



THE LANDFALL VOICE

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UPDATE FROM THE CHAIR

By Mary McKenna, COA Board Chair

Your COA staff and board have been busy this fall working on the **2020 budget**. As you know, we have seen significant biannual assessment increases for the past few years. Due to these efforts our capital improvement fund (reserve) position has improved, and the board feels we are getting close to the levels recommended by our external 2015 reserve study. Therefore, the 2020 assessment increase will be decreased from 10% to 5%. You will receive detailed information soon.

We have received questions regarding the developer proposal to build **condos in a conservation area**. The COA board met with the developers to review their proposal and listen to their concept. The COA board then met independently to discuss the complex details of this project, as well as the short and long term affects this development may potentially have on

our residents and our community as a whole. After careful consideration, consultation with our legal counsel, and due diligence, the board of directors for the council voted to decline to negotiate the sale of a portion of the shared common areas to a multi-family developer.

If you have not yet made a **contribution to the employee holiday bonus fund** I encourage you to express your appreciation for their hard work by sending a check made out to Landfall employee holiday fund and drop it in a COA mailbox at the post office or at the COA office. You will be making the holidays for our employees a little bit brighter.

Please mark your calendars to attend the COA annual informational meeting and social on March 24. On behalf of the entire COA board I wish all of our residents a happy and peaceful holiday season.

Landfall Holiday Lights Competition

A resident committee comprised of Glenda Hay, Cynthia Brosnan, Kiplyn Duffy, Christine Hernandez, Ashley Lalier, Cathy Marshall, Lisa Shriver, and Lecia Dehaven has been formed to develop a Landfall holiday lighting program. They are inviting all Landfall residents to participate in a holiday lights contest. The prize will be a dinner for two plus a bottle of wine for each winner.

Prizes will be awarded for:

- 1) the prettiest tree lights in a garden**
- 2) the prettiest lighted corner block trees or hedges**

Please enter by return e-mail your name and address to Glenda Hay at glhay19@gmail.com. Please e-mail no later than December 15. The competition will be judged by the committee on Monday and Tuesday, December 16 and 17 in the evening. The committee looks forward to seeing your gardens and thank all those who participate.



COA MAINTENANCE UPDATE

By Steve Hughes, Chief of Operations

GROWING AND MAINTAINING LAWNS

The best advice I can give regarding maintaining a beautiful, lush and healthy lawn is to give your lawn ample time and attention. Lawns require constant year round maintenance. It is recommended to carve out the time needed or hire a knowledgeable professional.

For winter lawn care, it is important to keep the lawn areas free of leaves as the leaves inhibit sunlight, trap moisture, and promote disease. Grass is no different from other plants which need water, nutrients and sunlight to make food. The challenge is that Wilmington, NC is in a transition zone. Cool season grasses such as rye and fescue will thrive from October through June but then those grasses will die. Warm season grasses go dormant in early November until around the first of May. During this time, it is crucial that the lawn is kept free of weeds and cool season grasses as this vegetation will hang around long enough to threaten the health of the warm season grass as it comes out of dormancy. Warm season grasses include varieties of Bermuda, centipede, zoysia and St. Augustine. These are Landfall's lawns.

Overall, warm season grasses will not grow in the shade so owners must make a choice to either remove the trees (with ARC approval) or to develop a planting plan for around the trees that includes

shade tolerant plants and perennials.

There are other challenges such as pests and nutrient deficient soil mixes which require additional treatments and soil amendments for a rich loamy soil where sod and plants grow best.

LANDSCAPE BED MAINTENANCE

Landscape beds should be mulched with pine straw or hardwood mulch at least once per year. This is to provide an aesthetically pleasing manicured landscape, as well as keep down the weed growth around the ornamental plants.

IRRIGATION WELLS

Personal irrigation wells are located on many homesites and this saves a lot on the water bill. Because of the varying depths of the area aquifers, most often there exists a medium to high content of iron. The iron produces stains on driveway, walkways, columns and homes. Routine maintenance is needed to keep these features stain free. There is a product that removes rust stains called Snowcap and it is available at local stores. Read the label for proper application.

