



VOICICE

THE LANDFALL

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A WORD FROM OUR BOARD CHAIR

by Mary McKenna, COA Board Chair

At the July Board meeting, we had some interested owners in attendance to discuss the new proposed development, The Avenue, and its effects on the Landfall community. As you are probably already aware, this proposed development is planned for just outside the Arboretum gate adjacent to the Kenan Chapel, Regency and Helmsdale land. The developer for The Avenue has submitted a request to the City of Wilmington Planning Commission to rezone the subject property from manufactured housing to mixed use to include an upscale hotel, restaurants, apartments, shopping center and the like. A special use permit has also been requested for the allowance in height increase of up to 75' for some of the buildings.

I was pleased to see many Landfall residents attend the Planning Commission meeting on July 12, which the COA notified owners of via mass e-mail. If you did not receive the e-mail, please e-mail coa@landfall.org to ensure that your cor-

rect e-mail is on file. On July 12, the developers requested a continuance and that request was granted.

COA board members and management believe that it is important that residents become informed of the facts as it relates to adjacent development so that residents can participate in the process of future development in our surrounding area. Therefore, we have agreed to provide administrative support to a few residents who have formed a small group to review and compile facts, not opinions, on the proposed development, as well as other site development projects in our area, and convey such information to the community. We will update you on important meetings that you may wish to attend.

I know Landfall residents are concerned about the traffic associated with these types of proposals of mixed use and hope that this important information will be of value to you.

MAINTENANCE UPDATE

by Steve Hughes, Chief of Operations

It is that time of year again when heavy rain falls within a short period of time. When this occurs, the office phone rings off the hook with callers indicating the roads are flooding, the drains are clogged, something is wrong, etc. Please continue to call and let us know what you are seeing. Twenty two hundred acres is a lot of land for us to monitor in these storms and the more help the better. I can say almost all the calls result in no problems at all, however you never know.

I hope everyone has noticed the new stop bars that were installed throughout the property. This should help eliminate any blind intersection.

Please keep in mind due to our large radius intersections, the stop signs in most locations will be posted before the stop bars. Please drive safe and defensively at all times.

On that note, I want to talk about the vandalism that has taken place over the last few weeks. If the individuals who have done the damage to our roadsides and the golf courses, and yards spinning tires and doing donuts are reading this, I ask that you please find another means of enjoyment. Many thousands of hours of hard work and dedication each year are applied to make Landfall a
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beautiful and world-class community. I thank you in advance for your cooperation.

Street lights are another hot topic in Landfall and one that I address in articles several times a year. So, not to sound like a broken record (round flat piece of vinyl played on a turntable), here it is in a nutshell. There are 720 street lights. When it comes to repairs we work on the areas where multiple lights are out in a row first, then we concentrate on repairing individual outages on the main streets and then side streets. We use yearly assessments to maximize repairs effectively and efficiently resulting in better lighting of our streets. My goal is to make everyone happy all of the time. I am not quite there yet however I am getting close (I think) and will keep trying.

One last interesting piece of information, at the time while writing this, we had already received 38.3" of rain compared to 26.9" at this time last year. Have a safe and wonderful remainder of the summer.

LANDFALL HOME AND LANDSCAPE MAINTENANCE

The Landfall COA annual survey of homes and landscaping to determine which properties may need maintenance has been performed with 101 owners sent correspondence. The survey was conducted from the street with the majority of the maintenance items involving landscaping. Some home maintenance items identified: included peeling paint, broken shutters and discolored siding. Many of the owners have followed up with the COA office and have maintenance plans to address these issues.

Please inspect the rear and sides of your home and landscaping as these areas may be in need of repair or maintenance as well. Check your home for items like broken and missing trim, shutters and roof shingles, discolored siding and walls, weeds in landscape beds and lawn, etc. Additionally, please put away items or toys that are not in use and remove unplanted planters.

4TH OF JULY MEMORIES



**The Investors Roundtable of Wilmington (IRT) Meeting:
Thursday, September 7, 2017, 12:00pm at CCL
The September meeting will feature
Frank Amoroso presenting:
“Dread the Fed: Exposing the Perfect Crime”**



Frank Amoroso is an attorney who was born in New York City. Before embarking on a writing career, he practiced law for many years and was a senior partner in a large northeast law firm. “Law is a wonderful training ground for writing,” says Amoroso. “It’s all about communication and

persuasion, with the added requirement of precision.” From clerking for a judge on New York’s highest court, to working as chief of staff for a New York Senator, to working as a prosecutor and developing and teaching a course in white collar crime, his career revolved around words, written and spoken. He has used his training to write several historical novels.

