



W-T Newswire

Spring 2019

OUR POA MISSION STATEMENT

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

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 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

President's Message:
By Bill Elliott

The calendar year is nearing its midpoint. And, the day-to-day challenges of the Woodmere-Trentwood POA (W-T) are being addressed by our Board members and our many, although too few, invaluable volunteers.

A Long Range Planning Committee (LRPC) was formed eight months ago. The members of this committee are past and current leaders of W-T. The committee has gathered information and data concerning our infrastructure, roads, ditches and water drainage areas. The finishing touches are being made to the creation of spreadsheets and documents for future boards to use in planning and decision making and for education of our property owners. The financial concerns are real and we need to work together,

sooner rather than later, to assure a successful and a vibrant community. The LRPC is also gathering information as to the desires of our residents with respect to our recreational areas and our planned social events of W-T. A written history of W-T is being created and will be placed on the W-T web site for all to read.

Over the years, volunteerism has been an important resource for W-T. There has been a trend (as the demographics of W-T residents change) of fewer residents volunteering to help in areas such as weekly pool duty, hosting pool parties for the residents, hosting the monthly POA dinner, at the Carolina Trace Country Club, and helping keep the road sides and POA common property clean and neat. Possible solutions to address this concern may be

to increase our volunteerism, hiring businesses to perform the work and either not planning or canceling social events. As of this writing, there are seven open weeks for 'pool duty' without anyone to do evening clean-up. If there is no one to clean the pool area we may need to close the pool for those uncovered weeks. The Board works hard to maintain a wonderful community environment while being financially responsible. Please volunteer your time whenever you can.

A new home will be built on the north side of the Chelsea loop this summer and potentially more to come as interest in unimproved lots increase.

I thank all of the W-T residents for creating great neighborhoods and attractive homes that are beautifully maintained. Our Board works hard to keep our common areas and infrastructure clean, neat and well cared for. The board's effort is only part of the equation. Volunteerism is a mainstay for the success and attractiveness of Woodmere-Trentwood POA. Please take time out your day to volunteer to help care our valuable and wonderful resources.

Recreation

by Louise Spofford & Bob Dykeman

The Woodmere-Trentwood pool opened on Kentucky Derby Day, Saturday May 2nd.

Thanks to all the Volunteers who showed up for the cleanup the Friday before.

Please note the new pool coping and tile has been installed and the pool has been painted.

Please help keep it clean.

Note: Great job by Lee Pools of Sandford, Josh Godfrey.

Please note and obey all rules posted at the pool and tennis courts.

There Is No Lifeguard on Duty. Medical emergencies: Call 911 and the Main Security Gate 919-499-2339

We are continuing the Wristband policy put in place last year 2018. All members at the pool must sign in and wear their wristbands.

If you are in need of Wristbands please contact Bob Dykeman (845-430-3784) or Louise Spofford (919-498-2151).

Pool Hours Are From 7am-9pm. May-Oct.

Many thanks to those who have signed up for the weekly pool cleanup and trash removal.

We still have seven weeks with no volunteers. To volunteer please contact Bob or Louise and we will get you on the list. (List of dates and duties are posted at the pool.) It is an easy job and the majority of the time it requires a once a day check at night when the pool closes.

To reserve the covered "pavilion" at the pool for private functions, please contact Bob or Louise. Advance notice is required, and your event will be posted on our calendar at the pool bulletin board. (Note: You cannot reserve the pool, only the pavilion, and we ask that functions be no longer than 3 Hrs.)

No Glass Items are allowed in pool area.

I am looking for volunteers to help me maintain and improve our pool and tennis area. If you have free time available and would like to do some work. Please contact me at (845-430-3784)

This is your recreation area, paid by your POA dues. Please take good care of it.

Welcome/Social And C.A.R.E

by Karen Kennedy

I am now in my second year on the POA Board as the Social Committee Chairperson. I am very lucky to have the following W/T volunteers to handle the committees under the umbrella of the Social Committee.

Peggy and Ron Scott started the Welcome committee and did a really terrific job but alas a commitment in their lives came up and they had to give it up. George and Leslie Orlofsky very kindly took over the task and is doing a terrific job meeting new residents and filling them in on all the wonderful assets that our POA has.

I oversee the Social Committee that takes care of all POA social events. I make sure that we have hosts every month for our POA dinners and summer pool parties. I make sure the hosts have all the information that they need to make our POA dinners possible. Under the Social Committee falls our important Military Appreciation dinner that is held every year in November. We are extremely grateful to have Marie Manning and Jerri Hey to host this event every year. The exciting Kentucky Derby party event kicks off our pool opening every summer.

Remember all of our Woodmere/Trentwood events are open to all W/T residents. You do not have to be a Club member to attend these neighborhood gatherings and we encourage you to come and meet us all, we are a great group of people.

Jerry Hey oversees The C.A.R.E. (Committee to Assist Resident Emergencies). We have 10 ladies who take care of 16 to 18 families and on a moment's notice, 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. A special Thank You goes out to; Susan Hoover, Marsha Davis, Faye Stephenson, Louise Spofford, Kay Heflin, Barbara Bentley, JoAnn Brennan, Peggy Connelly, Mary Ambrosino, Jerri Hey.

Thank all the volunteers in our POA for making this the best POA to live in.

Architectural

by Jamie Bowen

The architectural committee has approved several small improvements to existing properties already 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 spring upon us and flowers in bloom, residents are eager to get out in their yards. The longer days to enjoy the outdoors have prompted many requests for improvements to landscaping, new decks, enclosing a screened in porch to become additional heated and cooled square footage of the home. As a Commercial General Contractor, commercial construction in the area has picked up over the past two years. I am also very pleased that the Architectural Committee has approved plans for construction of one new home in Woodmere-Trentwood and have talked to another builder about the potential build of another home in our development.

