



WOODMERE-TRENTWOOD ENTRANCE

# W-T Newswire

## Fall 2018

### OUR POA VISION

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

### UR 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 Leslie Orlovsky

It's hard to believe it's already October! To quote a much overused cliché, "Where did the year go?" The year is almost over, as is my term on the Board, so this will be my last contribution to the Newswire. Over the past three years I have served with some very remarkable, hard-working and dedicated people and it has been a pleasure and an honor to work with them.

This past year has been particularly challenging. We had no sooner welcomed in the New Year when we found ourselves dealing with not one, but two ice and snow storms that crippled the entire Trace community. During the summer we experienced unrelenting torrential rain and flooding not only in Woodmere-Trentwood, but on Traceway and throughout Carolina Trace. To add insult to injury, Hurricane Florence blew in and refused to move on, leaving flood and wind damage in her wake. As this Newswire is being distributed we are still in the process of cleaning up and repairing storm damage. In each case our Roads and

Grounds Chairman, Paul Perks, rose to the challenge and spent many hours addressing residents' questions and concerns, contacting and hiring contractors and, together with Warren Garbe, working out a plan to deal with our many drainage issues over the next several years. Warren has completed a survey of our drainage ditches and proposed a schedule for repairs over three years by identifying areas most urgently in need of attention.

We continue to receive reports and complaints of dogs running loose and owners walking their pets off leash. Our R&Rs require all pets to be leashed when off property and this rule applies to everyone. No matter how well behaved your dog may be, when he is off leash he is out of your control. Please be a good neighbor and comply with this very simple rule out of respect for your friends and neighbors here in Woodmere-Trentwood. And don't forget to always pick up after your dog, whether he's a 90 pound Lab or a 9 pound Yorkie.

### Dates to Remember

November 6	POA Dinner and Golf
December 1	Fall Clean-up
December 3	Rain day for Fall Clean-up
December 5	Annual POA Meeting POA Dinner and Golf

Don't forget to sign up for and attend our monthly POA dinners that are held at the Club on the first Wednesday of each month. As the weather turns cooler and the days get shorter we see less and less of each other. The dinner is a great opportunity to catch up with your neighbors, meet new people, and make new friends, and you do not have to be a Club member to attend. Our neighbors who volunteer to host these events work very hard to make them a fun time for all. An email blast goes out each month with information about the menu, cost, and the hosts. You will find the sign-up sheet downstairs at the Club in the lounge right outside of the Pro Shop.

I am happy to report that we have concluded our review and revision of the Reservations and Restrictions and our By-Laws, and the revised R&Rs have been recorded with the Lee County Register of Deeds. Once again, I would like to thank Larry Aiken, Jim Jameson and Marie Manning who, together with the 2017 and 2018 Board members, spent many hours going over these documents paragraph by paragraph, and sometimes line by line, to make meaningful revisions and bring them up to date. I would also like to thank all of our POA members who attended the informational meeting in June and cast their ballots. The revisions could not be made without the approval of a majority of our membership and your participation was appreciated. Both revised documents have been posted on the Woodmere-Trentwood website, [www.woodmere-trentwood.com](http://www.woodmere-trentwood.com), where you can read and review them. 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. Of course, 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

Joshua Godfrey provided maintenance for the pool and his experience and expertise continue to be a valuable asset for our POA. He routinely cleans the pool, maintains our equipment and is able to alert us to future needs our pool will face as it ages. We'd like to offer our thanks and appreciation to the many POA volunteers without whom the pool would not be able to operate. It started in the spring with volunteers that cleaned the furniture, deck and surrounding areas and made sure we were well stocked and ready with supplies for opening day. Throughout the season, neighbors were willing to volunteer a week of their evenings to close the pool by making sure any trash left in the area was picked up, the bathrooms were clean and stocked and everything was ready for the next day. The final job for the season was the pool closing when all furniture and outdoor items were stored in the pavilion for winter.

