



# THE LANDFALL VOICE

VOLUME 28, ISSUE 2

OFFICIAL PUBLICATION OF THE LANDFALL COA

APRIL - MAY 2017

## Inside this Issue

SpringFest	2
Maintenance	2
Postal Stations	2
Egg Hunt	3
Great Oaks	3
I.R.T.	3
Foundation Gala	3
Kenan Chapel	4
Grants in Action	4
Home Maintenance	5
Golf Course Safety	5
Lease Addendum	5
ARC	5
New Owners	6
Landfall Facts	6

## SpringFest & Car Show 2017

by Jim Lister

Landfall CERT's SpringFest and Car Show will be April 22 from 10:00 am to 1:00 pm. This event has something for everyone. The Rusty Bumpers live band will play while you take in the car show and enjoy pulled pork sandwiches, fresh grilled hot dogs, hamburgers, kids meals, popcorn, and beverages.

The car show will be held on the COA soccer field with check-in for registered vehicles beginning at 9:00 am. There will be 5 winners chosen: Best American Car pre-1975, post-1975; Best Foreign Car pre-1975, post-1975 and the Best in Show Peter Burr Award. Register by April 18th for \$15/vehicle or later - including day of for \$20/vehicle. Best in Show will receive an engraved wooden plaque, and the winners of the other categories will receive a nicely framed award certificate. Both the British Motor Club of Cape Fear and the Cape Fear Chapter of the Antique Automobile Club of America will have vehicles on display.

In front of the COA shelter area at the recreation site there will be a bicycle safety event. We encourage parents and children to ride bicycles to the event. The Cape Fear Cyclists



organization will be there to check safety equipment, demonstrate how to properly fit a helmet and to offer a bicycle rodeo for the younger kids. Ride through the set course and show off your skills! The kids can also get free bike safety equipment and other prizes by completing the CYCLE SAFETY CIRCUIT. Visit each station, get a sticker on your card and when you complete the circuit, bring the card back to the front and receive your prize!

If you have a bike that is collecting dust in your garage, or is broken, and you want to get rid of it, consider donating it to help families in need. We have invited Switchin' Gears, a non-profit group, to attend SpringFest. They take donated bikes, refurbish them and give them to needy local families. They will be on site to take donations. Bring your old bike and do some good for the community.

Did you know that Landfall COA offers green identification bands for your bike? These bands are like the bar code on your car in that, when re-entering Landfall, the Security Officers will know that you are a resident and wave you through the gate. The COA will have a table at SpringFest with some of the identification bands and information on how to obtain one.

... continued on page 2

## Landfall Annual Meeting & Election Update

Due to time constraints, this issue of the Voice newsletter was sent to press just prior to the COA Annual Meeting, as well as the election deadline for the COA Board. Check out our next issue for a wrap up of the Annual Meeting and the official announcement of the COA Board Officers for 2017 and standing committees for the year. A big thank you to all of our volunteers!

Last year, we enjoyed record attendance for the COA Annual Meeting and hope for a repeat of that attendance this year. The COA Board and staff would like to thank everyone in our community who attends and for their continued participation in making our community the wonderful place that it is!

### **... CERT SpringFest continued from cover**

As a part of their community outreach program, the Wilmington Police Department, New Hanover County Sheriff's Department and the New Hanover County Paramedic bike units will be present. Check out their specially equipped bikes and the gear they carry. Ask them about the training they go through to become one of these bike unit officers.

Over at the COA facility, there will be shredding and recycling services for a \$5 donation for each category. Drive your car to that area and drop off your documents for shredding and your recycling items, such as cell phones, paint, batteries, herbicides, solvents, smoke detectors, light bulbs and old electronics.

There will also be raffle prizes and door prizes. The top three raffle prizes will be: dinner for 8 offered by CCL, 4 hours yard work by Landfall Owner Services and a First Aid and CPR course. Door prizes include gift certificates for food, drink, and merchandise at local businesses. Raffle tickets will be

available for purchase at our two Landfall postal stations on Tuesday and Thursday the week prior to the event and at the event entrance the day of SpringFest.

Special thanks to the Amigos Car Club and the many local businesses that are sponsoring the event and helping to make it possible.

This fund raiser for your local 501(c)3 Community Emergency Response Team (CERT) benefits its mission to assist in regional emergencies such as a hurricane or other natural disaster, to educate residents on safety and to provide first aid and safety support during local events. Please support your local organization.

For more information on SpringFest or to request an entry form to enter your car in the show, contact us at: [lfcert@gmail.com](mailto:lfcert@gmail.com).



## **Maintenance Update**

*by Steve Hughes, Chief of Operations*

Happy Spring everyone! Now that winter is supposedly over, the unusual one that it was with the mild temperatures we were so fortunate to have. We also enjoyed some cold spells and of course the mid-March snowfall was nice to see, if only for a few hours.

