

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

Ben Perez

Hello Spring, as we try to come to grips with "The Great Pollening," we find ourselves back out in our yards, sprucing up our plants and laying down fresh mulch. The days are less dreary, and there's more sunlight, meaning more time outside in the sun. Before we dive into 2023, I would like to send a huge thanks to our volunteers as well as the WT Board Members. We could not have done it without them. As we enter 2023, we have fresh ideas and new faces on the board. We will continue to operate within the established parameters set forth within the By-laws and R&R and leverage our residents for support within the community.

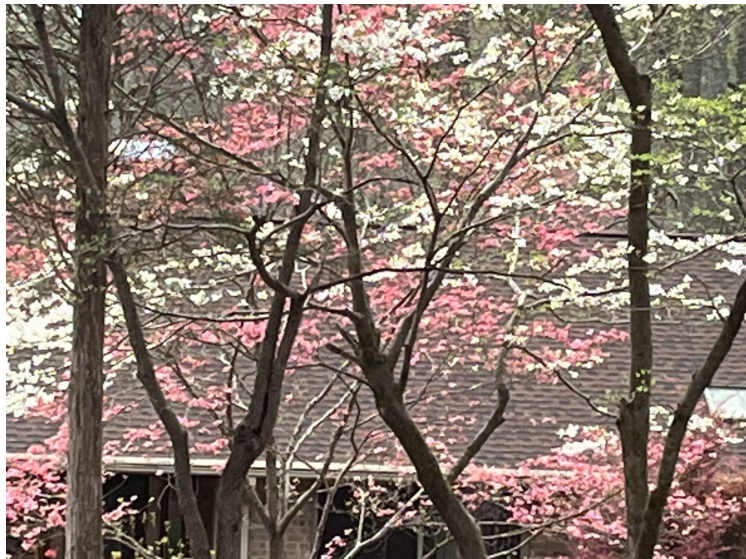
This community is what you make it. We have had a significant turnover in residents here, bringing new ideas and challenges. We rely on our neighbors to support us in critical areas where we need volunteers (pool duty, hosting events, and common area beautification). We also have several sub-committees that are a seat or two short and could use the help.

As we enter the Spring season and then summer, we will be keeping a watchful eye out for drainage problems. We have documented a few areas that we are working on getting addressed. We ask that residents ensure their culverts are clear of leaves and sticks to help alleviate the strain on drainage as much as possible.

As a board, we will keep the community as informed as possible. We use Facebook and email blasts to try to get information out quickly and the Website for POA minutes. This will allow for the greatest transparency possible. If you need help finding information, don't hesitate to contact any of the members. We are here to help but remember, we are also volunteers. Lastly, please take the time to read through the official documents on the website. They are the guidelines that govern the approval actions in our POA. Have a great year and if we can be of assistance please reach out.

Treasurer

Steve Wisinski



The financial affairs of Woodmere-Trentwood POA in 2023 are in good order. Our annual outside financial review will be performed in April and the results will be sent to our POA Board President, Ben Perez. We have had good cooperation from our members on dues payments and we have maintained our spending

within our approved budget. Invoices for the 2023 Annual Dues were sent out in December 2022. As of the end of March 94% of the invoices we sent out have been paid and deposited in our bank accounts. All outstanding properties have been forwarded to our lawyer for litigation. Our cash assets are held in three accounts at First Bank in Sanford, North Carolina. At the end of March, the account balances are: Checking Account \$175,402.47; Money Market \$116,657.12; Road Reserve Fund 233,643.40 for a total of 525,702.99. Our largest ongoing expense each year is our payment to the Carolina Trace Association (CTA). A quarterly payment of \$18,931.25 was paid on January 1st, 2023. Payments of the same amount will be due on April 1st, July 1st, and October 1st for a total of \$75,725.00. Other expenses have been normal for this time of year and consistent with our Strategic Plan. I am committed to working with our WTPOA residents and am aggressively pursuing options to help curb the inflationary impact that we all currently feel in an attempt to lower overall spending. This year we will see major expenditures coincide with previous years, with those being CTA payments, community common areas, and road maintenance. My main goal for this year is to work with our roads and grounds team to map out how much our roads would cost to completely redo. This will eventually come to pass (I predict many years in the future as our roads are in good shape) and be something the neighborhood needs. I would like to have a plan and a savings number to shoot for when the time comes so we will be prepared and money will be available for such a large project. As always, you can view monthly board meeting minutes on our community website: <https://www.woodmere-trentwood.com>. Here you can view monthly expenditures and stay up to date with operations in the community. If you have any questions, please feel free to contact me at my email: wttreasurerpoa@gmail.com or 910-682-8742 Steve Wisinski

