



THE LANDFALL VOICE

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Mid Year Landfall COA Round Up

By Mary McKenna, COA Chair

I hope you have had an opportunity to view the resident survey results. If you have not, please e-mail admin@landfall.org to have the link sent to you. A number of issues raised have already been included in our short term planning activities.

The online guest system should be available later this year. Resident training will be provided, and it is hoped this new system will make it more convenient to get your visitors and contractors through the gates more expeditiously.

Our accounting staff is investigating system enhancements to improve efficiency. Online payment capability is a part of this effort. With our 2020 budget planning, we hope to include financing for a nature trail improvement plan.

In light of multiple building projects outside our gates, we are closely monitoring anticipated traffic impacts and what, if any, revisions or changes will need to be made at our three entrances to promote traffic flow in and out of Landfall.

It is almost a year since the devastating damage sustained from hurricane Florence. Much has been done in recovery efforts, and we are grateful to see our community returning to pre-storm conditions. We do ask our owners to survey their property and repair, replace turf, or landscaping that has not survived in good condition. Tree limbs and branches remain that need trimming or removing. Your attention to these issues will be appreciated.

COA Board Of Directors Election

The Nominating Committee is seeking volunteers willing to serve on the Council of Associations Board of Directors. There are five (5) district representatives and two (2) at large representatives on the Council Board of Directors. This year, there are three seats up for election: District 1 currently represented by Mary McKenna, District 2 represented by Frank Madonna and At Large represented by Katherine McKenzie.

Candidates running for district representative must be a property owner in that district. If you are unsure of your district, please contact the COA office at (910) 256-7651.

An application has been included on page 7.

Applications may also be picked up at the COA office, or printed from our website, at <http://www.landfall.org/admin/>.

Applications for board of directors should be returned by September 20. The Nominating Committee will consider each candidate, meet with several candidates and attempt to put forth no less than two candidates for each vacancy for election.

Ballots will be mailed in mid to late January, whereupon property owners shall have 45 days to return the ballot. Election results will be announced at the annual property owners' meeting to be held in March.

Traffic Safety

We must make conscientious decisions while on our roadways and inform security of any safety issues you may see in your travels when it is safe to do so. Your cooperation is greatly appreciated. Landfall would not be the prominent community that it is without all of you.

Mid-year 2019 Finance Committee Report

By Carl Roark, Treasurer & Finance Committee Chair

Among the most frequent questions I hear is “How big a reserve fund does the COA have and how large should it be?” This is an interesting and challenging question to answer. In response one needs to start with a look at the COA’s Mission Statement - which states:

“The mission of the Landfall Council of Associations (COA) is to promote the safety and welfare of the residents and provide for a high quality of life within the Landfall community. The COA will coordinate functions of the owners’ associations within Landfall and provide for the maintenance, preservation and control of the shared common areas.

This will be accomplished by providing leadership through the governance structure as detailed in the Master Cross Access Easement and Maintenance Agreement. Homeowner associations have delegated certain powers and authority to the COA to coordinate the maintenance, preservation and control of the shared common areas within Landfall.

The COA will maintain the community’s appearance, infrastructure, security and financial health, and enforce appropriate standards in order to sustain the beauty, character and architectural integrity of our community. The COA will continue to foster and encourage positive relationships within the greater Wilmington Community.”

As I mentioned in our last article, several years ago in order to accomplish this mission, 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. In addition, it is a guide for building an adequate reserve position for these planned costs. This plan is updated annually. In conjunction with ongoing robotic evaluation of underground storm drains – barring any unexpected and unplanned system failures / major storm occurrences - we have a clear roadmap to follow for meeting the expense of maintaining Landfall’s common areas in premier condition.

