



# THE LANDFALL VOICE

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APRIL - MAY 2026

## Message from the Landfall COA Chairman

By Gary Caison, COA Board Chair

Our Council of Associations Annual Homeowners Meeting was held at the Country Club of Landfall. Our thanks to all the residents who were able to attend in person, or through our first ever Zoom link. Slides have been provided to the owners via mass email.

I would first like to recognize and thank COA and CCL personnel for their efforts in preparing the venue, hors d'oeuvres and staffing the information tables in the room. Landfall is a great and beautiful community! Probably the single, most important factor in making it so is the rare combination of volunteer and staff involvement in the planning, oversight and daily operation of

the community. From a volunteer perspective this effort begins anew each year with the election of new Committee and Board members. This year we recognized exiting Board Members, Mike Hamby and Wayne Roberts for their two term contributions to the Board and welcomed new Board Members, Helen Herbert and John Hodgson. Kelly Garnett is returning to the Board after being re-elected to serve a second term. Likewise, at the Committee level, Blake Conklin will be the new Chair of the ARC.

Active projects highlighted during the evening's presentations included updates from Board Members Kevin Schomonsees and Kelly

Garnett on the street light project, and an overview of upcoming IT enhancements for resident use. Additional detail on these projects are included in other articles in this issue.

Our LCOA Chiefs, Roxanne Powell and Steve Hughes reviewed the 2025 accomplishments in the areas of administration and operations. Details of their presentations, written by them, are included in the articles within this newsletter. The presentations closed with a review of Landfall's financials by our controller, Charles Carr. Our community is in very strong shape from a financial position.

A Q&A session followed the

presentation. Multiple compliments from residents were directed to Roxanne and Steve and their staff for the quality of service they provide to the community. Issues of interest from the audience included safety concerns involving e-bikes, and a desire for reconsideration of sidewalks along our major roads. Also brought forward was a request that we continue to evaluate battery alternatives for our gas powered maintenance equipment. This feedback will be discussed by the Board and updates will be provided in future issues of the Voice.

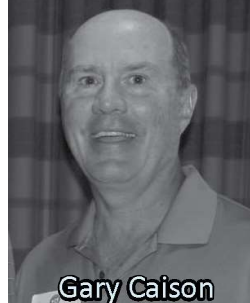
Our thanks again to all of you who participated in the meeting and enjoy this spring season!



Kelly Garnett  
District 1 Treasurer



Kevin Schmonsees  
District 3



Gary Caison  
District 5 - Chair



Tammy Darazsdi  
District 4



Helen Herbert  
District 2 Secretary



Arnie Leonard  
At-Large Vice Chair



John Hodgson  
At-Large

### 2026 Landfall COA Board Members

# LANDFALL HAPPENINGS

By Steve Hughes, Chief Operating Officer

With winter behind us, I am pleased to share an update on the many projects the Landfall COA maintenance team has been working on during this busy start of the year. Our team has been active with snow plowing, resurfacing the bridges around Landfall Lake, cleaning storm drain pipes, replacing old fountains, and stocking several ponds with grass carp.

One of our most significant successes is the restoration of our street lights; out of 722 lights, only four are currently awaiting repair. This achievement is the result of a dedicated effort by the COA Board and the hard work of our maintenance team. We remain committed to keeping all community lighting fully operational.

Looking ahead, our most visible project this year will be street milling and paving. While exact schedules are still being finalized, we can confirm that all of Arboretum Drive will be milled and resurfaced from end to end.

We will also continue our annual storm drain system inspections and repairs. We

are fortunate to have a long-term plan in place to ensure Landfall's infrastructure remains second to none. Maintaining a 2,200-acre community requires many sets of eyes, so if you see something of concern or have a question, please do not hesitate to reach out to me or my staff. If I do not have an immediate answer, I will find one for you as quickly as possible.

By the end of 2026, all stop signs in Landfall will have freshly painted stop bars on the street. Due to the large radius turns at our intersections, stop signs are often set back from the crossing street so they remain square to the driver's vision. Consequently, you will notice that the stop bars are painted past the stop signs. Drivers are expected to come to a full stop at stop sign, then proceed slowly to the stop bar. From the stop bar, you will have a clear, unobstructed view to your left and right to proceed safely when the way is clear. Please remember that "California rolls" are not only illegal but also extremely dangerous given our intersec-



tion designs. Thank you for your continued commitment to safe driving practices.

