



VOICICE THE LANDFALL

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2018 COA Board Members

Mary McKenna
District 1 - Chair



Frank Madonna
District 2 - Vice Chair



Jerry Van Schaick
District 3 - Treasurer



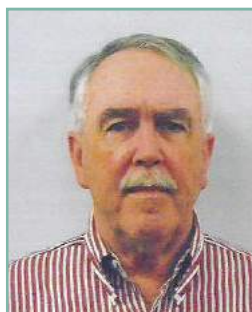
Carl Roark
District 4



- John Dorland 3
- Steve Rogers 4
- Katherine McKenzie 4



John Dorland
District 5



Steve Rogers
At-Large



Katherine McKenzie
At-Large - Secretary



Safe Driving in Landfall

By Chief of Security Chris Adam

Speeding and unsafe driving practices have been a recurring concern in the Landfall community for some time. Security has received numerous complaints of vehicles speeding throughout our community and failing to stop at stop signs. The safety of our residents, guests, and workers is extremely important. By regulating and following all traffic rules here in Landfall, we, as a whole, can help create a safer and more pleasant driving experience for all in our community.

In order to accomplish this goal, Security has put together an initiative to improve the enforcement of the traffic rules inside of Landfall. It is our hope that this will significantly decrease the amount of violations on our roads and establish precedence for safer driving. Since the beginning of March, when this specific initiative began, we have issued over 140 citations in just one month's time. This number shows us that this initiative is necessary to achieve our desired results.

Please join us in this endeavor by slowing down, driving cautiously and please, do not text and drive. Look for more updates on this and other initiatives in future newsletters.

COA MAINTENANCE UPDATE

As spring tries to make up its mind and Landfall begins to get green again, we would like to provide some information regarding our lakes and ponds. In the spring when we start to spend more time outdoors board members and staff will often be asked, "When will a fountain be installed in the pond behind my home?" "When will the bulkhead be repaired/replaced?" "When will the erosion problem around the pond be addressed?" and "When will my pond/lake be dredged?"

Currently, your Landfall COA is spending approximately a million dollars a year on a variety of infrastructure maintenance, repair and replacement items. This money comes from your annual assessments. Since much of Landfall's infrastructure is now over thirty years old, demand for attention far exceeds available resources. Your team, with the assistance of professional engineers, evaluates all infrastructure needs and prioritizes the various projects against those available resources.

Two continuing issues, street resurfacing and storm drain repairs, are clearly high priority and, unfortunately, very high in repair cost. Just to resurface one mile of our 29 miles of streets now costs about \$226,000. This compares to a cost

of \$162,000 just five years ago. Diesel fuel, raw materials, labor rates, equipment cost and health care have driven the cost increases in this industry. Should we neglect to address failures in our storm drain system, we would potentially face catastrophic damage to the community due to flooding as well as negate the street resurfacing should a failure occur under an area that was just resurfaced.

In spite of these two high-cost areas, we try to carve out money each year to improve the aesthetics of the community. Included in this effort has been the addition of fountains to many of our ponds and lakes to improve water quality and aid in reducing algae growth. It is our long-term goal to provide these fountains in as many lakes/ponds as available money and regulations will allow.

It should be pointed out Landfall does not have broad authority to address many of the complexities facing our ponds/lakes. We cannot unilaterally remove plantings, build bulkheads or dredge. Such efforts often require approvals from state water quality officials, coastal area management officials, US Corps of Engineers and local conservancy managers. All of our ponds and

lakes are actually retention ponds which form a critical component of our stormwater management system. Most land immediately surrounding lakes and ponds are contained within easements which are under the control of the COA.

As a reminder, we ask all residents to verify the exact location of the easements with the COA before doing any work or improvements adjacent to the ponds. Such actions could result in lawsuits or fines against the COA which would only consume resources intended for the infrastructure projects described earlier.

*On behalf of the COA Board of Directors:
Stephen D. Hughes, Chief of Operations*



HURRICANE PREPAREDNESS SYMPOSIUM

Hosted by Landfall CERT

Tuesday, June 12th, 6:00p.m. – 7:00p.m.