This Reserve Study is a line by line maintenance, repair and replacement guide for each and every piece of equipment, structure, operating system and common use item in Landfall from asphalt pavements, bridges and bulkheads to trucks,

gates, fences, signage and light fixtures, as well as copiers, computers, and phone systems. Every item with a cost of \$5,000 or greater has a planned life expectancy and a replacement cost estimate planned year by year. The total of these cost estimates each year is the targeted amount in the COA’s Capital Improvement Fund. In addition, an amount for unexpected contingencies is set aside in our Unrestricted Improvement Fund. This allows funds for repair to and/or replacement of vehicles and maintenance equipment, as well as initial purchases of items not already included in the Reserve Study. Under IRS rules for homeowner associations (which the COA is legally considered), amounts set aside in capital reserves must be predictable and routine. Accordingly, contingency reserves for unknown or unpredictable disasters such as a hurricane are not permitted.

Keep in mind that, as a private gated community, Landfall receives ZERO financial or operational support from the City, County or State, except for police and fire forces. We, the residents of Landfall, pay the totality of the cost to maintain this community. As our 30+ year old infrastructure ages, holding true to this reserve policy is absolutely essential to maintaining our quality of life. In addition to the annual assessment, every service the COA provides to individual home owners (above and beyond common area maintenance) helps to cover these costs and build the Capital and Unrestricted Funds.

The COA financial results mid-year were positive to budget thanks to both LOS and LAS business lines. More about these two “businesses” next time.

Financial results mid-year 2019

YTD Revenues - \$4,204,030

YTD Expenses - \$4,168,450 (includes contributions to Capital and Unrestricted Funds)

YTD Net Income - \$35,580

The Capital and Unrestricted fund positions at June 2019 total \$852,672 and anticipated year end 2019 will be \$1,552,000.

CLUB USAGE REMINDER

The Country Club of Landfall proposed the below reminder, and asked it be disseminated to all Landfall residents. As you know, CCL is a private club and establishes rules for its property’s access and use. Please observe this rule.

Landfall residents, please be aware that the property that is owned by the Country Club of Landfall is only to be used by members and their accompanied guest. Club property includes all club house facilities, grounds, all golf courses and cart paths. The golf course, in particular, is for use by those playing golf. Any other use would be in violation of this policy. Country Club of Landfall is not responsible for any damage or injury to you or your property in violation to this policy. For safety reasons, during golfing hours anyone other than registered golfers will be asked to leave the course. Your compliance is appreciated in advance.

DIRECTOR OF OPERATIONS UPDATE

By Steve Hughes

4TH OF JULY SUCCESS

I want to thank the entire community for your wonderful participation in the 4th of July celebrations. Other than the kids' games ending 30 minutes early due to thunder and lightning, we couldn't have had any better weather. It was another huge success.

SUMMER FERTILIZER

With the increase in rain and temperatures in July, the warm season grasses have really kicked in and started to grow. You should have, or in the next week, have your last summer fertilizer applied to your turf. Please keep in mind the summer weeds are also growing at their best and should be treated ASAP. If the COA can assist you in any of these needs please let us know by calling (910) 256-7604.

EASTWOOD GATE DAMAGE

Many of you noticed the Eastwood gate being down for over a week. My apologies. It took a direct lightning strike and as hard as we try to stock the parts we need for these circumstances, Murphy's law unfortunately kicked in, and we did not have all the parts necessary for a quick repair.

HURRICANE PLANS

As fall approaches and as we move into the more active hurricane season, I want you all to know that we have all our plans in place and we will be well prepared if necessary. The COA Board approved written hurricane procedures. To review the COA hurricane plan, please visit <http://www.landfall.org/policies/>. Please make sure you have all done your hurricane planning.

FALL MAINTENANCE

We have a busy fall planned to catch up on some much needed maintenance items. We will continue to install new reflectors on some of our main roads, as well as touching up some of the stop bar lines around the property. The recreation site bathrooms will be refurbished, and we will begin to clean our streetlight lenses which need it badly as a result of Florence. Also, a big clean up around Landfall lake will take place as we were unable to do this last winter. Additionally, we are hoping to have some stucco repairs done at both post offices and the buildings painted. This might have to be pushed back into the first of next year.