I wish everyone a safe and wonderful spring. If you need assistance, please contact the Landfall COA maintenance department first so we can assist you.

## Finance Report

By Kelly Garnett, Treasurer & Finance Committee Chair



The Board of Directors approved the February 2026 financial statements at their regularly scheduled Board meeting on March 24, 2026. The financial position of the Council as of February 28, 2026 was as follows:

### February 2026 YTD Actuals vs. Budget

	Actuals	Budget
Revenue	\$ 2,393,000	\$ 2,287,000
Expenses	\$ 1,873,000	\$ 1,911,000
CIF Contributions	\$ 494,000	\$ 494,000
Net Income / (Loss)	\$ 26,000	(\$ 118,000)

As you can see from the above Actuals vs. Budget Report, the Council ended the period \$144,000 over budget plan. Reve-

nue was up \$106,000 and Expenses were down \$38,000. Included in the additional Revenue of \$106,000 is an unbudgeted Operational Carryover of \$65,000. This Operational Carryover was allocated by the Board of Directors at the end of the year 2025 for some much needed operational expenses. As of February 2026, Operational Carryover Expenses included \$20,000 for street light pressure washing and tree pruning, and \$14,000 for customization of the new handyman vans.

The Council continues to invest in savings, money market, and federated money market accounts, as well as laddered treasury bills in order to maximize on interest and dividend income. As of February 2026 total interest and dividend income from Operations and Capital Improvement Fund "CIF" totaled \$55,000.

The CIF ended February 2026 with an

overall balance of \$5,718,000. Contributions to the CIF totaled \$613,000. These contributions included budgeted contributions from Assessments of \$462,000, budgeted contributions from Landfall Association Services "LAS" and Landfall Owners Services "LOS" of \$32,000, and Interest/Dividend Income. In addition, the Council received a \$77,000 payment from NCDOT for the acquisition of a right of way on Drysdale Drive.

Expenditures in the CIF totaled \$201,000. Included in these expenditures were storm water system repairs, pond maintenance, maintenance equipment, software research & development, and security equipment. Budgeted expenditures of \$143,000 for four maintenance vehicles were purchased early in December 2025 for a total early-purchase discounted savings of \$15,000.



# From the Desk of Roxanne Powell

*Landfall COA Chief Administrative Officer*

## Annual Informational Meeting

Thank you to everyone who took the time to join us for the Landfall Council of Associations' 2026 Annual Informational Meeting at the Country Club of Landfall on March 26. The Landfall COA Board always encourages owner participation at this event, and attendance was made a little easier this year with the ability for owners to attend via Zoom. We hope that this was seen as a benefit to our owners that were unable to attend in person. The Meeting presentation has been provided to all of our owners via email and is also available on the landfall.org website.

Some of the key takeaways from the Annual Meeting were related to the outgoing and incoming Board and Committee members. I would like to first thank Mike Hamby and Wayne Roberts for their six years of service on the LCOA Board and second to welcome Helen Herbert, District 2 Representative, and John Hodgson, At-Large Representative, to their new seats on the LCOA Board. Additionally, congratulations are in order for Kelly Garnett, District 1 Representative, who was re-elected to serve her second term on the LCOA Board. The Landfall COA Committees had a very busy 2025 and are positively looking to 2026 for more of the same. The Board Liaisons to our various Committees spoke briefly at the Meeting about Committee happenings and plans for the year ahead.

## Traffic Logix Citations Review

Informational statistics from the year-end review of 2025 Traffic Logix citations were shared at the Meeting and are included in the presentation slide show. Security issued 3,933 Traffic Logix citations in 2025. 33% of those were owner citations and 67% were non-owner citations. A positive trend over the first two years of this program has resulted in a continuing reduction in the percentage of owner citations versus non-owner citations. We are hopeful that this trend will continue. Thank you to all of our owners

who are giving themselves extra time in their daily travels and are adhering to the speed limits throughout the community. Please continue to remind your guests and vendors of the speed limits and the radar camera enforcement of traffic citations when they visit Landfall.

