



**Council of Associations
Annual Meeting
March 28, 2017**



Landfall
**Council of Associations
Leadership**

2017 BOARD OF DIRECTORS

- | | |
|-------------------|-------------------------------|
| District 1 | Mary McKenna, Chair |
| District 2 | Frank Madonna, Vice Chair |
| District 3 | Jerry Van Schaick, Treasurer |
| District 4 | Carl Roark |
| District 5 | John Dorland |
| At Large | Don Britt |
| At Large | Katherine McKenzie, Secretary |

Landfall Committee 2017 Chairmen

Architectural Review Committee	Wayne Roberts
Communications	Jewell Jessup
Covenants & Security	Wayne Oakes
Finance	Jerry Van Schaick
Nominating	Mary McKenna

Who We Are

The Landfall Council of Associations (COA) is the managing organization that derives its authority and powers from the Neighborhood Associations by way of the Master Cross Access Easement and Maintenance Agreement, as well as the Delegation of Powers and Authority.

It was established to coordinate certain functions of the Neighborhood Associations within Landfall and to manage, operate and maintain the shared common areas.

What We Do

Administration

- Accounting
- Budgets, financials and collections
- Enforce community policies
- Fulfill legal obligations
- Govern and manage the community in accordance with applicable laws and regulations
- Risk management
- Monitor and adhere to federal and state legislative actions affecting planned communities
- Architectural Review Committee
- Review new homes, home and landscape modifications, enforce ARC Guidelines
- Communications
- Special Events

What We Do

Maintenance

- Maintain shared common areas
 - Streets
 - Street lights
 - Storm drains
 - Street signs
 - COA building and facilities, postal stations, bus stops
 - Landscaping at our entrances, parks and gardens
 - Retention pond water quality

What We Do

Security

- Enforce Rules & Regulations
- Man entrance gates
- Perform house checks
- Traffic enforcement
- Patrol 30 miles of roads
- First responders
- Respond to incidents

Landfall Features

- Overall Size ~ 2200 acres
- Building lots ~ 1972
- Existing houses ~ 1705
- Population ~ approx. 5,000
- 26 Homeowner Associations
- 29 Miles of Road & 26.5 Miles Storm Drains
- 1,400 Stormwater structures (catch basins, manholes, etc.)
- 720 COA Maintained Street Lights
- Two miles Gates & Fences
- Two Postal Stations
- 33 HOA Ponds and 20 Wells
- Bridges
- Three Secure Community Entrances
- 24/7 Security Patrol
- Nature Trails, Recreation Park, Temple Gardens
- Over 300 acres of Conservation Areas
- Current FTE Employee Levels:
 - Admin (12)
 - Security (27)
 - Maintenance (66)

Did you Know?

As a private community, Landfall's entire infrastructure is maintained and paid for internally as federal, state and local tax funds DO NOT cover any of these expenses. The total cost of maintaining roads, storm drains, walls, street lights, bulkheads, etc. is all paid for through your annual property owner assessments.

A major part of our infrastructure includes 29 miles of roadways, 23 miles of storm drain piping, 1,400 storm water structures (catch basins, outflows, inflows, manholes, etc.) and 720 streetlights, all paid for by less than 2,000 home and lot owners.

What's New?

- Street name signs
- Stop signs
- Pond fountains and lighting
- Temple Garden decorative lighting – restoration underway
- Entrance wall repairs
- Pressure washer
- Regatta Drive storm drainage process
- Landscaping
- Arboretum causeway drainage basin control valve

COA Accomplishments

- Road paving and storm drain repairs
- Hurricane Matthew clean up
- Storm drainage video
- Successful year for LAS/LOS
- Landfall Lake winter clean up
- Sidewalk Survey
- Newsletter print savings and improved look
- COA Insurance Renewal – GL, D&O and Workers Comp
- Duke Energy reimbursement for LED Lighting - \$43K
- Meetings with new Wilmington Police Department District Lt. Ingram

Sidewalks

Sidewalks continually present themselves as a hot topic at the Annual Meetings. In 2016, following the Annual Meeting, an ad hoc committee was assembled to research the project and associated issues.