Country Club of Landfall Ballroom

Learn what you need to do before, during and after a hurricane event. Find out what supplies you need to have and how to put together an emergency plan for you and your family.

For more information, visit Landfall CERT's Facebook page or website at www.landfallcert.com.

Visible addressing may be as simple as trimming back foliage or repainting numbers with contrasting paint colors to make a difference in responders being able to spot numbers at a quick glance. ALL homeowners are encouraged to view their address numbers from the street at night to make sure that they are still visible.

Number color should be contrasting to the surface on which the numbers are secured. Reflective numbers are most easily seen by first responders. If your home is set back off the street, numbers should be placed near the road, using suggestions above for maximum visibility.

Remember to make your address numbers visible from both sides if emergency services are likely to come from two different directions. Landfall Security, Wilmington EMS, visitors, food delivery services, UPS, FedEx and your neighbors will appreciate your proactivity in this important matter.

2018 COA ANNUAL INFORMATIONAL MEETING REVIEW

by Mary McKenna, COA Board Chair

Many thanks to everyone who attended the 2018 COA annual meeting. This year's meeting welcomed record attendance! It was also wonderful to see so many first time attendees. Your Board is working hard, and we hope that the information presented was helpful. If you were unable to attend here are a few of the items covered. The entire annual meeting slide presentation is available online at www.landfall.org/news. Also, on behalf of the board, I would like to convey a very special thank you to Don Britt for his time, dedication, and commitment to our community in his role on the COA board as he has now fulfilled his term. I would like to take this opportunity to welcome new At-Large board member, Steve Rogers to the COA.

RESERVE FUNDS

Infrastructure and reserve funding for the maintenance, repair and replacement of your shared common area assets remains our primary focus. The additional assessments are paying off and we are projected to close 2018 with a reserve fund balance of \$712,200.

AREA DEVELOPMENT

The efforts of the task force members Don Britt, Barry Lindholm, Katherine McKenzie and COA staff, Steve Hughes, Sandy Slocum and Mike Williams have been tremendous and invaluable. They have kept Landfall informed of city council, planning and public meeting dates, times and locations; but it is up to each owner to participate and provide comment if you wish.

LANDFALL LAKE-WETLAND MITIGATION

I know that many of you enjoy walking Landfall lake and we are fortunate to have this amenity. It is home to a vast species of wildlife and vegetation. Please be patient as nature takes its course and more vegetation flourishes along the lake banks and raised shelves within the lake. This is part of the design of this nature preserve, conservation land and stormwater filtration system. and wetland mitigation project.

PARTNERSHIPS

The COA has partnered with NC Wildlife in response to the coyote population and with UNCW to assist with nature trail design improvements.

SAVE THE DATES

Hopefully, you will be able to attend CERT's June 12 hurricane symposium at 6:00p.m. at CCL, the July 3 fireworks and July 4 celebration and Kenan Chapel/ Great Oaks Club Fall Fest on October 20 at 9:30a.m. at the recreation site. Mark your calendars now.

SECURITY REMINDERS

Our new Chief of Security, Chris Adam noted that due to significant speeding in Landfall, priority is being given to enforcement of traffic rules and speed limits. Remember the importance of locking your home and vehicles. Always be aware of your surroundings and report suspicious behavior so that security can investigate.

I am honored to continue to serve as your Landfall COA Board Chair and look forward to a successful 2018 with continued progress in maintaining our significant infrastructure, as well as the beauty of our community.



2018 COA Standing Committees

Architectural Review

Brud Deas- Chair
Carol Blackburn
Wendy McElhinney
John Nesselroade
Rob Johnston
Stephen Hay
Wayne Roberts, Alternate

Covenants & Security

Wayne Oakes, Chair
Van Hemphill
Muffy Pepper
John Dickson
Philip Ley
Bill Collins
Don Britt
Hal Hendershot
Walter Skinner

Landscape

Martha Blacher
Lesley Woods
Mary Brown
Beth Foster

Nominating

Mike George
Carol Trojniar
Gary Caison
Steven Bruni
Nick Giachino

Landfall Voice Editor

Jewell Jessup

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, the COA has a document that may be helpful to you. It is a lease addendum that includes affirmation of Landfall properties subject to the community documents, tenant liability, and reimbursement of landlord by tenant in the event that a fine is levied. You may stop by the COA office to pick up a copy, e-mail coa@landfall.org to have a copy sent to you or visit: <http://www.landfall.org/coa/news.asp>.