## LCOA Software Update

Another exciting topic from the Meeting was related to the upcoming transition to Northstar Technologies Software. We anticipate sending the owner application and website to the LCOA Board members and Software & Technology Ad-Hoc Committee members for beta testing over the next few weeks. This new software will provide the Landfall COA with a new public website, owner website, and owner mobile application. The owner website and mobile application will provide for LCOA account statement review, invoice payment, online remote submissions for work order requests, barcode requests, house checks and ARC submittals, as well as guest authorization and a Landfall owner directory; all in one place! We are hopeful that this system will also streamline some of our internal manual processes to increase overall productivity and efficiency for our team in every department. Staff training is underway and will be ongoing throughout the month of April. We hope for an official roll out to the community in early May 2026.

## NCDOT Drysdale Drive Decision

On a final note, LCOA Management had a meeting with NCDOT representatives on Friday, March 27, 2026, at their request, to discuss the pending changes to the Drysdale Drive and Military Cutoff Road (MCO) intersection that were planned for completion by early March. These confirmed changes would have resulted in the straight through traffic joining the left turn lane instead of the straight through traffic being included with the right turn lane traffic as it is now.

However, the NCDOT and City of Wilmington's latest traffic studies determined that the current lane structure is the most sufficient for proper flow. Based on our request and their initial evaluation of the Drysdale and MCO intersection, the preliminary signal design, electrical, and pavement marking plans were developed by NCDOT. Prior to installation of the final plans, NCDOT and the City of Wilmington visited the site to perform one last traffic study analysis. When they did, they discovered the improvements that we had made to widen the lanes on Drysdale Drive. NCDOT stated that our lane widening, accompanied by their traffic signal configuration and timing over the months prior, significantly changed the backup situation that originally persisted. They stated that to add straight traffic to the left lane would only cause this lane to backup further than any backup, even at highest peak traffic times, experienced in the right/straight lane currently. The proposed changes to the intersection would be less efficient and actually increase wait times on both side streets, Drysdale Drive and Drysdale Extension. Additionally, an alternative option for right hand traffic onto MCO could be to exit Landfall and turn right on Culbreth and then right onto MCO. This was not the outcome that they had originally presented to us; however, their studies show that all of our collective efforts and actions have currently addressed the backup issues that previously existed. The lanes will remain the same until the planned expansion associated with the U-5710 Flyover project in late 2032 to early 2033.

**As always, thank you for your continued support.** Please reach out anytime that you have questions or concerns impacting our community. I am, and all of the members of our entire LCOA team are, available and here to help in any way that we can. Have a wonderful spring season!

# SECURITY NEWS AND REMINDERS

By Dan Clements, Chief of Security

Welcome to Spring! As we are all aware, Spring brings more folks outside to use Landfall's roadways and facilities for outdoor recreation. As a result, please be mindful and plan a little more time to travel through the property with more vehicles, pedestrians and cyclists on the roads. It is best to always remain vigilant while driving and not allow yourself to be distracted by texts, calls or emails.

One increasing concern I am hearing about is that large groups of deer are congregating and grazing near dusk close to the roadways in open lots. Please be mindful of this as you traverse Landfall. Deer, once spooked, may actually run into vehicles injuring themselves and doing damage to vehicles. Please slow down and use extreme caution when approaching these groups. We have experienced several deer incidents during this winter season, when deer are most active, where deer have become trapped in fences unable to free themselves. Fortunately, resident calls and Security patrols made us promptly aware of these situations and our officers were able to free the deer, in some of these cases. Thank you, as always, for your assistance.

Please be cautious as you start the process of working in your yard or garden this spring. If you see a snake and we have one of our officers available, we will be happy to remove them from your area. Please be particularly careful when moving potted plants or wood piles as these spaces are areas where snakes like

to hide. If you have called Security for assistance, please do your best to keep an eye on the snake until Security arrives so that we are able to locate and remove it from the area in a timely manner.

Also, I wanted to provide a reminder about trash cans being left out and visible from the street and/or surrounding neighbors. Trash receptacles should be stored in a screened-in area or garage, not visible from the road, neighbors, or golf course. Our service provider collects our residents' trash on Thursdays and Fridays, unless otherwise announced. On the days of collection, cans should be returned to the screened areas as soon as the waste is collected. If you experience any issues with this process, please contact Liberty Waste Solutions at (910) 444-7777 to get this addressed right away.

