be distributed at the Kentucky Derby party. At that time, each resident will be given a wristband for each household member and can request guest wristbands not to exceed the above guidelines. For those not attending the party, wristbands will be available for pick up from 11:00am - 1pm on May 6th - 12th. After that, call Larry Hrvatin (919) 499-6271 or Louise Spofford (919) 498-2151 to make other arrangements for pick up.

**Please review and be respectful of the recreation area rules so that everyone can enjoy their time while using this special area in our POA.**

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

by Karen Kennedy

We are very fortunate to have the following volunteers to handle the three committees Events, Welcome and C.A.R.E. under the umbrella of the Social Committee.

Karen Kennedy has taken the **Events Committee**. Karen makes sure we have hosts every month for our POA dinners and our summer pool parties. Karen makes sure the hosts have all of the information they need to make our events possible. **We must emphasize that all of our Woodmere/Trentwood events are open to all W/T residents.**

**You do not have to be Club member to attend or host these neighborhood gatherings. Get involved and you will meet people in our POA. Contact Karen Kennedy**

Peggy and Ron Scott head up the **Welcome Committee**. This wonderful couple tries to welcome every new resident that moves into our wonderful POA and give them a copy of the "New Neighbor Handbook" and lots of other information about Carolina Trace and Sanford. Peggy and Ron also inform the Secretary, Treasurer, Events and C.A.R.E. committees about new and departing residents so our records can be updated monthly. We are always excited about new residents coming into our POA and we want to encourage them to attend our events so we can get to know them better.

Jerri Hey chairs the **C.A.R.E. Committee** (Committee to Assist Resident Emergencies). We have 10 ladies who unselfishly give their time and efforts 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 two new coordinators this year and, as always, these ladies gladly volunteered. Thank you to the following current coordinators: **Susan Hoover, Marsha Davis, Nancy Remington, Louise Spofford, Lorraine Ciccotti, Barbara Bentley, JoAnn Brennan, Peggy Connelly, Mary Ambrosino and Jerri Hey**. If you know of a neighbor that is in need of help please contact Jerri Hey or one of the coordinators.

## Architectural

by Warren Garbe

With the passing of a cold winter and 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 construction of a new feature on the property, any significant change to the appearance of the residence and/or landscaping should be brought to the attention of the Architectural Committee. 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 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 quickly processed. Any work that requires a construction effort such as expansion of patios, changes to the property drainage pattern and removal of large trees requires submission of the forms as located in the Architectural Standards within the Woodmere-Trentwood POA website. A homeowner selection of a reliable contractor to accomplish the project is also an important element for a successful outcome. Construction of any addition or modification to the existing residence structure or the construction or addition to an elevated deck will also require a building permit from Lee County. A contractor is responsible to obtain this permit and can easily obtain it from Lee County. Any homeowner who wishes to discuss a proposed project scope of work is welcome to contact Warren Garbe, Architectural Chairman; Oscar Roberto or Larry Hrvatin, 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 POA Board has undertaken an effort to thoroughly inspect and document the conditions of the drainage ditches and shoulder area 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 and the adjacent shoulder. A significant amount of the corrective work is in the general maintenance category. The POA Board requests that each homeowner inspects the drainage ditches adjacent to their property and be responsible for accomplishing this general maintenance of cleaning culvert openings, removing leaves and debris, and re-positioning rocks and other material obstructions in the ditch flow line. This effort on everyone's part will greatly improve the flow of the runoff

and mitigate ditch overflows. We recognize that some areas will require 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.

#### IDENTIFICATION OF PROPERTY PINS

The POA Board is also supporting an effort to locate and mark the steel

property pins that identify the boundaries of each residential property. This effort is being conducted in a phased manner over the next year. As each area is being identified, a memorandum will be distributed to each residence requesting the assistance of the homeowner to identify the location of known property pins. Each pin will be marked with a distinctive cap to assist with future identification. Other property pins that can be easily identified will also be similarly marked.

## CTA

by Bill Elliott

For new residents who may not know, CTA 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 the CTA meetings by a Director appointed by the Board of each POA.

For 2018, the CTA officers are: President, Dick Brown: Vice President, Ken Harden: 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. Our POA uses a private contractor to provide these services to our roads.

One of the subjects of great concern to Carolina Trace residents is the status of the proposed Little River Quarry (LRQ). The North Carolina Supreme Court is considering the request for appeal of the NC Appeals Court, as it overturned the ruling of the local court last year. This ruling may occur within the next few weeks. If the NCSC overturns the Appeals Court ruling the matter ends

and the LRQ is defeated. If the NCSC upholds the Appeals Court ruling, the local Adjustment Board may hear arguments in an attempt to recommend provisions and restriction to the operation of the quarry. To date CTA has used \$717,000 for legal fees with a balance of \$90,000 outstanding. This amount is paid in installments and will be completed within five months. CTA has requested (the majority of POA have to approve) to spend an additional \$25,000 to be used to develop the 'provisions and restriction' if needed.