Those on bicycles or out walking or jogging, remember run/walk/bike in single file.

Remember to bike with flow of traffic and walk or jog against the flow of traffic.



Architectural Review and Swimming Pools

By Wayne Roberts, *Outgoing ARC Chair*

Swimming pool construction and reconstruction has been steadily on the rise over the last several years. In 2017, there were 31 pools approved by the Architectural Review Committee. It is the intention of the ARC that pools are designed to be as minimally impactful on the surrounding neighbors, golf course and streets as possible. Lot width, setbacks, landscaping and pool construction grade are all elements considered with Landfall pool designs. The locations of the pool, pool deck and pool fence are staked and strung, and ARC members review the development on site.

Owners are advised to work with a design professional to produce the pool submittal for ARC review. The required review items are as follows:

- 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 – note any changes in grade
- Location of the fence
- Location of the pool equipment and pool equipment wall details
- The landscaping for the fence and pool– see the ARC Guidelines for fencing and pool landscape requirements – show individual plant placement and label plant type and size (height and width) or indicate on the plan if the landscaping is already installed that meets the guideline requirements
- 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 or drainage facilities installed on the lot
- Fees - \$300 ARC fee (due with the submittal) and \$600 Impact fee
- Signed Builder's Agreement and \$1000 Deposit

Please be reminded that all modifications to home or landscaping require ARC review and approval. Home renovations, revisions or replacements such as roofs or windows must meet the current ARC Guidelines. Visit www.landfall.org/arc for more information and the published Guidelines.

Deadlines for submittals are Monday by noon before the 2nd and 4th Fridays of each month. If you have any questions, e-mail arc@landfall.org or call Shelly or Meredith at 910-256-7651.

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 couple of months and note any areas with peeling paint, broken shutters, molded stucco or trim, and discolored walls. 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 obtain ARC approval. 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.

The Landfall Council of Associations Electronic Delivery and Address Verification Form

Please verify that the COA office has your correct mail and e-mail address:

Landfall Property Address: _____

Mailing Address: _____

E-mail Address: _____

Please sign and date this form indicating that you wish to receive the Landfall Voice by electronic delivery only and that you understand this will be your official notification of community news, policy changes, rules and regulations amendments and procedural modifications. By signature, you acknowledge that it is your responsibility to inform the COA of any mailing or e-mail address changes.

Date: _____ Name: _____

Signature: _____

The Frank H. Kenan Chapel Presents

April 29 - UNC School of the Arts: An Organ Recital for Two



Kenan Chapel is again honored to host student musicians from the UNC School of the Arts. Carina Sturdy and Raymond Hawkins are studying organ performance under Dr. Timothy Olsen. They have been performing organ recitals since their middle school years and both have attained considerable



acclaim in competitions in the south and mid-Atlantic. They will treat us to both solo and duet works from Bach and others. Combining this kind of talent with our very special Opus 43 Organ will make this a terrific program.

Concert begins at 5:00p.m. with a reception following at the Country Club of Landfall. Complimentary tickets will be available at the NE Branch of the New Hanover County Library on April 23.

May 13 - 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 13 years of concerts in Wilmington and always exceeds our expectations. The orchestra is 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.

Concert begins at 5:00p.m. and complimentary tickets are available beginning May 7 at the NE Branch of the NHC Library. Please note that here will not be a reception following the concert due to Mother's Day.

June 3 - The Port City Music Festival

This will be the tenth year for the very popular Port City Music Festival to be in Wilmington. It's a three-night event, beginning here at Kenan Chapel. It is directed by cellist and conductor Dr. Stephen Framil and will again have such international performers such as violinist Luigi Mazzocchi, pianist Dr. Daniel Lau and mezzo-soprano Kyle Engler. The performance will include works from Mendelssohn, Beethoven and Mozart.