Please remember that all household pets, while not at their residence, must be on a leash or similar restraint. Pet owners are responsible for cleaning up after their pets and must have the means to do so when using Landfall Shared Common Areas (SCA). Furthermore, please know that pet urine can damage certain types of grass, so be conscious of where your pet takes a pit stop. When collecting your pet waste make sure you dispose of it properly, either in a designated pet waste receptacle or at your residence. Please contact Security if you observe any pet violations or have any animal related concerns.

As many of you are aware, the Landfall COA is working toward a software change from gateaccess.net to Northstar. This will directly impact our gate access program for our Security team and our residents. While this will include changes to the Landfall owner application and the [www.landfall.org](http://www.landfall.org) website, it should be a seamless transition with ingress and egress of barcoded vehicles. During this time, please continue to utilize the [www.landfall.org](http://www.landfall.org) website, as it houses a lot of valuable information about Landfall Security and its functions. The website provides quick links to access House Check Forms, Barcode Request Forms, and Pet Registry, as well as Landfall Rules and Regulations.

As a community, Landfall residents must make conscientious decisions while on our roadways and enjoying our Shared Common Areas (SCA). If you see any safety issues or other violations, please reach out to Landfall Security at (910) 256-5311 to make us aware of the situation. Your cooperation is greatly appreciated and Landfall would not be the prestigious community that it is without all of you.



## HOME AND LANDSCAPE MAINTENANCE

Spring is a perfect time to survey your home and landscaping for any necessary maintenance. Many thanks to the owners who have already contacted the COA for help with property improvements, including removing weeds from landscape beds, fresh mulch applications, weed/fertilization treatments for lawns and home power washing. Please inspect your homesite over the next few weeks and note any areas with peeling paint, broken shutters, mold on stucco or trim, and discolored walls. Please remove and replace any dead landscaping. For bare areas in lawns, please make decisions for how these will be addressed, with either new grass or possibly new landscape beds.

Please be reminded that any modifications to your home or landscaping must be approved by the ARC. A general spring clean up will be greatly appreciated, prior to the Landfall COA performing our annual (from the street) survey of the entire Landfall community.

# 2026 Landfall COA Standing Committees

## Architectural Review

Blake Conklin, Chair  
Jim Pierson  
Chris Dunn  
Carter Jones  
Dan Nieser

## Landscape

Susan Egan  
Samantha Martin  
Monica Massey  
Susan Rudy  
John Toler

## Landfall Voice Editor

Muffy Pepper

## Nominating

Mary McKenna, Chair  
Ken Trojniar  
Dianne Krantz  
Mark Schwartz  
Tim Gardner

## Covenants & Security

Mike George, Chair  
Barry Selig  
Carol Trojniar  
Jim Crumpton  
Trish Chiarell  
Leon Levitt  
James Dvorak  
Kelly Hanley

## Buildings & Grounds

Gib Laite, Chair  
Bill Piatt  
Walter Mebane  
Steve Bruni  
Dan Kent

## Finance

Kelly Garnett, Chair  
Kevin Schmonsees  
Gary Caison  
Helen Herbert  
John Hodgson  
Tammy Darazsdi  
Arnie Leonard

## OOPS! I DIDN'T KNOW THAT! Confessions of a New ARC Member

*By John Hodgson, Briefly an ARC Member and Now At Large LCOA Board Member*

I am the newest member of the Landfall ARC and in just a short time, I have learned that I have committed several violations of the rules. My intentions have been to improve and upgrade my property but in doing so without ARC approval, I have broken the rules. Some examples:

On the north side of my property, we originally planted a grass walkway between our home and our neighbor. In Lakeside Villas where I live, we are close to our neighbors. Predictably, after a couple of years, the grass died. We replaced it with a very nice herringbone pattern brick walkway, definitely an upgrade but also definitely a rules violation because we did not seek ARC approval.

A few years ago, an identical grass walkway on the south side of our property died due to shading from maturing crepe myrtles along the path. Again, I replaced the grass with a nice colored concrete block walkway. It's really quite nice and a definite upgrade. It's also a violation of ARC rules because I didn't get ARC approval before doing the work.