I have received a lot of questions recently, and wanted to take time to address some of the most frequent ones. Here at Landfall COA, I have the privilege, honor and huge responsibility of carefully spending a great deal of assessment money to maintain Landfall to our beautiful, first class standards. This assessment money goes toward maintaining shared common areas within Landfall, such as: roads, storm drains, street lights, etc. Many people do not know exactly what the assessments pay and how they are used. This is explained in detail at the Annual Meeting each year and I hope that you were able to attend the meeting on March 28. If you were unable, please check out the slides from the meeting which will be posted on our website.

On a related note, I would like to mention that many areas maintained by the COA have strict restrictions and guidelines that we must abide by. These are set by local, state and federal laws. One thing that I get asked a lot is why COA Maintenance doesn't use chlorine in the retention ponds. While it is true that doing so would kill the unwanted algae and aquatic plants, it would also kill everything else in the area, and it is against state and federal laws for us to use. This is why we must handle these ecosystems carefully and find solutions that are safe and beneficial to the area as well as

adhering to the laws in place.

The same idea is relevant when talking about storm drain easement areas. Frequently, we have folks wondering why certain items are not permitted within the easements, such as adding hardscape, fences, driveways, pools, etc. Putting these within a storm drain easement interferes with maintenance, functionality and could also result in damages in the event of a failure of a pipe or underground utility. During the very beginning of Landfall's development, these precautions were not as widely realized, which is unfortunate; but as we move forward, we will continue to follow these restrictions and err on the side of caution in order to preserve the integrity of the property. The COA does its very best to maintain and protect our infrastructure. We work diligently to meet all of the needs and wants of our residents, but unfortunately, this cannot always be done.

I hope this helps to answer some of your concerns, feel free to contact me if you have an item to discuss or additional questions and I will do what I can to help. You can email [maintenance@landfall.org](mailto:maintenance@landfall.org) or call 910-256-7604 for more information.

### **Courtesy Parking at Postal Stations**

The Landfall postal station parking lots have limited pick up areas for vehicles, so please remember to pick up your mail and read it at home, as a courtesy to others who are attempting to park. This is particularly important during morning and afternoon hours when the lots are most crowded. Thank you!



# Upcoming Landfall Events:

## Annual Easter Egg Hunt at Temple Garden Saturday, April 15 at 11:00 am

Come join us for this delightful event and take photos with the Easter Bunny!

Be sure to stick around for cookies & lemonade after the hunt!

Cost is \$7 per child, please call 910-256-8411 to make a reservation and arrange for payment in advance.



## The Great Oaks Club of Landfall Upcoming Meetings

**April 12** - will feature Sandra Moulin who has created a concept which showcases all of her talents into one performance: the *Dramatic Musilogue*. For our program she will be highlighting the life and songs of George Gershwin. Come and be entertained by this talented performer! The social time begins at 1:00 pm with meeting and program beginning at 1:30 pm.

**May 10** - will be a meeting followed by a tour of several of our members' lovely gardens. Reservations will be needed for this event. For more information, closer to the date, please visit our website at: [www.greatoaksclub.com](http://www.greatoaksclub.com).

The Great Oaks Club is open to all Landfall property owners and/or CCL members. We welcome new members at any time!

## Investors Roundtable of Wilmington Upcoming Meetings

**Thursday, April 6 - Noon at Country Club of Landfall**

The featured speaker will be Mr. Stuart Veale, Founder and Managing Director of the Investment Performance Institute. His prior experience includes his role as SVP, of portfolio strategy and design at Prudential Securities and SVP of Advanced Training at UBS/Paine Webber. His topic will be: *The impact of President Trump's policies over the first 100 days on investment opportunities and risks facing U.S. investors*. His presentation will include his recommendations concerning U.S. equities, non-dollar equities, emerging markets, bond portfolio design, currency allocation, commodity holdings, preferred mutual funds/ETFs and portfolio allocation. Also, to be discussed: what he regards as the greatest risk facing U.S. investors today and how to hedge against it.

**Thursday, April 27 - Noon at Country Club of Landfall**

(The May 4 meeting has been changed to April 27 to avoid conflict with the Wells Fargo Championship golf tournament at Eagle Point.) The program will feature an economic and market overview, including an update on the *student-managed investment fund* of UNCW's endowment, presented by Dr. Bill Sackley's Cameron School of Business senior-level investment class. This will be a very interesting perspective.

For more information about Investor's Roundtable, or how to become a member, please visit our website: [www.investors-roundtable.com](http://www.investors-roundtable.com).