Concert begins at 5:00p.m. and complimentary tickets are available at the NE Branch of the NHC Library beginning May 29. A reception follows the concert at the Country Club of Landfall.

Donations are graciously accepted and appreciated by the Kenan Chapel. Please see Kenanchapel.com and "Like" us on Facebook for up to date information.



UNCW Student Presentations

The Investors Roundtable of Wilmington (IRT) Meeting: Thursday May 3, 2018, 12:00 Noon at Country Club of Landfall. Dr. William Sackley's senior-level Portfolio Design and Management presents student portfolio recommendations.

Students in the senior-level Portfolio Design and Management course in the Cameron School of Business manage a real-dollar equity portfolio. The original source of funds was a \$1 million grant from the BB&T Foundation. Students must apply to enter during their senior year, and enrollment averages about 15 students per semester. The class employs a top-down approach to portfolio management, where the students first create a macroeconomic forecast for the upcoming 12 months; and then craft forecasts for each industry sector before screening for individual stock ideas. Students present and defend their recommendations in writing and orally to an Advisory Board comprised of local industry professionals and UNCW executive staff. The portfolio has a current value of ~\$1.7 million after distributing more than \$300,000 since its inception to fund specific programs within the School of Business.

New members and guests are welcome and encouraged at all meetings. If you would like to attend, please contact Cliff Brock at cliffbrock@ec.rr.com one week before the meeting.

Join the Great Oaks Club for High Tea

The Great Oaks Club is closing its membership year learning about tea customs and history from speaker, Niki Hildebrand, while enjoying high tea on Wednesday, May 9 at 1:00 p.m. at The Country Club of Landfall. Ms. Hildebrand is a local artist and teacher who came to the area from the tea-loving culture of England. Her presentation will include

how tea customs began, how they have changed and exist today, along with proper tea etiquette. Details and cost for the tea will be e-mailed to members and available on the club's website, www.greatoaksclub.com, prior to the reservation deadline for this special event meeting.

The Great Oaks Club is a social and

educational group open to all women who are Landfall residents, property owners and/or Country Club of Landfall members. There will be no further meetings until September 2018 when the group begins its new membership year. Membership information and the meeting calendar can be found on the website.

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New Owners & Recent Transfers

Jimmy & Kim Thompson 1923 Prestwick Lane Of Wilmington, NC	Robert Britt 1924 Prestwick Lane Of Lumberton, NC	Michael & Susan Satrazemis 1617 Landfall Drive Of Wrightsville Beach, NC
Brian & Grace Root 509 Moss Tree Drive Of Wilmington, NC	Robert & Pamela Holding 1712 Fontenay Place Of Wilmington, NC	Doug & Michelle Thompson 1232 Arboretum Drive Of Wilmington, NC
Jake & Amber Austin 1822 Vincennes Place Of Wilmington, NC	Grant & Loretta Downham 844 Bedminister Lane Of Wilmington, NC	Kevin & Jessica Cahill 1104 Arboretum Drive Of Wilmington, NC
Timothy Glynn 1706 Signature Place Of Wilmington, NC	Bill Hamlet 2006 Graywalsh Drive Of Wilmington, NC	Dave & Susan Paterson 1804 Gleneagles Lane Of Wilmington, NC
Fred & Cecile Blankenhorn 2019 Graywalsh Drive Of Wilmington, NC	Augustine & Lisa Tantillo 913 Sun Runner Place Of Wilmington, NC	McKenzie Baker 1634 Pembroke Jones Drive Of Wilmington, NC
Dom Ventura 2229 Mason's Point Place Of Wilmington, NC	Louise & Edward Howell 1463 Quadrant Circle Of Wilmington, NC	

LANDFALL FACTS

Year to date as of March 2018

Owned Lots Paying Dues	1999
Homes Complete	1726
Homes Under Construction	35
ARC Homes in Process	11
Homes for Sale	96
Lots for Sale	50
Homes Sold	14
Lots Sold	6

Editor's Note: If you have comments or suggestions about the Landfall Voice, or if you would like to be a contributor, please email: coa@landfall.org

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