When we built our home, we had a plain black painted front door. It looked OK but we wanted to upgrade it so we installed a nice mahogany door of the same size. Definitely an upgrade and very nice but also a violation because we didn't get ARC approval first.

Several bushes in our front and back yard just didn't do well where they were planted. So we did what should be done and replaced them with different varieties of bushes that have done much better and look much nicer. Great, except that is another violation. You can replace the same bushes that you have if they need to be replaced but if you choose to change to a different variety, you need ARC approval first.

I'm a do it yourself kind of guy and I think that I know what is good quality and what constitutes an upgrade so I just do what I think should be done. Sounds good but – wrong! I needed to get ARC approval for all of these changes that we made.

In my short time on the ARC, I have learned about these kinds of things and a

lot more. Mostly, I have learned that the ARC members are a very dedicated group of very nice people who want to help homeowners complete their projects and to do them correctly and with great quality. The ARC members strive to keep Landfall the beautiful and safe community that we all bought into and they have no other agendas. We have all heard the stories of the ARC making someone's life difficult or expensive. My experience so far has been that there are reasons why some projects take more time, have a more difficult process for approval, and may end up costing more to be completed than initially anticipated.

Some of us like to be able just to do whatever we want to do. But most of us want to have and appreciate the standards that the ARC works with and that keep Landfall the premier community that it is and will always be. These standards are easily available to all homeowners and contractors.

The ARC and its members are your friends and neighbors. We look forward to helping you with your next project!

## Frank H. Kenan Chapel Welcomes:



### Tallis Chamber Orchestra

**When: May 10 at 5:00 p.m. at Kenan Chapel**

It's become a wonderful tradition for the Tallis Chamber Orchestra to perform for us at Kenan Chapel on Mother's Day. As many of you know the Tallis Orchestra is now celebrating 21 years of concerts in Wilmington and always exceeds our expectations. Made up of 12-14 string players and one keyboard player, the Tallis Orchestra is a community orchestra dedicated to providing free concerts, supporting local charities and encouraging music education in the area. All of these very talented musicians are from the Wilmington area and volunteer their time and talent to this marvelous group.

This Mother's Day performance promises an evening of beautiful music and heartfelt community connection, honoring both the occasion and the musicians who have given so generously to Wilmington's cultural life.

The concert begins at 5 p.m. Complimentary tickets are required and will be available at the NE Branch of the New Hanover County Library on May 4th. The Kenan Chapel concerts are made possible in part through a generous grant from the Landfall Foundation. For more information about this wonderful music program and how to support the Kenan Chapel, please see [Kenanchapel.com](http://Kenanchapel.com) and "Like" us on Facebook.



### The Port City Music Festival

**When: May 31 at 5:00 p.m. at Kenan Chapel**

Music lovers in Wilmington will once again welcome the beloved Port City Music Festival as it opens its 18th season with a special concert at the Frank H. Kenan Chapel on Sunday, May 31st, at 5:00 p.m. The annual festival has become a treasured cultural tradition in the community, bringing exceptional chamber music and internationally recognized performers to the Wilmington area each summer.

The festival is directed by acclaimed cellist and conductor Dr. Stephen Framil, whose leadership has helped shape the Port City Music Festival into one of the region's most anticipated musical events. Each year, the festival brings together outstanding performers from around the world to present inspiring and memorable concerts.

This year's opening performance will feature violinist Gared Crawford, pianist Dr. Daniel Lau, mezzo-soprano Kyle Engler, and violist Sarah Sutton. Their dynamic program promises the vibrant artistry and energy that audiences have come to expect.

The concert begins at 5:00 p.m., and while admission is free, complimentary tickets are required and will be available beginning Tuesday, May 26 at the Northeast Branch of the New Hanover County Library.

## Landfall Fall Festival ~ Save the Date!

Mark your Calendar! **Landfall's Fall Festival is Saturday October 10th from 10:00- 2:00 pm.** This premier community event is not to be missed!!

From games and crafts for kids of all ages along with a famous Silent Auction and Bake Sale there is something for everyone. Cruise the Classic Car Show, enjoy a fair food lunch and our live Band and Magic Show performances. Be sure not to miss the Haunted Hayride!

- If you are a Business Owner join in as Festival Sponsorships and Silent Auction Donations are available at all levels. It's a

profound way to introduce your offering to our community and support local causes!