## Landfall Foundation's 21st Annual Black Tie Gala

The Landfall Foundation is pleased to announce its Annual Gala, Saturday, April 29 at 6:00 pm. This year's theme is Palm Beach Grand, and will be held in the ballroom of the Country Club of Landfall.

Escape with us to the colorful and sophisticated island of Palm Beach, where chandeliers glitter and warm winds blow. This spectacular evening will be sure to please, beginning with fabulous cocktails and fine cuisine shared with friends and fellow foundation supporters. During dinner, there will be a live auction conducted by well known auctioneer Ken Beasley. Dinner will be followed by dancing late into the night. Photography will be courtesy of Jennifer Simpson Photography.

The Gala is the foundation's signature annual event and our largest fundraiser. Sponsorships are available. For more information about the Foundation and the Gala, please visit our web site: [www.landfallfoundation.org](http://www.landfallfoundation.org).

The Landfall Foundation contributed \$351,500 to the greater Wilmington community in 2016. Funds were distributed via the foundation's grants program in the arts, education and health and welfare. An additional \$15,000 was awarded to Landfall employees to further their education. Since its inception 21 years ago, the foundation has contributed 3.75 million dollars to Wilmington's deserving local non profits.

# The Frank H. Kenan Chapel Presents:

## April 9 - UNCW School of the Arts - "Two's Company"

These very talented UNCSA students are in the collaborative piano program in which pianists learn to share the stage with musical partners. All of these gifted piano students study with Dr. Allison Gagnon and have chosen to specialize in the repertoire that partners the piano with other instruments or with voice. The pianists' partners for our concert will include both singers and instrumentalists presenting music by a variety of composers from different style periods. These amazing students always provide us with an entertaining program. A reception will follow at the Country Club of Landfall. Tickets available April 3.



## May 14 - Tallis Chamber Orchestra

It has become a wonderful tradition for the Tallis Chamber Orchestra to perform for us on Mother's Day. As many of you know the Tallis Orchestra is now celebrating 12 years of concerts in Wilmington and always exceeds our expectations. The orchestra will be made up of 12-14 string players and one keyboard player. Of note, all of the members of the ensemble are from the Wilmington area and volunteer their time and talent to this marvelous group. Tickets available May 8. **Please note that a reception will not be held following this concert due to Mother's Day.**



## June 4 - The Port City Music Festival

This will be the ninth year for the very popular Port City Music Festival to be in Wilmington. This is a three-night event, beginning at Kenan Chapel. It is directed by cellist and conductor Dr. Stephen Framil and will again have international performers such as violinist Luigi Mazzochi, pianist Dr. Daniel Lau and mezzo-soprano Kyle Engler. Featured selections will be from Beethoven and Bach. A reception will follow at the Country Club of Landfall. Tickets available May 30.



**Concerts begin at 5:00 pm. Tickets are complimentary and available at the NE Branch of the New Hanover County Library one week prior to the event.**

Kenan Chapel would like to thank the Landfall Foundation for its continued support to the Kenan Chapel Concert Series that features so many amazing young artists from UNCW, UNC School of the Arts and from the greater Wilmington community.

## Landfall Foundation Grants in Action

by Ginger Wilson

We are so proud of Nourish NC – feeding hungry kids in New Hanover County, NC, a dream of Steve McCrossan, Executive Director, who was a former Landfall Foundation scholarship recipient and now works to feed our city's most needy children. How great is that?

With the help of the Landfall Foundation, Nourish NC proudly serves 745 children in 36 schools, in emergency food pantries and nonprofits. The Girls Leadership Academy (GLOW) is the first charter school added to the Backpack Program.

- Fed 745 children in 2016, and added 5 more schools through the Backpack Program.
- Provided Thanksgiving Dinner for 250 families where food's social function lies at the heart of sharing traditions, celebrating and bonding with others. Every family received a turkey, fresh produce, traditional sides, and recipes.
- Launched Mobile "Farmer's MarKID" program, a direct, hands on approach to improving the health of children in our

community. Free fresh fruits and vegetables are taken to wherever kids need them: parks, playgrounds, after school programs, high need schools, and other nonprofits. Kids use NourishNC bucks to "shop" for farm fresh produce. The first three MarKIDS provided 500 families with 7,465 pounds of deliciousness.

- Distributed 42,196 pounds of fresh produce, packing kids' bags and boxes with lots of fruits and veggies that contain a variety of nutrients including apples, oranges, avocados, celery, squash, zucchini, kale, strawberries, etc.

- Established food pantries and supported community partners, stocking these pantries with nearly \$6,000 in food including 1,700 pounds of fresh produce.





