



THE Landfall VOICE



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JUNE - JULY 2019

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Independence Day 2019

JULY 3RD ~ FANTASTIC FIREWORKS SHOW

Approximately 9:05 pm - visible from the Nicklaus Driving Range

Thursday JULY 4TH

9:30 am ASSEMBLE AT SUN RUNNER PLACE FOR DECORATED VEHICLE PARADE

10:00 am VEHICLE PARADE

The parade will leave from Sun Runner Place at 10:00 am and will travel down Arboretum, then turn right on Pembroke Jones Drive to Drysdale Drive to meet the kids' parade.

10:30 am CHILDREN'S PARADE

From Drysdale Drive, the children will join the motor vehicle parade with bikes, skateboards, strollers, etc. Kids of all ages - come join the fun, dress up - wave your flags - special gift for each child!

11:00 am-1:00 pm KIDS' GAMES & CCL COOKOUT AT THE COA REC SITE

Cake eating contest, inflatables, dunking machine, balloon toss, tug-of-war, face painting, Mr. Magic & Pink Peppermint the Clown. CCL will fire up the grill for a good old-fashioned cookout, available to all for cash or member number. Complimentary popcorn & lemonade will be provided.

Flags For Sale! Don't forget your American Flags! 12" X 18" cloth ~For sale at the COA office!
3 for \$5, 6 for \$10, 12 for \$20

UPDATE FROM THE COA CHAIR

By Mary McKenna

It is hard to believe that the summer season is here. Hopefully, you are aware of Landfall's July 4th festivities and will be able to participate in some of them.

SURVEY UPDATE

As previously mentioned, we had excellent participation in our 2019 resident survey. Following an analysis, we have recently (or will soon) published an executive summary. Your comments and suggestions were most helpful to the staff and board in prioritizing projects, as well as in both short and long term planning.

In response to comments in the survey, we are adding a new column in *The Landfall Voice* with financial information from the Finance Committee. We hope you will find it both informative and educational.

We also noted a number of concerns related to some owners not maintaining the exterior of their homes or the landscaping to Landfall standards. Did you know that Landfall has an annual property inspection process? Owners are notified when a property is not in compliance with standards. Failure to correct these issues may result in enforcement action.

Some of the most common issues identified are faded or peeling paint, broken or missing shutters, dead or dying shrubbery, bare spots in turf and weeds in lawn and landscape beds. Maintaining our property helps protect our upscale community and protects our property values as our community ages. Please help by inspecting your home and landscape for needed maintenance and provide corrective measures if necessary.



SHARE THE ROAD

As we have passed Memorial Day weekend, traffic has increased on the area roadways and on our streets in Landfall as well. With the wonderful, warm and dry weather, the increase in walking, running, biking and rounds of golf have increased on CCL's world-class golf courses. Increased traffic on our roadways makes it even more important to pay special attention to driving around Landfall. Please be observant and share the road so that we can all have a safe and enjoyable summer.

IMPROVEMENTS

We will be replacing a few damaged sidewalks caused by the hurricane, as well as many repairs around Landfall Lake's walking path. The new summer flowers have been installed at our main entrances and once again the designs are amazing. Much appreciation to our talented team!

DANGEROUS TREES

There is one last thing of importance I want to point out. With the strong spring winds, we have experienced many large limbs still falling from trees and in some

cases entire trees weakened from last fall's hurricane. If you notice any dangerous limbs in your trees, please call a professional to help remove the limb. It is so much easier and safer to bring it down where you want rather than leaving it up to Mother Nature.

SUMMER ASSISTANCE

Please have a safe and wonderful summer, and if there is anything we can do for you to make your Landfall living easier or more enjoyable please give us a call.

We wish all the best to everyone!

CALLING ALL CARS FOR 4TH OF JULY PARADE!

Uncle Sam wants you and your decorated vehicle in Landfall's own parade of cars! If you own a classic or antique car, Humvee, motor home, motorcycle, classic truck, funny car or any vehicle, please decorate and join in the fun of parading through Landfall on the way to the festivities at the Landfall recreation site.

The parade will assemble at 9:30 am at the Landfall Clubhouse on Sun Runner Place. The kids of Landfall with their decorated bikes, wagons, carriages, etc. will join the parade on Drysdale Drive at 10:30 am.



Landfall Security Update

by Chris Adam, Landfall Chief of Security

TRAFFIC RULES

With summer approaching and the release of schools, please use extreme caution here in Landfall, especially when it concerns the safety of everyone on the road. If you are riding a bike or in-line skating, you must be in a single file line with the flow of traffic. Anyone walking or jogging in Landfall must travel against the flow of traffic and should use sidewalks where available.

GUEST ACCESS

There will be an increase in visitors, family and friends coming through our gates during the summertime months. Please remember to call in your guests and workers ahead of time if they are not on your guest or service list. If possible, please call in your guests at 910-256-5311 during COA regular office hours which are Monday through Friday 8:00 am to 5:00 pm as this will help alleviate back up at the gates.

