

December 2019

## WOODMERE-TRENTWOOD FALL NEWSWIRE

### OUR POA MISSION STATEMENT

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



## President's Message

We are nearing the end of the year and preparing for 2020. I want to start off by thanking the members of the Woodmere-Trentwood Board for their time and efforts to help make sure the day to day business of the respective committee responsibilities are fulfilled. This work allows our residents to experience a great environment in which to live. Also a thank you to Larry Hrvatin for serving as the Vice-President for eight months and to Scott Erickson for volunteering to serve the remainder of Larry's term on the Board. Most importantly a heart-felt THANK YOU to all of the volunteers serving on various committees and helping with the periodic work days of the POA.

The Long Range Planning Committee completed its task. It collected information and created a plan that became a spread sheet. This document provides the steps needed to assure that financial reserves will be available to provide maintenance of the roads and also have a long-range guide for saving for majors road work projects that will be required. A survey of the residents was taken to identify the demographics of our community and also to learn of potential use of the recreational area. Three topics stood out. These are: 1. The increasing cost of the POA monthly dinners at the Country Club. (Our Social Committee is working with the CTCC to identify less expensive dining options.) 2. & 3. Desire the development of a child's play area and a dog run, on the recreational area property. (A committee may be formed to evaluate the feasibility of the two projects.)

The Cashmere Court bridge is deteriorating and will require replacement within a few years. Currently the bridge is structurally safe for use. The estimated cost for the replacement bridge is near \$600,000. Plus, there are three areas of surface water drainage that need work done, to prevent damage to our roads and private property. These are the drainage of the recreational area to Carr's Creek, the ditch at the corner of Angus Ct. and Chelsea Dr. and the drainage of spring water and rain water at Piccadilly Court. The cost of this work is yet to determined.

The challenges of the near future for Woodmere-Trentwood POA are to create and implement a plan that will create financial reserves to pay for ongoing road maintenance, future major road surface work, surface water drainage work and for the replacement of the Cashmere Court bridge. It is critical for our POA to begin saving for these very large and daunting financial challenges ahead. A solid, safe and up-to-date infrastructure is the foundation of a community such as Woodmere-Trentwood. Without this, the community will fail. These issues are priority number one and must be dealt with.

With regard to future budgets, our annual dues must be increased yearly, by small amounts. By doing so will assure sufficient funds will be available when a bridge needs replacement and/or the roads need resurfacing. If we don't begin now, the savings will never be enough.

Woodmere-Trentwood is wonderful place to live. Together, W-T will continue be a safe, friendly, prosperous and an enjoyable community in which to call home.

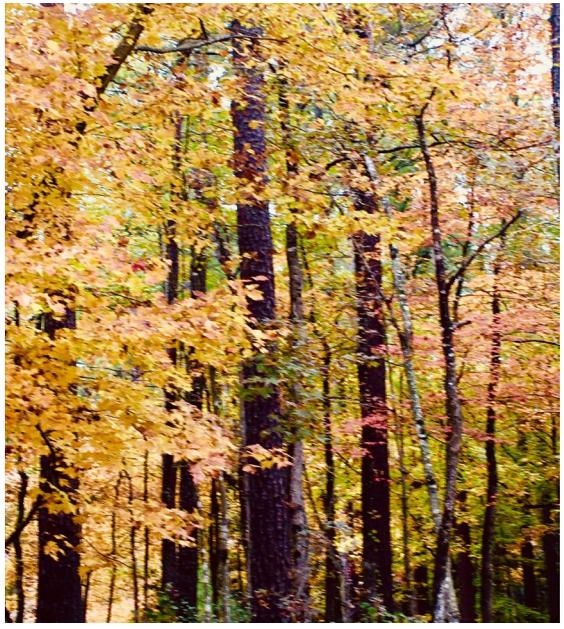
Thank you for allowing me to serve our community.

Bill Elliott, President  
Woodmere-Trentwood POA

## OUR POA VISION STATEMENT

Woodmere-Trentwood POA strives to foster a caring culture where neighbors are considerate and help each other. We preserve and enhance our recreation 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.



## Treasurer's Message

We have had good cooperation from our members on dues payments. All have been paid except for one which has a lien on it. Thank you.

Our cash assets are held in three accounts at First Bank in Sanford, North Carolina. As of the end of September 2019 the account balances are: Checking account \$7,146.97; Money Market \$114,632.46; Road Reserve Fund \$55,914.57 for a total of \$177,694.00.

The largest expenditures this year was to the Carolina Trace Association (CTA). These are Quarterly payments of \$17,712.75 with the last to go out October 1, 2019. Our pool with the removal and replacement of coping and tile, along with painting the pool totaled \$21,200.00, and for our new entrance lights, ditch line, sinkholes and culverts totaled \$6,786.00.