In the early 20th century there was an epic battle for control over the money of the United States. Frank’s second novel,

“Dread the Fed”, breathes life into the characters and the intrigue that led to the establishment of the Federal Reserve Bank. This struggle was, for the most part, clandestine and cleverly disguised so that the people would not know that their sovereign power over the monetary system was being stolen. One man, C. A. Lindbergh, Sr., recognized the true nature of the Federal Reserve Bank and sacrificed everything a man holds dear, to oppose the brazen effort by the Money Trust.



18th Annual Landfall Foundation Art Show & Sale

August 17 - 19

The Landfall Foundation is pleased to announce the dates and exciting new venue for the 18th Annual Art Show and Sale. This year, the Nicklaus Clubhouse at the Country Club of Landfall will host the show, August 17-19, from 10:00am-7:00pm. A Preview Party will be held on August 16 for Gala sponsors who will have an early opportunity to view and purchase art work.

The juried Art Show & Sale is a wonderful opportunity to view the outstanding work of 100 local and regional artists. Their works in different mediums include sculpture, water color, oils, acrylics, fiber art, pastel, photography, mixed mediums and ceramics.

The 2017 judge, Dan Beck, is the recipient of three national awards in 2016: Oil Painters of America National Exhibition, American Impressionist Society National Exhibition and Oil Painters of America Eastern Regional Exhibition. He is the Gold Medal winner of the 2011 Oil Painters of America National Exhibition.

This event is a major fundraiser for the Landfall Foundation. Last year’s show raised \$25,000 for the foundation, allowing grants to 88 local nonprofit organizations of over \$351,500. Scholarships of \$15,000 were awarded to Landfall employees.

For more information about the Landfall Foundation, Art Show and becoming a sponsor, please visit our website at www.landfallfoundation.org.

*Help us go paperless! Sign up to receive the Voice newsletter by email and enjoy it in full color! For more information, please email: jmorgan@landfall.org or call 910-256-7651.
Thank you!*



Halloween is the theme for Fall Festival 2017, to be held on Saturday, October 28th, from 10:00am to 2:00pm. The 16th Annual Landfall Fall Festival benefits the Kenan Chapel and its free community concerts featuring emerging young musicians, as well as the Great Oaks Club's landscape and wildlife projects. In **keeping with the theme, this year's festival has added:**

A Costume Parade with prizes for age group winners. Costume categories begin with toddlers, continue with 4-6, 7-9, 10-12, teens, moms and dads, and end with grandparents. A walk-around judge will hand out Halloween trinkets to attendees in costume. So put your creativity to work over the summer and come up with a prize winning idea and implementation for costumes to model during the festival.

Cars of Landfall Exhibit will feature the special cars of Landfall residents, who will be on hand to talk about the history and the features of these prized possessions.

Fall Festival 2017 also will feature most old favorites, expanded games, the great food, pony rides, baked goods, sand art, the Silent Auction, the 50/50 raffle...all will continue.

So mark your calendars for October 28 and be ready for another fun-filled community wide event in Landfall.

For further information, contact Fall Festival Co-Chairs and Chapel Board members Steve Burdt (256-5895, steveburdt16@gmail.com) and Mike Kane (679-4184 kanex5@aol.com)

The Frank H. Kenan Chapel Presents:



Double Vision: Stephanie Nakasian, Veronica Swift and Band on September 17, 2017 at 5:00pm.

One of the world's leading jazz singers and educator/author, Stephanie Nakasian, and her daughter, Veronica Swift, one of the top jazz singers in America and headliner at the Telluride Jazz Festival, will be in concert with us on September 17. Along with their trio band accompaniment, this high energy jazz concert is one you do not want to miss.

Complimentary tickets are available at the NE Branch of the NHC Library beginning September 11. A reception follows the concert at the Country Club of Landfall.

Please see Kenanchapel.com and "Like" us on Facebook for up-to-date information.



The Great Oaks Club Welcomes You

The Great Oaks Club kicks off its 2017-18 membership year on Wednesday, September 13 with a luncheon at 11:30am. at the Country Club of Landfall. The club is a social and educational group open to all women who are Landfall residents, property owners and/or Country Club of Landfall members. Meetings are held on the second Wednesday of the month from September through May and include a wide range of programs such as gardening, local history, arts and education, home decor and local authors. Returning members and new members should send their yearly dues of \$25 made payable to The Great Oaks Club to Wendy Sedlacek, 2006 Graywalsh Drive, Wilmington, NC 28405, as soon as possible. Details of the September luncheon are available on the website: greateaksclub.com, and will be emailed to members. The Great Oaks Club is a great way to make and renew friendships with the ladies of Landfall, and new members are always welcome!