- A survey was conducted to gauge resident approval
- A preliminary survey of the property was done to estimate costs and impact
- Possible sources of funding were researched

Approximately half of Landfall owners participated in the survey and most participants expressed passionate opinions in favor or opposed. There was no clear majority of the respondents.

The sidewalk survey package is available for review at the COA office.

Many thanks to Diana Phipps, Don Lucas, Jim Lister, Steve Rogers, Van Hemphill, and Curtis Sewell

City Services & Tax Review

Also presented as a hot topic at the Annual Meetings is the tax dollars paid to the City of Wilmington and the lack of services received. In 2016, following the Annual Meeting, an ad hoc committee was assembled to research these items.

Initially, the committee researched the following:

- Landfall owners City of Wilmington tax values in comparison other City/County neighborhoods – overall assessment value matched market value
- Municipal services post forced annexation
 - City of Wilmington Code of Ordinances and North Carolina General Statutes prohibit the city from spending funds on private infrastructure
 - Ultimately unless laws change the City is providing the services that they are legally required to provide

City Services & Tax Review

Additionally, the ad hoc committee researched:

- The process of filing a local bill through a local Senator or Representative to the NC State Assembly which, if approved, would change the law of State and local statutes which prevent local authorities from providing all municipal services to private gated communities.
- Filing a local bill through a local Senator or Representative to the NC State Assembly which requests that our community be deannexed from the City of Wilmington.
- Unfortunately after careful consideration and legal advice, the COA cannot utilize Council funds to pursue a legislative or political position.

Many thanks to Carl Masi, Bob Sheridan, John Braddy and
Frank Madonna

Reserve Funding

When you live in an association, everyone shares in the costs, as described in the governing documents. Keep in mind that if the association does not maintain its property, real-estate values can decline. Reserve funds provide for the planned replacement of major common element components

- Reserve components include:
 - Useful life
 - Remaining useful life
 - Local cost of replacement
 - Future cost of replacement

2016 Reserve Actuals

Contributions	Expenditures	Net Change	Balance
\$1,009,700	\$1,312,309	<\$302,609>	\$513,207

*Major Items include:		
• Regatta Drive Storm drain repairs		\$344,112
• Streets (asphalt pavement & concrete gutters)		\$317,802
• Stormwater System		\$224,344
• Equipment & Vehicles		\$168,514
• Perimeter walls		\$157,964
• Pond Improvements		\$ 52,854
• Street Lights (poles & fixtures)		\$ 17,880

2017 Major Reserve Expenditures

- Stormwater System \$452,930
- Streets (asphalt pavement & concrete gutters) \$452,820
- Equipment & Vehicles \$86,500
- Pond Improvements \$42,030
- Street Signs \$34,000
- Street Lights (poles & fixtures) \$30,000
- Arboretum Causeway \$26,270
- Temple Garden (concrete, inspections & restorations) \$25,000
- Information Systems \$15,760
- Gate & Entry System \$12,080
- Irrigation System Pumps \$11,030

* ALL Amounts are approximate

Financial Report

2016

Revenue	\$8,020,440
Expenses	<u>\$8,058,280</u>
Revenues over/under Expenses	\$ (37,840)

2017 Budget

Revenue	\$ 8,608,260
Expenses	<u>\$8,608,260</u>
Net Income	\$ -
2017 Reserve beginning balance	\$ 513,207
2017 Contributions	\$1,211,450
2017 Expense	\$1,241,450
Balance at the end of the year	\$ 483,207

2017 Goals

BACK TO THE FUTURE!

INFRASTRUCTURE
 INFRASTRUCTURE
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streets – storm drains – streetlights – signs
 – buildings – walls – wells – lighting –
 parks- nature trails - ponds – security –
 architectural review - website

Questions and Answers