We have set aside \$14,000.00 for our 2019 contribution to the General Reserve and \$42,500.00 for our 2019 contribution to the Road Reserve Fund. These contributions will be added at the end of 2019. At this time our General Reserve has \$37,604.77 and our Road Reserve has \$55,872.75.

The contributions to 50/50 so far have totaled \$755.00 which has been spent on pool and recreation supplies.

The board passed, and the POA approved a budget for 2020 with increases for CTA dues of \$6.00, and for WTPOA dues of \$9.00 which is a total of \$15.00 increase per lot. The budget includes dues for 2020 for an improved lot of \$920.00 and for an unimproved lot of \$375.00.

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

Sara Napier, Treasurer



# Recreation Message

W-T opened the pool with the annual Kentucky Derby party in May hosted by Tom and Joann Brennan.

We thank them for all their time and effort they put into it.

Josh Godfrey did a great job of completing the pool repairs on time for the opening and we hope everyone likes the new look. Thanks to Josh for servicing our pool for the season.

The majority of our residents seem to abide by the pool rules this year except for a few issues this summer, e.g. No Smoking, Locking the Gate when last out, No Glass Bottles and Wrist bands.

We would like to thank everyone who signed up for pool duty this season and ask for volunteers to sign up for the 2020 season.

The only way we can keep the pool going is to have people to help keep it clean.

The pool officially closed the last week of September 2019 and will reopen in May 2020.

Thanks to all who helped to open and close the pool.

Special thanks goes out to Louise Spofford, She completes her three year term on the board.

She has been an asset to both the recreational area and the POA. We will truly miss her.

Bob Dykeman





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

We are very fortunate to have the following volunteers to handle the three community committees: Welcome Committee, Care Committee and Social/Events Committee.

George and Leslie Orlofsky took over as the Woodmere-Trentwood Welcome Committee in March. Since the Scotts did such a great job as the previous welcome people, we had very little to follow-up and we would like to thank them for the work they did.

So far this year twelve new families have moved into Woodmere-Trentwood. We have met personally with 7 of them and have distributed a total of 12 information packets. Of those 12 packets, 9 have completed and returned the New Resident Information form.

In addition to contacting and visiting new residents, I have revised the initial "Welcome Letter" used to contact new residents and have created a "Contact Summary" form to make it easier to track our attempts to reach out to new neighbors. We have done our best to contact new residents as soon as possible, but if you have moved into Woodmere-Trentwood in the past year and have not received an information folder, please contact either Karen Kennedy or Leslie Orlovsky and we will get one to you as soon as possible. Please bear in mind that we do not receive notice of new families until CTA sends out its gate report the first week of each month, which lists all families who moved into Carolina Trace during the previous month.

### **C.A.R.E. (Committee to Assist Resident Emergencies)**

Many years ago, the C.A.R.E. Committee was created by a visionary Woodmere-Trentwood resident. We are truly a unique and caring POA among all others in Carolina Trace. How fortunate to know that our neighbors will be there in **emergency situations!** This year, we had many residents needing our help. Thank you to thoughtful neighbors who responded to an unexpected phone call requesting assistance for others.

# Welcome, C.A.R.E and Social Cont.

C.A.R.E is designed for **short-term assistance** to families who are experiencing a crisis, illness or loss. **This program is not designed to be long-term or a burden on the volunteers.** Our hope is that we don't need it, but when we do, the coordinators are there to organize volunteers to assist those in need. We have 10 C.A.R.E. coordinators who, without hesitation, coordinate neighbors within their group to provide meals and transportation or simply do errands for those who are temporarily homebound. Each family is assigned to one of ten C.A.R.E. groups. You can find your C.A.R.E Coordinator, by locating your lot number, on the W-T Website @**woodmere-trentwood.com**.

A special thank you to our current 10 C.A.R.E. coordinators who have volunteered their time and resources to make this program a success: **Susan Hoover, Marsha Davis, Faye Stephenson, Louise Spofford, Kay Heflin, Barbara Bentley, JoAnn Brennan, Peggy Connelly, Mary Ambrosio and Jerri Hey.** Many of our coordinators have been volunteering for several years and I am very thankful for their dedication. Please call or email me if you would like to volunteer.

**Congratulations to:** Clifton & Julie Talley on the birth of their twins, Hattie Laine and Jasper James born in February.

**In Memoriam:** Our thoughts and prayers go out to the families of Robert Jennings and Dawn Eshbach who both passed away this past year.