The major procedural change this year was a program to help ensure that the pool was only used by our residents and their guests. Wristbands were distributed to owners/renters of 116 of the 173 improved lots in the POA. A total of 699 wrist bands (284 resident and 415 guest) were given out. A sign in sheet was also implemented. Residents must keep the wristbands they were given for reuse.

The major expenditures for the Recreation Area this year were:

- Shingles were replaced on the pavilion and 2 outbuildings.
- A section of crumbling sidewalk leading from the parking area to the pump room was replaced.
- One water pump was replaced.
- New signage, telephone, hose and reel and other miscellaneous items were installed.

A planned project that was not completed this year was painting of the pool. The weather presented an obstacle to the time required to drain, paint and

refill the pool and enable us to be ready for opening day. While caulking around the pool under the top brick, we discovered that the concrete supporting the brick was decaying and, if not repaired, would eventually cause safety concerns. The major recreation area project for 2019 will be to remove the brick surrounding the pool and replace it with concrete to the pool's edge. The light blue tile around the top of the pool will be replaced with cobalt blue tile designed for swimming pools. Since the pool will require painting after this work is done, we will use the funds budgeted for painting for 2018, but not spent, to complete this project. Assuming there will be minimal weather delays, there will be ample time to complete the project before our scheduled opening.

The tennis courts will require work in the near future. A resurfacing company inspected the courts and didn't see an immediate need to resurface them. The courts will be professionally cleaned next spring and will be watched for further decay

### 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.***

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

by Karen Kennedy

This was my first year being the Social Chair and I enjoyed it very much. I decided to take on the Events Committee myself so that I could get an idea of what it entailed. I want to thank all the residents that helped me by hosting the POA dinners. I could not have done it without them. I hope in 2019 that we can encourage more of our new residents to host POA Dinners. It really is a way of getting to know all of your neighbors and it is not at all hard to do. These events could not have happened without these great friends and neighbors: Ann & Dave Hancock, Bernadette Russell and Dennis Barrick, Nancy & Tom Hasbrouck, Henry & Karen Kennedy, Lorraine & Russ Ciccotti, Mary and Tom Ambrosino, Sara & Tom Napier, Bill & Penny Elliot Tom & JoAnn Brennan, Tammy Davidson & Oscar Roberto, Elaine & Scott Erickson, / Karen & Dennis Scheidegger, Sandy, & John Kurosky, Carolyn & Scott Schaeffer, Georgianna & Tim Kiggins, Donna & Steve Sohinki, Susan & Clarence Hoover, Jerri Hey, Marie and Jerry Manning, Marilon & Rod Winther, "Pool Parties" - Jerri Hey, Nancy & Fran Remington, Rod & Marilon Winther, Key & Neil Heflin/, Louise Spofford,

I want to thank Peggy Scott and her husband Ron took over the Welcoming Committee. She and Ron have been terrific in their endeavors to contact every new neighbor that they could as they arrived. They provided an "all inclusive" package of everything that a new WT resident would need and want to know. I want to thank Peggy and Ron for a job well done.

Jerri Hey returned to Chair the very important C.A.R.E. Committee. Jerri and her ten coordinators – Susan Hoover, Marsha Davis, Nancy Remington, Louise Spofford, Kay Heflin, Barbara Bentley, Joann Brennan, Peggy Connelly, Mary Ambrosino and Lorraine Ciccotti, check on all our W/T residents

and find volunteers to help neighbors who may need short-term help. This group of ladies makes our neighborhood unique. Jerri does a great job and we owe her many thanks.

I look forward to the New Year and getting to know even more of our wonderful neighbors.

## Architectural

by Warren Garbe

The purchase of homes by new residents to the Woodmere-Trentwood community created an interest for 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 neighborhoods. In addition, improvements by more established residents have significantly added to the appearance of the community.