A RESIDENT'S GUIDE TO USING UBER IN LANDFALL

As they increase in popularity, Landfall Security is seeing a rise in the use of Uber drivers from our residents.

Here are some of the issues that Landfall Security has experienced with Uber:

Drivers do not have the correct location because the user elected to set location by GPS coordinates, instead of typing in their exact pickup address.

Uber rides are being requested by guests of Landfall residents, and residents are not calling drivers in or notifying Security. Without accurate information, or the ability to verify, the Uber driver will be turned away.

When Uber drivers are not called in and do not have correct information matching the resident, Security will not call the homeowner to verify if it is after 10:00 pm. At this point, it would be up to the Uber driver to make contact with their user and to then have that user call Security to let them know that it is okay to let the driver in. Residents returning home via Uber, should be prepared to give name and address and know security reserves the right to ask for identification.

These potential problems can be easily avoided by following some simple steps to properly using Uber within Landfall:

- ~ Call in your Uber driver as a guest.
- ~ Make sure to request a ride using the address where you need to be picked up.
- ~ Plan ahead

Uber has provided a convenient alternate in transportation needs, following the above will assist all of us in the challenges that can be associated with its use.

FRIENDLY REMINDER

GOLF CARTS IN LANDFALL:

Street Legal golf carts are permitted on Landfall roads; however, they must be plated and registered by North Carolina as well as display a Landfall Identification sticker. Traffic rules and regulations are to be followed. You must have a valid driver's license in order to operate a street legal golf cart.

All other golf carts and non licensed recreational vehicles are prohibited on the roads of landfall with the exception of CCL's golf carts that are using the cart crossing for golfing purposes. Private golf carts are not allowed on Country Club of Landfall property including cart paths. Residents should contact the COA if you have any questions about vehicles that are allowed on the Landfall roadways, trails or sidewalks.

RULES AND REGULATIONS FISHING AMENDMENT

On May 23 the COA board approved an amendment to the Use of Amenities rule regarding fishing in Landfall's COA retention ponds and lakes. The new rule reads as follows with the amendment being underlined.

USE OF AMENITIES:

The use of the Country Club of Landfall and all of its amenities is regulated and enforced independently by the Country Club of Landfall (Country Club of Landfall Rules).

Lakes, ponds, creeks and marshes are restricted to Residents, CCL members and Personal Guests. Any Personal Guest using the lakes, ponds, creeks and marshes, including fishing, must be accompanied by the host. Motorized boats and swimming are prohibited. Fishing in Landfall's COA retention ponds/lakes is for recreational purposes only. All fish caught must be released back into the retention pond/lake. **Catch and release fishing will be prohibited from the following areas: street paving, bulkheads and bridges. Parking will not be permitted on or adjacent to the road rights of way for fishing.**

Also please be reminded that no fishing is allowed on the golf course during business hours or when the course is in use. You must be a member of the CCL in order to be able to fish on CCL property. If at any time you have a question in regards to fishing on CCL property please contact them at 910-256-8411.



LANDFALL COA
1749 DRYSDALE DRIVE
WILMINGTON, NC 28405

New Owners & Recent Transfers

Gary & Joanne Rainforth
1621 Landfall Drive
Of Southlake, TX

Jeffrey & Melany Hansen
1535 Radian Road
Of Alexandria, VA

Michael Pomponio
1712 Landfall Drive
Of Kensington, MD

Chris & Debby Boniface
2004 Kenilworth Lane
Of Vienna, VA

William & Nicole McFarland
824 Bedminister Lane
Of Rancho Palos Verdes, CA

Thomas & Anne Boucher
1536 Radian Road
Of Charlotte, NC

Ray & Margaret Malone
1905 Sandwedge Place
Of Cold Springs Harbor, NY

Michael & Kelly Pulley
1801 Gleneagles Lane
Of Greenville, NC

Walker & Leslie Lambiotte
304 Fair Lakes Drive
Of Dallas, TX

William & Lisa Shriver
1313 South Moorings Drive
Of Ridgefield, CT

Patrick & Katherine Riley
2114 Bay Colony Lane
Of North Carolina

George & Suzanne Taylor
1200 Pembroke Jones Drive
Of Wilmington, NC

Timothy & Patricia Keith
804 Fox Ridge Lane
Of Wilmington, NC

LANDFALL FACTS

Year to date as of July 2017

Owned Lots Paying Dues 1979
Homes Complete 1716
Homes Under Construction 35
ARC Homes in Process 8
Homes for Sale 123
Lots for Sale 53
Homes Sold 56
Lots Sold 16

Editor's Note: If you have comments or suggestions about the Landfall Voice, or if you would like to be a contributor, please contact me at 256-7651 or by email: jmorgan@landfall.org

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