Jerri Hey  
Chairman

Or 919-498-2086

Karen Kennedy has chaired the Social/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 successful. She also coordinates with Welcome Committee and CARE committee members to volunteer her help to them in time of need. **We must 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. Karen wants to encourage you to get involved because you will meet your neighbors in our wonderful POA. Contact: Karen Kennedy 919-343-2616**

## Secretary's Message

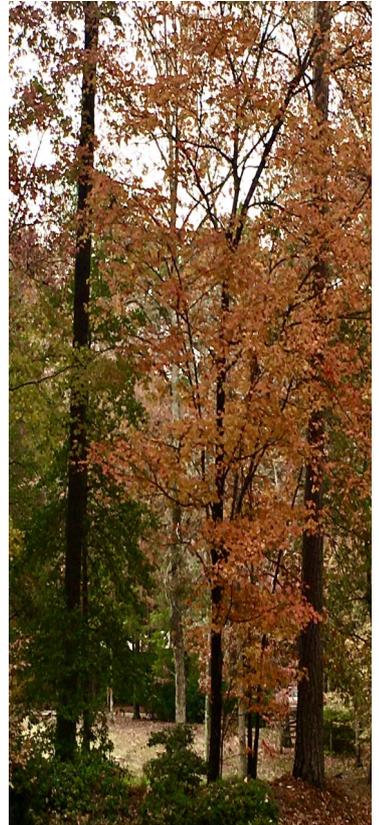
I am just now completing my first year serving as Secretary to this active POA. In this year what I have learned is there are so many dedicated people that make our POA run smoothly while keeping our Mission and Vision in mind. There are some very intricate decisions that have to be made using all the talents our members have at their disposal. I encourage all of you to consider joining a committee or running for a Board position. We now meet in the evening to allow for our younger neighbors, that are still working every day, to join and contribute. This POA is what we, the residents, make it. Our demographics are changing and we need to have all points of view sitting at the monthly meetings. Think about it. We all need you.

Bernadette Russell

# Roads and Grounds

Well here we are in the Fall and this will be my last attempt to update everyone on the progress to date and the future goals and objectives I will pass on to my new Board replacement. My three-year term on the Board is about to expire and It has truly been a pleasure managing the Roads & Grounds for our POA. To date we have made great inroads in fixing many issues, the front entrance ditch work, being my major accomplishment. There has also been work on beautification of the front entrance, including lighting, flower beds, trimming the bushes and shrubs end generally trying to make Woodmere/Trentwood a more

In addition to the front entrance, we have installed ditches in certain areas to prevent continuous flooding of several homes but in addition there are many other projects that have been identified as high priority but put on hold for lack of funds. The most pressing is the repair/ replacement of the culverts under the road at Cashmere Court and Creek 11 Tee Boxes. This will take a major investment and we are looking for plans to solve this right now. Like many of the Culverts under our roads, they were installed 40 plus years ago and are long past their expected life span. They wear out at the bottom with dirt, gravel and other items flowing through and gradually the integrity of the metal is eroded, and the culverts need replacement before the roadway collapses.



It's easy to spend other people's money, but I have been extremely frugal with spending POA funds throughout my three year term since I recognize the items that need addressing in the future, road surfacing being the one that needs attention every three to five years. I have tried to build a road reserve fund to take care of this project which will need to be completed within the next two years and we should have enough saved for this, however, much more money is required for the projects we have identified and this will require a significant increase of funds allocated to Roads & Grounds in the future.

You saw the Halloween decorations which I hope you found to be fun, Thanksgiving is now here, and these decorations are imminent, then it's Christmas and the decorations and lights go up at the entrance. All this takes volunteers and my heartfelt thanks go out to all who have helped me this past three years with this and the Spring, Fall and Winter Clean up's. You have all helped make the job that little bit easier.

Paul Perks

## Architectural Committee

The architectural committee approved several small home improvements to existing properties during the spring and fall seasons this year. As a note, the architectural committee request that all improvements to property, including but not limited to landscaping, additions, fences, etc. be submitted for approval by the committee. In saying that, any repairs to your property that don't change the original appearance of the property do not need architectural approval. There is also no need for architectural approval for removal of trees on a home owners' property that are dying or a potential hazard to your home. If the tree in question is on someone else's property, then the architectural committee can get involved to help.

With fall almost over and winter upon us, the leaves are falling and so is the temperature. As leaves fall, it is good practice to keep the leaves on the driveway blown off to make it easier to see when backing out of the drive. It is also good practice to clean leaves out of the gutters and off the valleys of the roof as this creates a damn for water during heavy rains and when it snows, giving way to potential roof leaks.

If you have any questions, please feel free to contact Jamie Bowen, Architectural Committee chairman, by email at [wtarchitecturalchairpoa@gmail.com](mailto:wtarchitecturalchairpoa@gmail.com) or on my cell at 919-369-0312.