Secretary

Annie Moeller

Welcome Spring! As the pollening eases and residents begin sprucing up their yards, don't forget to join in our **Pool Spring Clean Up at 10am on Saturday, April 15th. Branch Pick Up follows on April 17th.** Do you have questions or concerns about your community? Please see our updated website for POA meeting minutes and neighborhood regulations. The most recent residential list is posted onto our website. A big thanks to Ben Perez, for updating the website to make it easier to read and navigate. Our website is:



www.woodmere-trentwoodpoa.com. For member documents, **616AChelsea** is our passcode. Need to contact someone on the POA Board? I'm glad to direct your questions to the proper channel for your inquiry. Please contact me by phone or email if you have any questions, comments, or concerns about the neighborhood: Annie Moeller wtsecretarypoa@gmail.com or 314-402-0353.

Welcome/Social & C.A.R.E.

Sonya Fields

Spring has sprung! Let's all hope the mild weather hangs around for a while, before the hot weather sets in for the summer. With everyone wanting to get back to normal and start our neighborhood get togethers, we are planning some family-friendly events at the pool, with food and fun. Be on the lookout for more information! As a board and community, we would like to re-emphasize that all our Woodmere/Trentwood events are open to all W/T residents.

You do not have to be a Club member to attend or host these neighborhood gatherings. Please join us at these events to have a great time and meet your neighbors. Also, please remember on the first Wednesday of each month, we have a POA dinner at the club. You do not have to be a member to attend or host these dinners. The sign-up sheet is on the bulletin board in the hallway behind the pro shop. These dinners are a great way to meet new neighbors or reconnect with current neighbors.

Speaking of neighbors. January and February had a total of four new residents/owners moving into our community. If you are one of these, WELCOME! We are happy you are here!

Our community is fortunate to have a C.A.R.E. committee. With that being said, we are in need of volunteers to help with this committee. Suzanne Dykeman will chair the C.A.R.E. Committee (Committee to Assist Residents Emergencies). We have residents who unselfishly give their time, and without hesitation, organize neighbors within their neighborhood to provide short term assistance in the form of meals and rides to families who are experiencing a crisis, illness, or loss. If you know of a neighbor that is in need, please contact daisy1949@optonline.net to let her know.



Roads & Grounds

John Fields

Except for the cold snap in Dec, that had us all huddled around the gas logs on Christmas Eve, this winter has been pretty incident free. The community is about to burst into spring with some of the most beautiful colors it has ever seen and is one of the many reasons we choose to buy here. WTPOA roads and grounds committee has already contracted lawn care for common areas this summer season and will soon start an all new "Yard of the Month " program.

This program will recognize outstanding yards across the POA and award the residence with a cash prize as well as recognition in our news blast. A small non-intrusive sign will be placed in the winner's yard for the month for all to see. Please take time to thank these folks and all your neighbors for their dedication to making our community beautiful. I hope to be handing you a check and shaking your hand for your outstanding landscape.