COST OF MAINTENANCE

As many of you have noticed, the COA maintenance department has to follow the same landscape and building maintenance standards that Landfall owners follow. We sod, mulch, fertilize, kill weeds and pressure wash all year long. We sod, mulch, fertilize, kill weeds and

pressure wash all year long. This can be an expensive process. For your personal property, if you are not spending at least \$2,500 per year or the equivalent on landscape maintenance, your turf and ornamental plant health will decline. This is the average cost if you started with a healthy, thriving lawn and landscape. Obviously, to improve an unhealthy lawn and landscape is a greater investment. Landfall is now 35 years old and we have all seen how quickly plants and trees mature. The architecture of some of the original homes is obscured by overgrown matured plants and it may be time to consider a new, fresh design with currently available plants. The varieties of plants and tree species are forever changing and the amount of different kinds of plants that do well in our area is growing as new plants are developed, planted and thrive. Proper plant spacing is important. Plants should have adequate room to grow without the plant being crowded by other plants.

HOLIDAY SURPRISE

As we approach the holiday season, we are hoping to have a festive holiday surprise that everyone will enjoy. You will not be able to miss it because all you have to do to see it, is come home for the holiday. Wishing all the best from all of us at the COA to all of you!

Security News

By Chris Adam, Chief of Security

Now that the holidays are upon us, we have noticed an increase in guests entering Landfall. It is important to make sure you are calling your guests in ahead of time to avoid long lines at the gates. Please note that the Drysdale entrance is manned Monday through Saturday from 6:00 am to 6:00 pm; outside of these hours the gate will only operate for bar-coded vehicles. Please advise your guests to help prevent delays and potential gate strikes. This will help create an easy and

welcoming experience for all.

During this time, we want to remind everyone of some of our rules and regulations. Please ensure that your guests are aware that our speed limits are enforced. The LCOA Rules and Regulations state that all N. C. Motor Vehicle Laws will be enforced while driving in Landfall.

Landfall's Covenants and Security Committee has put together an ad hoc committee that has been working with the City of Wilmington and NCDOT on the future developments and how these will affect our residents. During one of these meetings, there was a conversation on stop bars and the sensors for the traffic lights. This is something everyone

should be mindful of when entering and exiting Landfall, as well as during your daily travels. When stopping at a traffic light, you need to make sure you are stopping behind the stop bar. If you pass the bar, the sensors will not detect your vehicle. Please visit the following link, provided by the City of Wilmington, for an informative video explaining this process http://wilmington.granicus.com/MediaPlayer.php?view_id=34&clip_id=122.

We hope everyone has a wonderful time with their loved ones during this special time of the year. We wish you all a happy holiday and a prosperous New Year!

Finance Report

By Carl Roark, Treasurer & Finance Committee Chair

As the chart to the right reveals, through the end of the third quarter the COA operated at a slight negative variance to budget. This was in large part due to missed plantings, mowing and most other yard maintenance business as a result of hurricane Dorian. However, through the end of October approximately \$30,000 of the shortfall has already been made up. Additionally, based on orders currently on the books for plantings and many other services, management is projecting that results through year end 2019 will be on or in excess of budget.

We are pleased to inform you that your COA board has approved a 50% reduction in the percentage increase in our annual assessments for 2020. After the last few years of essential 10% annual increases in assessments, the COA has made major progress in long neglected infrastructure repairs and maintenance. In addition, we have developed a solid process for building and maintaining our capital improvement and unrestricted funds reserves to adequate levels. We are very close to

achieving that adequacy which will allow additional assessment flexibility.

Finally, I am happy to share with you that the employee holiday bonus fund is receiving great positive response from the community. Please consider contributing to this fund so that all of your COA staff and their families will be able to have a very happy holiday season.

Financial results as of October 2019

YTD Revenues - \$7,745,070
YTD Expenses - \$7,804,980 (includes \$1,441,750 contributions to Capital and Unrestricted Funds)
YTD Net Loss - \$59,910 vs. +\$2,880 budget

Note: The balance in the capital improvement and unrestricted fund accounts as of quarter end September are \$1,116,240. It is expected that the year end balance will be \$1,220,450.

CHRISTMAS TREE PICK UP

The COA Maintenance department will begin early morning tours to pick up undecorated Christmas trees on January 2 and will continue pick up until February

3. If pick up of your tree is missed, please call COA Maintenance at 910-256-7604.

LANDFALL COA ANNUAL MEETING

MARCH 24, 2020

at 6:00 pm

COUNTRY CLUB OF LANDFALL

THE COA NEEDS YOU!TO SERVE ON ONE OF THE STANDING COMMITTEES! APPLICATIONS NOW BEING ACCEPTED!



