



Landfall
**Council of Associations
Leadership**

2018 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 | Steve Rogers |
| At Large | Katherine McKenzie, Secretary |

Landfall Committee 2018 Chairmen

Architectural Review Committee	Brud Deas
Communications	Jewell Jessup
Covenants & Security	Wayne Oakes
Finance	Jerry Van Schaick
Nominating	Mike George

Landfall Features

- Overall Size ~ 2200 acres
- Building lots ~ 1999
- Existing houses ~ 1722
- 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 Manned 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 (28)
 - Maintenance (68.5)

Landfall Infrastructure

- Staff along with associated trade professionals review and evaluate the needs of all infrastructure projects.
- Projects are reviewed during budget process annually to prioritize against available resources.
- Ponds and lakes create an added complexity because actions may be limited based on multiple regulatory agencies.

Financial Report

2017

Revenue	\$8,601,060
Expenses	<u>\$8,588,880</u>
Revenues over/(under) Expenses	\$ 12,180

2018 Budget

Revenue	\$9,174,150
Expenses	<u>\$9,174,150</u>
Net Income	\$ -
2018 Reserve beginning balance	\$ 546,900
2018 Contributions	\$1,574,840
2018 Expenses	\$1,409,520
Balance at the end of the year 2018	\$ 712,220

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 elements.

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

2017 Reserve Actuals

Contributions	Expenditures	Net Change	Balance
\$1,320,890	\$1,287,200	\$33,690	\$546,900
*Major Items include:			
	● Streets (asphalt pavement & concrete gutters)		\$538,000
	● Stormwater System		\$346,000
	● Equipment & Vehicles		\$251,000
	● Pond Improvements		\$37,000
	● Street Signs		\$35,000
	● Street Lights (poles & fixtures)		\$24,000
	● Temple Garden (concrete, inspection and restorations)		\$22,000
	● Arboretum Causeway		\$18,000

2018 Major Reserve Expenditures

- Streets (asphalt pavement & concrete gutters) \$472,000
- Stormwater System \$470,000
- Equipment & Vehicles \$274,000
- Pond Improvements \$ 53,000
- Street/Traffic Signs \$ 40,000
- Street Lights (poles & fixtures) \$ 31,000
- Information Systems \$ 16,000
- Gate & Entry System \$ 12,000
- Irrigation System Pumps \$ 12,000

** all amounts are approximate*

2018 Maintenance

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

What's happening

- Pembroke Jones Drive resurfacing in 2018
- New speed limit & stop signs
- Stop bars at intersections
- Storm drainage update
 - Repaired 152 pipe joints
 - Cleaned almost 3,000 linear feet of pipes
 - Additional video and two catch basin repairs
 - Performed in conjunction with road resurfacing

What's happening

- Pond fountains and lighting
- Updating landscape
- Broadband consultant
- Street lights operational
- NC Wildlife
- UNCW Partnership
 - Assessing public interactions and sentiment on coyote management
 - Internships on Nature Trails

Security

- Calling in Guests
- Enforce Rules & Regulations
- Security Responsibilities
 1. Staff entrance gates
 2. Perform house checks
 3. First responders
 4. Respond to incidents
- Increased Traffic Enforcement
 1. New Traffic Safety Enforcement Officer
- Partnership with Wilmington Police Department
- A special thank you to our residents who report items of concern

Topics of Interest

- Lawsuit
- High school redistricting
- Upcoming Events
 - Easter Egg Hunt – March 31 at 11:00am
 - CERT Hurricane Symposium – June 12 at 6pm at CCL
 - July 3 Fireworks – 4th of July Celebration
 - Fall Fest – October 20 at 9:30am-1:00 pm
- Surrounding developments

Landfall Task Force

When We Know, You'll Know

Don Britt, Barry Lindholm, Katherine McKenzie,
Steve Hughes, Sandy Slocum, Mike Williams

**Our job is to keep you informed with the
facts about newly proposed development
and road construction projects**

What Have We Been Doing



- **Surrounding Developments**

1. **The Avenue** by The Carroll Companies
2. **Arboretum West/Arboretum Village** by Tribute Companies
3. **CenterPoint** by Swain & Associate's
4. **Renaissance North** by Trask Land Company *approved

- **Key Organizations**

1. Wilmington City Council/Wilmington Planning Commission
2. North Carolina Department of Transportation (NCDOT)
3. Wilmington Metropolitan Planning Organization (WMPO)

- **Challenges/Impacts to Landfall**

1. Increased Traffic Congestion along Military Cutoff Road
2. Ingress/Egress at our Gates
3. Potential Impacts to our current Infrastructure

Eastwood Road and Military Cutoff Road NCDOT Plan



Eastwood Road and Military Cutoff Road NCDOT Plan



Task Force's Key Focus Areas

Moving Forward

- Continue Communications & Involvement
 1. Notifications to residents of key meetings and relevant information
 2. Information gathering with City Council, Planning Commission, NCDOT, WMPO
- Targeted Focus Areas
 1. Maintain due diligence in the design of intersections/signals
 2. Be aware of pending development plans
 3. Continue to provide input to pending/potential road improvements
- Potential Impacts
 1. Road-lane design proposals
 2. New strategy(s) required for gate improvements
 3. Avoid costs to Landfall for infrastructure changes

When We Know - You'll Know
However,
*Action is the fundamental key to
all success*

We use email as a platform
Your community begins with you

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Questions and Answers