Throughout this past spring and summer, requests for improvements included the areas of landscaping, expansion of balconies and decks, conversion of stone surface driveways to concrete surface, and larger maintenance projects. The Architectural Committee members also received verbal inquiries concerning issues on the exterior appearance of residential structures, drainage, landscaping, removal of trees and changes to 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. Those items that are minor in nature and mainly consist of common maintenance projects, the Committee will give a verbal approval to accomplish the work. Projects that are more extensive need a Request for Construction Approval and generally require the inclusion of a sketch and additional project data.

As a general rule, the Architectural Committee appreciates being notified of any exterior project being accomplished to the residence and/or property. We can thereby discuss the scope of work and offer any suggestions to improve the project design. A principle concern is any impact or change to the drainage and runoff of ground water. The storms this past summer illustrate how critical this issue can be and the need to properly address the problems throughout our community. The notification to the Architectural Committee allows us to be aware of project work within a neighborhood and respond to inquiries by your neighbors that the work is approved by the Committee.

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.

Architectural Committee members have been assisting in the evaluation of the POA surface drainage system. Several of the significant problem areas are being planned for future correction as funds are available. We are working to have the overall community evaluation completed for the Annual POA meeting. However, each resident can provide a major impact to the effectiveness of the drainage system by maintenance of the road side ditches adjacent to their property. Efforts to remove vegetation growth, small saplings, silt and gravel buildup, obstructions in the flow line and regularly remove debris at culvert openings will prevent ditch overflows and improve overall system efficiency.

The current effort to locate the steel property pins that define the boundary corners of each property is proceeding more slowly than planned. However, the results in locating the pins have been very successful to date. This effort will continue throughout the fall time frame and is hoped to be completed by the end of the year. To date the focus has been

on the property boundaries along the golf course holes and selected roads. The next effort will be along the exterior POA boundary. The final effort will be along the right-of-way of each road and cul-de-sac. Property owners can provide a significant assistance by uncovering and marking any pin locations that are known on their property. A notice of the timing of the effort to locate pins in specific areas will be distributed to each area as the schedule is determined.

The Regulations and Restrictions (R & Rs) have now been updated; the guidelines for building requirements can be found on the website, 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 the new chairman and one of the new Committee members in January 2019.

As a parting comment, I have enjoyed the privilege to have been your Architectural Chairman for the past two years. I have enjoyed working with homeowners to assist in the accomplishment of your individual projects to improve your properties. I hope my efforts as a POA board member have contributed to the improvement of our POA as a whole.

Carolina Trace along with security, entrance and roadways along Traceway Road. A representative from each of the eighteen property owners associations serves on the Board of Directors.

This year's tasks and accomplishments of CTA have been: having the lighting at the entrance/security gate changed to LED lighting, replacing the security cameras and computer software for the security system, continued work on the Stonegate Pond drain issues, working on correcting ditch/culvert drainage issue at the Traceway-Chelsea Drive intersection. These last two issues have been a challenge due to the complicated engineering and cost components.

The Little River Quarry(LRQ) litigation has gone through the courts and approval of the courts will allow the LRQ to go forward. The legal fees accrued by CTA are \$736,075.42. The final payment was made in September 2018.

Environmental events have been snow and ice storm during the winter. SPA and a local contractor cleared and salted the roadways. Because of the cold weather and treacherous conditions a number of days were required to return the roadways to safe and clear venues. Hurricane Florence arrived to Carolina Trace in September, resulting in downed trees and limbs, extensive flooding of low-lying areas and minimal structural damage to homes. CTA had Cushman Tree Service clear Traceway of the fallen trees and debris.

Looking forward a reserve fund of \$1,200,000 is planned to replenish funds needed for roadway maintenance and enhancements. An engineering study is budgeted for \$25,000 to assess the cost of construction and annual maintenance of the installation of un-staffed security gates at the North and South emergency exits/entrances.