- The Festival also welcomes non-profits serving the greater Wilmington Community to exhibit and present free of charge. Educating and extending support in the local area.
- Volunteers at all ages are always welcomed to help create the fun.

All proceeds benefit the Kenan Chapel at Landfall and the Great Oakes Club. Contact Mike Kane at 910-515-0412 for details.

## *Country Club of Landfall Reminder*

As the summer season continues, please note that the golf courses are private property and to be accessed by members of the Country Club of Landfall only. This includes the cart paths for walking, jogging, and biking.

Additionally, when exercising your dogs, please pick up after them and dispose of baggies in trash cans.

# New Owners & Recent Transfers

William & Sandra Eisig  
1800 Newington Court  
of Wilmington, NC

Jeff & Erica Helms  
2016 Kenilworth Lane  
of Wilmington, NC

James & Joy Latham  
804 Fox Ridge Lane  
of Wilmington, NC

Joseph & Elizabeth Hebert  
904 Bedminister Lane  
of Wilmington, NC

Chip & Katie Williams  
804 Bedminister Lane  
of St. Petersburg, FL

Leyton Perris  
1634 Verrazzano Drive  
of Wilmington, NC

Jack & Mickey Holt  
1301 South Moorings Drive  
of Wilmington, NC

Graham & Yu-Chieh Galloway  
2005 Northstar Place  
of Wilmington, NC

James & Deborah Sullivan  
1310 Regatta Drive  
of Wilmington, NC

Mark & Annie Silver  
2105 Boatswain Place  
of Wilmington, NC

Bud & Kelly Blanton  
1900 Cliffmore Place  
of Wilmington, NC

Allan & Marietta Dolman  
1957 Prestwick Lane  
of Wilmington, NC

Wade & Lisa Englebright  
1905 Staunton Court  
of Wilmington, NC

Charles & Jeanne Stallings  
2233 Mason's Point Place  
of Wilmington, NC

Jillian Maguire  
2000 Ashland Court  
of Wilmington, NC

Dan & Dalia Hurley  
1825 Starfix Terrace  
of Wilmington, NC

Ellen Scherer  
1743 Signature Place  
of Wilmington, NC

Allan & Amy Andrews  
2051 Odyssey Drive  
of Wilmington, NC

Nick & Kerrin Puenta  
633 Bedminister Lane  
of Wilmington, NC

Bob & Susan Crenshaw  
2018 Kenilworth Lane  
of Wilmington, NC

Bryan & Jeannie Harrell  
2004 Bay Gull Court  
of Wilmington, NC

Will & Mary Worsley  
1104 Shelter Cove Place  
of Wilmington, NC

Pam Vinson  
917 Shoal Creek Place  
of Wilmington, NC

Scott & Battle Witherington  
1943 Prestwick Lane  
of Wilmington, NC

Erik & Olga Crane  
1105 Arboretum Drive  
of Wilmington, NC

David Wilson  
1716 Pembroke Jones Drive  
of Wilmington, NC

THE VOICE IS PRODUCED BY THE COMMUNICATION COMMITTEE:

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## LANDFALL FACTS

*Year to Date*

Owned Lots Paying Dues .....	2058
Homes Complete .....	1901
Homes Under Construction .....	46
Homes for Sale .....	29
Lots for Sale .....	5
Homes Sold .....	20
Lots Sold .....	3



**Mark your calendars to celebrate the season with us at our End-of-Year Luncheon and Fashion Show on Wednesday, May 13 at 11:30 a.m. in the CCL Nicklaus Ballroom. This always-anticipated event is a wonderful way to gather with friends, enjoy great style, and close out another fantastic year together.**

**The Great Oaks Club is a vibrant social, educational, and philanthropic women's organization open to all Landfall residents and CCL members. Meetings are held on the second Wednesday of each month from September through May. Annual dues: \$40.**

**To learn more, visit [www.GreatOaksClub.com](http://www.GreatOaksClub.com)**

## Landfall Foundation Gala



SPONSORED BY: **TAMA TEA**

**FRIDAY MAY 1, 2026  
6:00PM - 11:00PM**

COUNTRY CLUB OF LANDFALL

# EASTER EGG HUNT AT TEMPLE GARDEN