As always if you have any questions or concerns, please let me know.

Security News

By Chris Adam, Chief of Security

With summer time coming to an end and the school year approaching, traffic in the mornings can become congested. Please be mindful of the posted speed limits, stop signs, and children walking to the bus stop. It is important that we are all being cautious of our surroundings to help ensure everyone's safety on the roads. If you see unsafe conditions while out in our community please report these immediately so that Security can address your concerns.

Overnight parking on streets and vacant lots is prohibited. Should a situation arise where you are in need of an



exception, Security must be contacted so that necessary arrangements can be made. Vacant lot owners must be contacted and approve anyone parking or staging any kind of equipment on their lot. Violations of these rules and regulations could result in citations and possible fines.

As the weather begins to cool down pet owners may be more inclined to take long walks with their pets. Please keep in mind that all household pets while not at their residence must be on a leash or similar restraint. Pet owners are responsible for clean up after their pets and must

have the means to do so. If you see any loose pets or come across any other animal related concerns, please be sure to call Security to notify them of the situation.

Landfall Security is here to assist our homeowners. Do not hesitate to call us when needed. If we cannot accommodate your situation, we will point you in the direction of the right entity to handle your request.

Thank you from all of us at Landfall Security for your added efforts in keeping Landfall such a beautiful community and a wonderful place to live.

ARC and Home Renovations

By Brud Deas

As our community and homes age, it will inevitably become necessary to make repairs to the exterior trim, windows, doors, roofs, siding, etc. Some of these repairs will result in the need for replacement of the material or an architectural feature such as windows or doors. Please note that all home and landscape revisions, additions or eliminations require Architectural Review Committee review and approval.

Material replacements for windows, doors, roofs, etc. must meet the current ARC Guideline requirements. For the Modification to Existing Home Form (which must accompany each submittal, including landscaping) and the complete ARC Guidelines, please visit www.landfall.org/arc.

Landfall's 18th Annual Fall Festival ~ October 19 ~ 10:00 am to 2:00 pm



Come early on Saturday morning, October 19, to our annual community event welcoming a new season and recommitting our support of Kenan Chapel. Begin celebrating the Fall Festival at the recreation field on Drysdale Drive with home-baked goods and pastries prepared by the Great Oaks Club. Get your choice of the fattest pumpkin and the hardest plants. Begin bidding on the variety of items in the silent auction donated by generous local vendors. Be sure to take part in the 50/50 raffle. Don't leave early, but the winner need not be present.

Hopefully, the smell of hamburgers and hot dogs on the grill will have lured you, and the cold drinks and root beer floats will have refreshed you as you line up to treat the kids and grandkids to face-painting and putting the right touch on their own pumpkin. Every year this community-wide event grows and remains a favorite for residents of all ages.

Pony rides, hayrides on the nature trail, games for all ages, sand art and pumpkin painting all will be going on as Mr. Magic appears again this year, as well as a caricaturist. **Games provided by The Children's Museum of Wilmington** will challenge and entertain. You'll meet up with friends and neighbors as you take a look at resident owned antique cars.

The Landfall Fall Festival benefits the Kenan Chapel and the Great Oaks Club, supporting such programs as the free community concerts at the Chapel and the Great Oaks Club's landscape and wildlife environmental projects, but we all benefit as a community by celebrating a wonderful season.

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



The Great Oaks Club Welcomes All Landfall Ladies

By Pam Moody, Great Oaks Club Communications Coordinator

The Great Oaks Club kicks off its 2019-2020 membership year on Wednesday, September 11, with a luncheon at 11:30 am 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 décor and local authors. The September meeting/luncheon will cover upcoming programs, ways to become involved, and day trips, as well as special activities planned for the year.

Returning members and new members should send their yearly dues of \$30, made payable to The Great Oaks Club (along with contact information) to Linda Bruggers, 1916 Inverness Lane, Wilmington, NC 28405, as soon as possible. Details of the September luncheon are available on the website, www.greatoaksclub.com, and will be emailed to all 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!