Carolina Trace Association website, [www.ctaincnc.org](http://www.ctaincnc.org) is resource that includes CTA reports, meeting minutes, by-laws and other documents of CTA. The CTA Information HOT LINE is 919-499-2722 and will provide up-to-date information regarding the status of the

Carolina Trace roadways, utilities and emergency conditions when critical changes/events occur

## Treasurer

by Sara Napier

We have had good cooperation from our members on dues payments. All have been paid with the exception of two that we have liens on.

Our cash assets are held in First Bank in Sanford, NC. At the end of September 2018 the account balances are: Checking Account \$38,323.27; Money Market 78,524.02 and Road Reserve Fund \$13,369.26.

The largest expenditure this year was to the Carolina Trace Association (CTA) for a total of \$71,259.00 paid in quarterly payments of \$17,814.75. The last payment will go out early October, 2018.

We are still holding \$10,000.00 aside for liquid road project; \$10,000.00 for our 2018 contribution to the General Fund and \$42,000.00 for our 2018 contribution to the Road Reserve Fund. At this time our General Reserve has \$27,598.21.

The contributions to 50/50 so far have totaled \$951.00 which has been spent on pool and recreation supplies.

Thank you to everyone for being so prompt in fulfilling our financial responsibilities.

## CTA

by Bill Elliott

The Carolina Trace Association (CTA) Officers for 2018 have been: President- Dick Brown, Vice-President- Ken Harden, Secretary- Dave Smoak, Treasurer- Dave Turner (through April), Scott Erickson Interim Treasurer and Marilon Winther Assistant Treasurer.

CTA is responsible for overseeing and maintaining the common areas of

## Roads and Grounds

by Paul Perks

It was a very hot summer as we all know and compounding the heat were two extremely unusual rain events, the remnants of Hurricane Florence

delivering 13 – 15 inches of rain over a several days, then a few weeks later another major rain event where over 5 inches of rain fell in a matter of hours. Many residences saw damage from these rain storms and my thanks go out to everyone who worked so hard to protect their property and assisting neighbors, this is the spirit of Woodmere-Trentwood at its finest. Unfortunately this compounded the most important issue facing Carolina Trace and Woodmere-Trentwood and as I mentioned last year, our ageing infrastructure of culverts and ditches were strained to the maximum. We had a big issue develop at Cashmere Court with serious damage to the culverts under the roadway near the Creek 11th Tee Boxes. These have now been repaired but the metal tubes running under the road 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 regularly use the roads. There are many other culverts in addition which could fail and create road closures and serious disruption to our ingress and egress to the property. We are discussing this issue to develop a long term plan to ensure we make every effort to head off what could be a major problem.

2018 was another challenging year and several projects were addressed and/or completed in an effort to alleviate issues in our community. We have tried repeatedly to schedule repairs to the Liquid Road paving project but unfortunately every time we made a date for repairs, the weather nullified the effort.

We will complete the road resurfacing and paint lines, etc. and hopefully this project will be finalized before the winter arrives

Last year 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. Unfortunately this project did not alleviate the flooding during the heavy rains we experienced recently and we are now assessing the cost of installing a ditch from the retention basin and connecting it to the existing ditch which runs along the West side of the property. The trouble with this plan is that like many ditches that were created forty plus years ago and not maintained, It is now filled with silt and debris so needs to also be dug out and connected to the culvert at the end of the roadway. This will be a very expensive project and will strain our monetary resources.

Fortunately in 2017 we performed a major pruning of the Bradford Pear trees at the Pool area which prevented damage from the many storms and heavy winds over the winter period and they came back beautifully again in the spring.

We are still working with CTA to correct a problem with the ditch at the south side of our POA entrance which poses a dangerous situation for cars entering Traceway. We have not been able to find a contractor to perform the remedial work at a reasonable price, so this is still a work in progress.

On Saturday, December 1, 2018; we will conduct our Fall clean-up and branches other debris will be picked up along our roadways on December 6, 2018 once again our contractor emphasized that branches must be stacked separately between the drainage ditches and the road. BRANCHES 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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