## IMPORTANT COMMUNITY REMINDERS:

### Landfall Rentals and Lease Addendum Reminder

As the summer season approaches, please be reminded that **Landfall's rules and regulations prohibit the rental of homes for less than six months with the exception of Prestwick, which requires a minimum of a twelve month lease.**

For Landfall owners who are renting their homes, a lease addendum may be helpful to you. You may stop by the COA office to pick up a copy, e-mail [coa@landfall.org](mailto:coa@landfall.org) to have a copy sent to you or visit: [www.landfall.org/new-owner-info/](http://www.landfall.org/new-owner-info/).

### 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.

Please inspect your homesite over the next couple of months and take note of any areas with peeling paint, broken shutters, molded stucco or trim, and discolored walls. Remove and replace any dead landscaping. Please be reminded that any modifications to your home or landscaping must obtain ARC approval.

A general spring clean up will be greatly appreciated.

### Golf Course Safety

The Country Club of Landfall proposed the following reminder be disseminated to all Landfall residents periodically. As you know, CCL is a private club and establishes rules for its property's access and use. It should be noted that none of the COA dues is given to CCL for maintenance of CCL facilities. Please observe this rule.

*Landfall residents, please be aware that the **property owned by the Country Club of Landfall is only to be used by members and their accompanied guests.** Club property includes all facilities, golf courses and cart paths.*

*The golf course, in particular, is for use by those playing golf. Any other use during golfing hours would be in violation of this policy. When the course is not open for play, CCL members and accompanied guests are permitted to use the paths for recreational activities such as walking or cycling. Nonmembers are not permitted on the course or paths at any time.*

Country Club of Landfall is not responsible for any damage or injury to you or your property in violation of this policy. For safety reasons, during golfing hours anyone other than registered golfers will be asked to leave the course.

## Architectural Review Committee: Pool Submittal Guidelines

All property modifications, additions and/or removals require ARC review and approval prior to making the change to the homesite. Also, all changes or replacement of architectural features including windows and roofs must meet the current ARC guidelines. The Architectural Review Committee has been very busy reviewing pool and fence submittals. The following submittal items are needed for review of these features:

- Modification to existing home form available in the ARC guidelines
- A 1" X 10' scale site plan showing the location and dimensions of the pool and pool deck in relation to the house and lot lines
- Spot elevations for existing grade, pool deck and any raised features
- Location of the fence, pool equipment and pool equipment enclosure wall.
- Landscaping for the fence and pool. Show individual plant placement and label plant type and size or indicate on the

plan if the landscaping is already installed where the fence and pool will be located.

- Include a plant list for the new landscaping which indicates species of plant, quantity and height and width at installation.
- Brochures for the pool deck, pool materials and fence specifying materials and colors.
- Show any easements located on the property plat
- Stake and string the fence, pool and pool deck location in preparation for ARC member onsite review

Reference the ARC guidelines available online at:

[www.landfall.org/arc](http://www.landfall.org/arc), for pool and fence guidelines and note that there are specific guidelines for homes on the golf course and fencing restrictions in easement areas. The ARC meets on the 2nd and 4th Fridays of each month. The deadline for submittals is the prior Monday by noon.

For questions, e-mail: [arc@landfall.org](mailto:arc@landfall.org) or call Shelly or Meredith at 910-256-7651.

LANDFALL COA  
1749 DRYSDALE DRIVE  
WILMINGTON, NC 28405

## New Owners & Recent Transfers

Timothy & Kathleen Hill 1005 Arboretum Drive Austin, TX	Scott & Leanne Johnson 845 Bedminister Lane Leland, NC
Stephen & Glenda Hay 2120 Spanish Wells Drive Wilmington, NC	Larry Wilson 1232 Pembroke Jones Drive Wilmington, NC
Stephen & Jennie Nesselroade 517 Moss Tree Drive Raleigh, NC	David & Kathleen Sweet 1420 Quadrant Circle Martinsville, VA
Michael & Sonia Hunter 1603 Landfall Drive Wrightsville Beach NC	Morton & Cynthia Levitt 1113 Arboretum Drive Boca Raton, FL
Alfred & Cheryl Gaymon 7202 Saddleworth Trail Montclair, NJ	Sandra Clerici 2122 Bay Colony Lane Charlston, SC
Michael & Kelly Becker 548 Moss Tree Drive Tampa, FL	

## LANDFALL FACTS

*Year to date as of March 2017*

Owned Lots Paying Dues .....	1979
Homes Complete .....	1705
Homes Under Construction.....	36
ARC Homes in Process.....	6
Homes for Sale .....	98
Lots for Sale .....	52
Homes Sold .....	14
Lots Sold .....	2

THE VOICE IS PRODUCED BY  
THE COMMUNICATION  
COMMITTEE:

DARLYNE JOHNSTON,  
EDITOR & CHAIRMAN

JEWELL JESSUP

FRANK MADONNA, COA LIAISON

SHELLY KEARNEY,  
COORDINATOR