Landfall Lake Survey and Permit Renewal

There has been much discussion over the years with the level of maintenance and water surface level of Landfall Lake. In early 2018, governmental agencies were contacted with questions as to whether or not Landfall Lake was being maintained in compliance with associated permits with regard to water surface area and sediment accumulation. As a result, the Wilmington Regional Office of the Division of Energy, Mineral and Land Resources (DEMLR) inspected Landfall Lake to determine the status of compliance with the State Stormwater Management Permit Number SW8 951210.

Results from that inspection included, in part, that there was no significant

slope erosion observed and that the slopes were stable and not vertical. The inspection revealed that instead of the approved grassed footpath around the lake, a 6' wide concrete sidewalk was constructed. The Division had no record of approving such sidewalk; and therefore, a modification of the permit would be required to ensure compliance with the permit.

At a cost of \$25,000, the COA was required to engage a licensed, professional engineer to survey the lake area and provide the necessary calculations and engineering drawings to meet the permit modification request needed for the concrete sidewalk. The engineer's survey and report certified that the water

surface area of the lake and status of sediment accumulation were in compliance with the permit.

The Landfall Subdivision II Owners Association, owner of the lake, and the Landfall Council of Associations, have carefully considered comments raised by owners and has diligently investigated its options for maintenance of Landfall Lake. The lake is a stormwater management facility governed by the above mentioned stormwater management permit from the State. That permit requires compliance with several specific design criteria, the lake is in compliance and the COA will continue to maintain Landfall Lake in accordance with applicable law.

4TH OF JULY MEMORIES



Landfall Foundation Events

Legends of Tennis is Back! September 13 - 14

Join the Landfall Foundation for the 2019 TAMA TEA Legends of Tennis tournament at the Country Club of Landfall's newly renovated Drysdale Sports Center. Mardy Fish, former #1 ranked player will be there with other tennis legends Luke Jensen, Brett Garnett, Bobby Reynolds, Mikael Pernfors, Ellis Ferrara, Jimmy Arias and TJ Middleton.

Please consider a sponsorship for this exciting tradition! Tournament proceeds will be donated to local nonprofits. Legends of Tennis information is available at LandfallFoundation.org.

Landfall Foundation Holiday Marketplace December 3 ~ 4:00 - 8:00 pm

Get ready to kick off the 2019 holiday season with the ninth annual Landfall Foundation Holiday Marketplace. This year's event is open to the public and will be held Dec. 3 from 4:00 pm to 8:00 pm at the Nicklaus Clubhouse. For additional information visit LandfallFoundation.org.



The Frank H. Kenan Chapel Presents:

Harpists: Lilac Duo 94 in Concert

When: September 29 at 5:00 pm at Kenan Chapel

The Star News says, "Christina Brier and Kathryn Sloat of Lilac Duo 94 aren't your grandmother's harpists." They are dedicated to performing new and creative music and have performed in such venues as Eastman School of Music and Milwaukee Art Museum. Lilac 94's program combines music by classical composers with contemporary pieces to bring scenes from the natural world to life. The chosen name reflects their origins in Rochester, N.Y. -- the lilac which is the city flower and that they have a total of 94 strings between the two harps. They recently were featured performers with the Wilmington Symphony Orchestra.

Concert begins at 5:00 pm 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 beginning September 23. Please consider a generous donation to help us continue this wonderful music program at Kenan Chapel.

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



FOOD TRUCK RODEO & LIVE MUSIC

6-9PM, COUNTRY CLUB OF LANDFALL
OPEN TO THE COMMUNITY!



THURSDAY, OCT. 17

LIVE MUSIC BY
**PARTY
OF 6IX**

800 SUN RUNNER PLACE,
WILMINGTON NC 28405 /
910-256-8411



Coyote Decoys and CCL

Please be aware that the Country Club of Landfall has placed decoy coyotes on the golf course in the hopes that they will serve as effective goose flock deterrents.