Speaking of beautiful landscapes, this year we will also host a "Clean your Cul-de-Sac Contest". This will be held in May and will be for those residences that have a cul-de-sac to keep clean. We understand that this is space that often gets forgotten, but we do not want these areas to get infested with unwanted pests or covered with pet pollution (poo). We want everyone to come out and help clean these areas and make them look beautiful. The roads and grounds committee will be selecting the best and most improved cul-de-sac and these residences will be recognized at the June pool party. (see Social Committee)

Our current landscaping of the front entrance will continue to evolve as we come together to plant new shrubbery and perennials that will make the entrance more inviting. One of the priorities continues to be drainage. Many people have helped out by replacing their rocks along the sides of the roads directing the water into the drainage ditches. For that we thank you. However, there are still areas of concern, especially during high rain volume incidence, which we have not had recently. These areas will continue to be a focus of our committee.

Please be mindful of the speed limits and others sharing the roads with you, including golf carts and children. We are aware that residents or delivery companies have gone off the road and damaged some stonework. Please keep in mind that the side of the roads are very soft when wet and that if you or a visitor damages drainage channels you or they should repair the damage. This will help prevent overflow or flooding of roads.

Also, we would like to thank all the volunteers that have made our POA such a welcoming community. Please keep in mind that we are all needed to make our community a wonderful place to raise a family or enjoy retirement. Take the time to volunteer to clean up our community on April 15th at the pool. This is our common area to hold fun activities for all residents. Remember, you do not have to be a member of the CTCC to participate in these activities. With excitement, we are all looking forward to a wonderful, action filled community of events and hope that the roads and grounds committee can depend on every resident to help keep us all safe and looking good.



Recreation

Steve Uribe & George Orlovsky

Our plans are to open the pool on May 7th and begin our swimming season through the end of September. The pool is open everyday for your use between 7:00 AM until 9 PM. Pool users are encouraged to sign up for a 1 week commitment to help keep our pool area neat and tidy.

There is a water aerobics group known as the “Water Lilies” that use the pool from 10:00 - 11:00 on Mondays, Wednesdays and Fridays. Both women as well as men have joined in this fun exercise time.

Grills are available to use while you are at the pool. If you want the pool area for a private event such as a birthday party, please contact us and we can make arrangements for that. There is a

message board at the pool for signups and information. The poolside covered pavilion is available for private functions on Sundays through Fridays. If you would like to reserve the covered pavilion for a 3 hour private function contact George Orlovsky (919-499-1731) or Steve Uribe (931-436-3238). This is first come, first serve so make your reservations early. Understand that this is for the pavilion only.

The pool will still be open to all POA residents. In order to reserve the pavilion, you must be a resident of Woodmere-Trentwood AND your POA dues must be current.

There is **NO LIFEGUARD ON DUTY** at the pool. For Medical emergencies call 911 (first) then the main Security Gate 919-499-2339.

The fenced area contains 2 tennis courts. One court has additional lines for 2 pickleball courts. The POA box has the pickleball nets. There is a relaxed fun group that plays pickleball on Wednesday mornings. Other times are being planned for late afternoons and evenings as the weather gets warmer. Consider stopping by whenever you see players. We welcome newbies and are willing to teach you the game of pickleball!

The POA holds several events at the pool in which all residents are encouraged to attend. Already in the plans is our annual Kentucky Derby party scheduled for Saturday, May 6th. This is our first gathering to welcome the start of the warm swimming weather. Start decorating a hat for our Kentucky Derby hat contest!

All our planned activities are posted on our Facebook page, on the sandwich board at the entrance, as well as email blasts. We encourage you to take advantage of attending these events, joining fellow POA residents as we have a fun social time.

Your recreation chairs,
George Orlovsky and Steve Uribe
wtrecreationchair1poa@gmail.com
wtrecreationchair2poa@gmail.com

POA Contact Information:



WT POA Board of Directors 2023

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VP, Amelia Reible

Treasurer, Steve Wisinski

Secretary, Annie Moeller

Roads and Grounds, John Fields

Architectural, Jamie Bowen

Recreation 2, Steve Uribe

Recreation1, George Orlovsky

Social Chair: Sonya Fields

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Website: Woodmere-Trentwood.com

Facebook: Woodmere-Trentwood POA