CTA has a Collective Insurance Policy which is an umbrella policy that covers all POAs in Trace, with each individual POA paying for the coverage requires.

The intersection of Traceway and Chelsea Drive (the entrance of Woodmere-Trentwood and Sedgemoor POAs) will have work done to correct problems with drainage patterns concerning the culverts, ditches and Traceway road edges. This area is the center of multiple drainage distributions and becomes overwhelmed during periods of heavy rainfall. It is hoped that this work will be completed either mid to late summer or early fall.

Carolina Trace Fire Department is a volunteer organization, with a full-time fire chief, that provides emergency fire services to Carolina Trace. The website is [www.carolinatracefd.org](http://www.carolinatracefd.org). Besides emergency services the CTFD is

available to CT residents to help with battery changes of smoke/CO2 detectors, home fire safety inspections and providing door key lock boxes (with a charge) to be used in emergency situations.

The Southern Protection Agency works to provide CT residents a safe environment. It monitors and controls access to CT. The SPA gate house phone number is 919-499-2339. Residents are reminded to lock their doors and cars since there have scattered reports of vandalism, break-ins and thefts in some of the POAs.

For information about Carolina Trace road, utility and emergency conditions call the CTA hotline, 919-499-2722. There are emergency gates to CT, to be opened during weather or other emergency conditions. These are located on Argyll (at the west side of Sedgemoor) and on Traceway (at the north end of Traceway). Information about the status of these gates can be obtained by calling the CTA hotline.

Finally, all residents are encouraged to visit the website at [www.ctainnc.org](http://www.ctainnc.org) where all CTA reports, meeting minutes, by-laws and other documents can be reviewed. A portal is available (<https://carolinatracegolfcommunity.com>) this links the CTA, CTCC (Carolina Trace Country Club), CTGP (Carolina Trace Gated Properties) websites.

# Treasurer

by Sara Napier

The financial affairs of Woodmere-Trentwood in 2018 are in good order. Our annual outside financial review was performed in March 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 2018 annual dues were sent out in December of 2017. As of the end of March 90% 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 2018 the account balances are: Checking account, \$ 70,268.51; Money Market, \$ 83,470.80; Road Reserve Fund, \$ 13,361.41 for a total of \$ 167,100.72.

Our largest ongoing expense each year is our payment to the Carolina Trace Association (CTA). A quarterly payment of \$ 17,814.75 was paid on January 1, 2018. Payments of the same amount will be due on April 1, July 1, and October 1, for a total of \$ 71,259.00. Other expenses have been normal for this time of year and consistent with our Strategic Plan.

I am committed to working with our WT POA Residents. Any questions please feel free to contact me at miclt23@hotmail.com or 919-343-1788.

# Roads and Grounds

by Paul Perks

**The Spring brush clean-up** is scheduled for pick-up the week of April 16th, therefore we need to conduct clean-up of all common areas and pool/recreation area on Saturday April 14. Only branches and brush will be picked up (NO LEAVES) and stacked neatly at the side of the road. We need as many volunteers as possible to meet at the recreation area at 8 AM and bring rakes, trimmers, blowers, etc. Most areas have no access to electric outlets so gas equipment is requested. All cul-de-sacs need to be cleaned up and any new saplings and other growth needs to be cut down and removed. Work parties will be allocated for all areas when you arrive. A flyer will be sent as a reminder early in April. Your help is extremely important and very much appreciated.

We experienced some very bad weather conditions which prevented my visiting many roads in the POA to check for snow/ice etc. This is a continual problem every year and I ask for volunteers to help me identify problem areas. Ideally a volunteer for every cul-de-sac and several for the main roads throughout the POA. Please contact me (919-343-2269) if you would like to be my "eyes and ears" in your area.

**Roads & Entrance** We have continued to experience issues with the re-surfacing of the roads throughout the POA, in the near future the contractor will return to try to remedy the situation which is covered by their guaranty to us so no cost or charges will be incurred for this remediation. In addition, we have been working with an Engineer and in conjunction with CTA to assist in developing a remedy for a possible dangerous situation with the ditch at the entrance to the POA and water run-off creating several sink holes along Traceway and onto POA property. Bids are being solicited from contractors and we hope to start work remediating this issue in May. Volunteers will be needed to help transplant some of the shrubbery and spring bulbs which will need to move to accommodate the new design of the ditch and surrounding area. A blast will be sent out to recruit volunteers when the dates are established.

**Drainage** I will be working with Warren from our Architectural Committee to develop a long-term plan to gradually re-apply ric-rac along roads to prevent pavement erosion and damage. This will also help drainage issues in many areas. Your help in maintaining and cleaning out the ditches around your property which also helps prevent flooding and other issues. If you have problems in performing this task please contact me or another Board Member and to will try to assist you with the problem.

W-T  
NEWSWIRE

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