HOUSE CHECKS

Do not forget to sign up for house

checks so we can check on your home while you are away this season. In order to be on house checks, you must fill out our house check form and turn it in to the COA office or to one of our gates on your way out. Please make sure you are filling out the sheet completely and providing us with accurate information and an emergency contact should we need to reach out to you while you are away.

SNAKE AWARENESS

Just a quick reminder on the topic of summer safety, please be aware that the warm weather brings out more snakes. There have been several sightings and removals so far and there are probably more to come. You can stay safe by being mindful while you are engaging in outdoor activities, especially when doing any kind of gardening or yard work. It is highly encouraged that garage doors are not left open for long periods of time as this creates the perfect opportunity for snakes and other insects/animals to

come in and make themselves at home. For more information about snakes and how to identify them, visit our website: www.landfall.org/wildlife and test your knowledge by taking the "spot the copperhead quiz!"

Temple Garden 4th Fun Photos by Mike Williams!



1st Quarter 2019 Finance Committee Report

By Carl Roark, Treasurer

Coming off of the incredible devastation of Hurricane Florence, your COA finished the 2018 year on sound financial footing. Once again, thank you to the entire Landfall community for rallying around, not only our efforts to return our lives to normalcy, but with assisting each other as well.

As the chart to the right shows, we continue to operate on a positive financial footing and to build our financial reserves through the first quarter of 2019.

With over 29 miles of roads, 23 miles of storm drains, 33 retention ponds, 16 buildings, \$1 million in equipment, 2 ½ miles of nature trails, 5 miles of fencing, 720 light posts, 1 earthen dam & 50 landscape lights, the COA is effectively maintaining a small city.

With this in mind, several years ago, the COA prepared a comprehensive **Reserve Study** to serve as our guide for all planned maintenance, replacement and repair expenditures for the Landfall common areas, as well as to build an adequate reserve position. In conjunction with ongoing **robotic evaluation of underground storm drains**, barring more unexpected and unplanned system failures/storm occurrences, we have a clear roadmap/plan to follow to meet the expense to maintain Landfall's common areas in premier condition. We welcome you to visit the COA Office to view the Reserve Study. Simply call to set an appointment with our management team.

The next major maintenance project (est. cost \$500,000) begins May 28, weather permitting, with the milling and repaving of Pembroke Jones Drive from Eastwood Road gate to the bridge at Block 46. There will be more announcements on this as the time approaches.

1st Quarter 2019 Summary

Revenues	Budgeted	+/-
\$2,331,480	\$2,288,470	+ \$43,010
Expenses	Budgeted	
\$2,270,695	\$2,267,710	+ \$2,985
Net Income	Budgeted	
\$60,785	\$20,760	+ \$40,025

Capital Improvement & Unrestricted Improvement Funds
(Included in expenses above)

Contributions: \$480,583 Budgeted: \$480,570

Note—Total Capital Improvement and Unrestricted Improvement Funds - \$1,817,380

Next issue : Landfall Owner Services – The Economics of Residents Supporting Landfall

Outdoor Living and Architectural Review

by Brud Deas, ARC Chair

More and more our owners are choosing to extend their living space to the great outdoors with stone firepits, pergolas, outdoor kitchens, cabanas and swimming pools. The design process, including landscaping design, is the key element in ensuring that walls, patios, pool decks, firepits, etc. are an integrated part of the entire site design context. Upright landscape features such as pergolas, cabanas or other accessory structures should be a continuation of the primary building design and located within the setbacks.

Pathways and terraces for outdoor living areas are encouraged, using natural and unobtrusive materials that are enhanced by the planned landscaping materials. Stone steps and mulched paths in a serpentine pattern that minimizes ground disturbance with plantings to provide screening should be included. The design objective is that the outdoor living areas should be within the landscaping and to blend the development into a natural setting rather than contrast or compete with it.

It may be easier to imagine your garden as several different "rooms" in the same way your indoor space is compartmentalized. Imagine what you want for the future as total project and design for the present with that in mind. You may want part of your outdoor living space to be more private than another area. Shrubs or dwarf trees are a softly textured way to accomplish that goal or, perhaps, planted trellis vines are another good screening option.

In order for the ARC to review your plans, the committee needs to know the structure location in relation to the existing

site features, what it will look like and what materials will be used. Therefore, the ARC will need the following for a review of your outdoor living features:

- Modification to existing home form available in the ARC Guidelines with a description of the project.

- A 1"X10' scale site plan showing the home foundation, lot lines, setbacks, spot elevations for existing/finish grade, current landscaping and hardscape features, platted easements (if any), and proposed hardscape and landscape improvements.

- Dimensioned elevation drawings with materials labeled. These drawings should be submitted at ¼" scale.

- Material and color samples.

- The landscape plan must label the location of new landscaping with leader lines to the plant names. Include a plant list which indicates species of plant, quantity as well as height and width at installation and gallon size.

For a list of landscape companies that have designed outdoor living areas in Landfall in the past year, please e-mail arc@landfall.org or call Shelly or Hannah if you have any questions. The ARC meets the 2nd and 4th Fridays of each month. The ARC Guidelines are available online at www.landfall.org/arc.