November 8-10

Join in the fight against kidney disease! The 17th Annual Willie Stargell Celebrity Invitational will be held November 8-10 at The Country Club of Landfall. This exciting and popular event brings together celebrities and the community for a weekend of fun and golf while supporting the fight against kidney disease. The Willie Stargell Foundation 501(c)(3) is dedicated to honoring the legacy of beloved Pittsburgh Pirates baseball great Willie Stargell by giving hope through research, patient care and treatment for those living with kidney disease. There are a variety of ways to participate in this wonderful cause including sponsoring and volunteering.

For more information about sponsoring, purchasing tickets or volunteering please visit www.WillieStargellFoundation.org or contact the office at (910) 509-7238 or Admin@WillieStargellFoundation.org.



2020 COUNCIL BOARD OF DIRECTORS APPLICATION

If you are willing to be a candidate for election to the Council Board of Directors, please fill out this form and return it to the COA; Attn: Nominating Committee.

The Nominating Committee greatly appreciates your consideration of service. We are seeking a diverse representation of property owners willing to volunteer their time, their expertise and their enthusiasm to continue to make Landfall a distinguished living environment.

For the three year term beginning April 2020, there are three (3) expiring terms to be filled on the Council Board of Directors: District 1, District 2 and At Large.

Name: _____ Date: _____

Address: _____ Phone: _____

E-mail: _____

Please provide the following information (on this form or on an attachment):

Interests & Qualifications (e.g. Education; Prev./Current Work Exp.; Prev./Current Volunteer Exp.; Other Interests or Activities)

Why I would like to be a Council Representative

Any member of the Nominating Committee would be pleased to answer your questions. (Mike George, Carol Trojnar, Nick Giachino, Gary Caison, or Steven Bruni)

**Please return to: Landfall Council of Associations; Attn: Nominating Committee
1749 Drysdale Drive, Wilmington, NC 28405**

Please return application by September 20, 2019

New Owners & Recent Transfers

Todd Godin 713 Planters Row of Hampstead, NC	Jennifer Ammons 2400 Ocean Point Place of Wilmington, NC	Cassandra Simon 1803 Gleneagles Lane of Wilmington, NC
Louie Crittenden 800 Shell Point Place of Wilmington, NC	Allen & Debbie Cobb 1801 South Moorings Drive of Wrightsville Beach, NC	Bradley Cravens 613 Bedminister Lane of Richmond, VA
Wally King 1927 Hallmark Lane of Wrightsville Beach, NC	Jim Latshaw 1429 South Moorings Drive of Wilmington, NC	Chris Eriksson 1638 Verrazzano Drive of Wilmington, NC
Trish Boyd 1706 Landfall Drive of Emmaus, PA	Steve & Cherryle Tyde 2004 Kenilworth Lane of Wilmington, NC	Terry & Lynn Spencer 1521 Black Chestnut Drive of Wilmington, NC
Ruth Van Sickle 2113 Harborway Drive of Wilmington, NC	David Rouzer 604 Bedminister Lane of Wilmington, NC	Constance Kent 2105 Stillwater Place of Wilmington, NC
Ashley Rees 1718 Fontenay Place of Wilmington, NC	Jayme Stokes & Laura Carr 1220 Pembroke Jones Drive of Charlottesville, VA	Amy Chang 1903 Prestwick Lane of Wilmington, NC
Mike McGinnis 2400 Ocean Point Place of Wilmington, NC	Mark Maccalupo 2124 Auburn Lane of Los Angeles, CA	Philip Cancienne 825 Howe's Point Place of Wilmington, NC

LANDFALL FACTS

Year to date as of July 2019

Owned Lots Paying Dues	2003
Homes Complete	1762
Homes Under Construction	41
ARC Homes in Process	10
Homes for Sale	96
Lots for Sale	44
Homes Sold	67
Lots Sold	11

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

THE VOICE IS PRODUCED BY THE COMMUNICATION COMMITTEE:

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