If you have any questions, please feel free to contact Jamie Bowen, Architectural Committee chairman, by email at wtarchitecturalchair-poa@gmail.com or on my cell at 919-369-0312.



CTA

by Larry Hvartin

The Carolina Trace Association (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 2019, the CTA officers are: President- David Smoak; Vice President- Ken Harden; Secretary- Oscar Roberto; Treasurer- Cal Saltzman and Asst Treasurer- Ed Nelson.

CTA is responsible for Trace security under contract with the Southern Protection Agency (SPA). SPA works to control access to CT and provide our residents a safe environment. Residents are reminded that, even though we are in a controlled access gated community, it is still wise to lock your doors and cars as scattered incidents have occurred in some POAs. SPA is also responsible for plowing and sanding Traceway after snow or ice events. For information about CT road, utility and emergency conditions call the CTA hotline (919) 499-2722. Our POA uses a private contractor to provide these services to our roads.

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 it requires.

A plan this year is to review all CTA contracts thoroughly to determine if they are in our best interest and seek bids if it is appropriate. This includes everything from lawn care to security services.

An ongoing discussion with the CTA Board involves maintaining proper car entry at the front gate. A persistent issue has been cars 'tailgating' through the resident's gate without allowing the gate to close. New signage has been installed which should help. All resident cars are identified as they pass the gate and, if the problem continues, a possible solution would be to disable the stickers of cars that are not complying with the rule. Remember, if you can tailgate, unauthorized cars can do the same. All activity in and around the gatehouse is captured on video and audio to maintain our security.

All residents are encouraged to visit the CTA website at www.ctaincnc.org to view CTA reports, meeting minutes, by laws and other documents. There is a portal at <https://>



Roads and Grounds

by Paul Perks

Roads & Grounds

We were blessed this past winter with very moderate temperatures and little to no snow and ice which allowed our residents the ability to travel throughout our community with very little concerns. It also saved the POA money to plow and salt our roads which is also a relief since there are many pending repairs needed to our infrastructure.

Roads & Entrance

It was wonderful to see the spring daffodils at our entrance planted by our neighbor from Sedgemoor, for which we owe a vote of thanks. You might notice that this year we have planted new flowers at the entrance in an effort to try to beautify the area, and this in conjunction with excavating a new ditch from Traceway to the Culvert Box on our property which will hopefully solve the sink-hole issues there. It was nice to see the contractor come in \$1,500 under budget for this work which again helps with our finances.

Unfortunately, the owner of Carolina Pavement, our road contractor and another manufacturer of road surface treatment returned to review the road conditions and after inspecting the surface determined that the bare patches in many areas of the POA are still flaking. They determined that to lay down new treatment on top of the surface would still leave patches since the original sealant has not adhered to the road surface in some areas and will continue to flake. The recommendation is to leave the roads in their current state until the flaking stops (one to two years) and at that time resurface the road. The good news is that he

waived the payment of the money we are holding until the work was complete so we have more in reserve for other road and drainage projects. He added that the roads are in excellent shape so even waiting for two years the roads will not be compromised from wear and tare and resurfacing then will bring them back to look pristine again.

Drainage

As many people have witnessed from past rainstorms several residences saw flooding to some degree and your Board is trying to develop a long term plan to try our best to improve and or install drainage ditches and repair culverts where necessary. Our goal is to ensure these flooding issues are addressed to the best of our ability. Acts of God are difficult to predict but we are doing our best to proactively address this issue by drawing up a master plan and budget to remediate sections of the POA over time, hopefully in the long term this will solve at least the most pressing issues.

As a start to this plan we hired Bobby Branch Tree Service and Landscaping to install a new ditch behind the pool area and clean out the old ditch running along the West side of the property down to the culvert at Creek 11 fairway. This work was completed and worked perfectly during the heavy rainstorms this past Spring, but in reviewing this we found that the old ditch was actually on a homeowner's property. We are in the process of rectifying this in the near future and will get Bobby and his crew back to direct the ditch back onto POA common property. The end result we hope is that all of the flooding issues to our neighbors on Angus Court will be remedied.

It is imperative that homeowners continually monitor and remove debris, weeds, leaves etc., from ditches on their property. This will help enormously with allowing heavy rain run off evenly and again help stop flooding to people's homes in lower areas of the POA. Please check this periodically as a favor to your neighbors.

Infrastructure

Although not technically on POA property there was a serious concern at the POA entrance regarding the ditch on the right as you exit. The road was actually crumbling a little at a time into the ditch and the fear was that a driver could catch the edge of the road which could pull the vehicle into the very deep ditch. After three years of petitioning CTA this has now been fixed so the danger has been alleviated. Our sincere thanks to CTA for taking care of this.

Our cash assets are held in three accounts at First Bank in Sanford, North Carolina. At the end of March 2019 the account balances are: Checking Account \$21,459.81;

Money Market \$144,574.93; Road Reserve Fund \$55,886.54 for a total of \$221,921.28.

Our largest ongoing expense each year is our payment to the Carolina Trace Association (CTA). A quarterly payment of \$17,712.75 was paid on January 1, 2019.

Payments of the same amount will be due April 1, July 1 and October 1 for a total of \$70,851.00. 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. Any questions please feel free to contact me at my new email:

wttreasurerpoa@gmail.com

or 919-343-1788.

Treasurer

by Sara Napier

The financial affairs of Woodmere-Trentwood in 2019 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 2019 annual dues were sent out in December 2018. As of the end of March 92% of the invoices we sent out have been paid and deposited in our bank accounts.