SPRINGFEST AND EASTER EGG HUNT MEMORIES



Landfall Foundation Art Show and Sale

ByCarolynn Lewis

The Landfall Foundation is pleased to announce the details of their **20th Annual Art Show & Sale**. The show will be held in the newly-renovated **Nicklaus Clubhouse August 15-17**. The event is open to all NC artists and is open to the public. Todd Carignan will be the judge of this year's show. An award-winning and internationally-acclaimed local artist, Todd teaches painting and drawing at the Cameron Art Museum's school and is a member of the Portrait Society of America. On Wednesday, August 14, there will be a juried awards ceremony for best in show and honorable mentions. There will be a preview party for both artists and foundation sponsors that evening by special invitation only. **The show will be open August 15-17 from 10:00 am-7:00 pm with a cash bar from 5:00-7:00 pm.**

In 2018, the art show exceeded all fundraising expectations by contributing approximately \$31,000 to the Landfall Foundation which was then awarded to various non-profit agencies in the greater Wilmington area funding programs in the Arts, Education, and Health & Welfare grant categories.

Last year, the Landfall Foundation awarded \$388,000 to 82 local non profit organizations, \$50,000 for hurricane relief, \$55,000 in capital grants to improve agency's infrastructure and over \$10,000 in scholarships. **Since its inception in 1995, the Landfall Foundation has contributed approximately \$4,700,000 to underfunded non profit organizations in Wilmington.**

The motto of the Landfall Foundation is Together in Community Giving. To find out more about the show and Foundation events, visit LandfallFoundation.org.

Save the Date! Fall Festival ~ October 19

Your pumpkin may still be growing in the patch, but it is not too soon to mark your calendar for the 18th Annual Fall Festival, already being planned for Saturday, October 19 from 10:00 am to 2:00 pm at the recreation site on Drysdale Drive. **Come celebrate the new season among those in our community, and welcome fall by participating in this, our Fall Festival benefiting the Kenan Chapel and the Great Oaks Club.**

There will be fun, food and festivities for everyone, from children to adults. Children will enjoy face-painting, pony rides, sand art, and pumpkin painting. Mr. Magic will appear as well as a caricaturist, and there will be **games provided by The Children's Museum of Wilmington**. The fall festival will host a car show featuring antique and exotic cars owned by fellow Landfall residents. Attendees can enjoy a traditional cookout with hamburgers and hotdogs. Be sure to stop by the saloon for an ever-popular root beer float. Adult beverages will be available for purchase.

Plan to buy baked goods freshly made by members of Great Oaks. Plants and pumpkins will be available. Our annual silent auction includes something for everyone and come from generous local vendors. Tickets for the 50/50 raffle will be on sale.

Now in its 18th year, the Landfall Fall Festival benefits the Kenan Chapel in Landfall and the Great Oaks Club. Proceeds support free community concerts at Kenan Chapel, as well as landscape and wildlife environmental projects.

For information on how to volunteer, become a sponsor or contribute to the silent auction, please visit www.kenanchapel.com or contact Mike Kane at 910-679-4184, kanex5@aol.com.



LANDFALL FOUNDATION LEGENDS OF TENNIS 2019

CELEBRITY TENNIS TOURNAMENT

Former #1 ranked American player Mardy Fish joins legends Luke Jensen, Bret Garnett, Bobby Reynolds, Mikael Pernfors, Ellis Ferrara, Jimmy Arias and TJ Middleton, the strongest ever Legends tournament field with 3 former world top ten singles players and 5 that have either won Grand Slam titles or have been All American collegiate players! World renowned tennis commentator and Wilmington native Sam Gore of ESPN will emcee the event.

September 13-14, 2019
Country Club of Landfall

For sponsorship and ticketing
landfallfoundation.org/events

New Owners & Recent Transfers

James & Francesca Flake 1929 Senova Trace	Tanya Aliza Rodriguez 901 Bedminister Lane	Robert & Jane Freeman 1109 Arboretum Drive
Mike & Sharon Harms 705 Planters Row	Theodore & Sandra Broome 2213 Moreland Drive	Samuel Simmons 2117 Lee Shore Place
Sharon Fleishman 815 Fox Ridge Lane	Adam Pullan & Carey Brown 2105 Lee Shore Place	Jamie & Nivia Jacobs 1930 London Lane
Pete & Brook Dorosko 1516 Radian Road	John Daniels & Amy Formanek 1706 Fontenay Place	
Lesley Blakeman 1562 Radian Road	Johny & Anemona Ardeljan 2008 Ashland Court	
Melvin & Elizabeth Rollins 2016 Montrose Lane	Robert & Aline Skees 1132 Arboretum Drive	
Amy Hueber 1935 Prestwick Lane	Brannon & Renee Smith 2013 Trimaran Place	

LANDFALL FACTS

Year to date as of May 2019

Owned Lots Paying Dues	2003
Homes Complete	1759
Homes Under Construction	44
ARC Homes in Process	14
Homes for Sale	91
Lots for Sale	48
Homes Sold	39
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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