The COA currently has a great group of volunteers working on the standing committees that include: Nominating, Covenants and Security, Architectural Review, and Communications. In March, some volunteers will have fulfilled their three year terms, which will result in committee vacancies. Please consider serving on a COA Committee.

Committee descriptions are included. If you are interested in joining a committee, applications can be found at www.landfall.org/admin or you may pick one up at the COA office on Drysdale Drive. The COA staff and your neighbors look forward to working with you to

continually keep Landfall a special community. If you have any questions, please contact the COA Office at 910-256-7651 or email coa@landfall.org.

ARCHITECTURAL REVIEW:

- Reviews/approves plans & specifications for structures & landscapes and enforces design guidelines.

COMMUNICATIONS:

- Alerts community about current events, concerns and civic issues.
- Solicits articles for and publishes The Landfall Voice.

COVENANTS AND SECURITY:

- Responsible for enforcing the rules and regulations pertaining to the Covenants.
- Establish procedures for dealing with violations and conflicts.
- Assess security programs/procedures.

NOMINATING:

- Seeks to fill all COA Committee vacancies.
- Assist with recommendations to fill Council vacancies.

Visit www.landfall.org/admin for a committee application

Landfall Fall Festival Memories!



A Delicious Holiday Luncheon and Rosie the Riveter - Enjoy both with The Great Oaks Club!

By Pam Moody

On December 11 at 11:30 am, The Great Oaks Club will be getting into the holiday spirit with a delicious, festive luncheon at the Country Club of Landfall which includes being serenaded by the barbershopping talents of the Cape Fear Chordsmen. The menu, price and details on how to register for the luncheon before December 3 can be found on the club's website www.greatoaksclub.com.

On January 8, at 1:00 pm, enjoy local author, Wilbur Jones' presentation of "Rosie the Riveter: The Role of the American Woman During WWII". He will enlighten us with the impact women had on winning WWII and helping to begin the post war women's movement.

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. Meetings are held the second Wednesday of each month and include a wide range of programs. The organization welcomes new members at any time of the year.

More information about the club and membership can be found on the website: www.greatoaksclub.com.

The Frank H. Kenan Chapel Presents Coastal Strings: Viola, Cello and Violin on January 19, 2020 at 5:00 pm



This very talented string trio includes Christine Meyer on violin, cellist Kathy Meyer and Landfall's own Diane Stephens on viola. All three of these wonderful musicians play regularly with the Wilmington Symphony Orchestra. Their carefully selected music selections will be from Beethoven, Zoltan Kodaly and Jean Cras.

Complimentary tickets are available at the NE Branch of the NHC Library beginning January 13th. A reception follows the concert at the Country Club of Landfall. Please consider a generous donation to help us continue this wonderful music program at Kenan Chapel.

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



COA Holiday Office Schedule

The COA office will close at 12:00 pm on Tuesday, December 24, and will reopen on Thursday, December 26 at 8:00 am. The COA office will also be closed on Wednesday, January 1, 2020 for the New Year's Day holiday and will reopen on Thursday, January 2.

Please plan ahead for guests and arrange for your guest entry by calling 910-256-5311.

The COA wishes you a happy and safe holiday season!

Trash and Recycling Pick Up

Landfall trash and recycling pick up will continue on the regularly scheduled dates for the holidays.

Frequent Visitor Barcode Renewals

Frequent visitor barcodes are set to expire on December 31. The \$35.00 annual fee is due by December 31st to renew the barcode pass for the 2020 calendar year without interruption. Please send \$35.00 for each existing barcode already authorized along with the name of whom the barcode is to be renewed. Make checks payable to Landfall COA and send to 1749 Drysdale Drive, Wilmington, NC 28405.

Those eligible for frequent visitor barcodes are resident status individuals, renters and immediate non-resident family members which include: spouse, parents and grandparents, children (including adopted and step) and grandchildren, brothers and sisters, mother-in-law and father-in-law, brothers-in-law and sisters-in-law, and daughters-in-law and sons-in-law.

LANDFALL COA
1749 DRYSDALE DRIVE
WILMINGTON, NC 28405

PRSRT.STD.
US POSTAGE
PAID
WILMINGTON NC
PERMIT #42



New Owners & Recent Transfers

- Robert & Elizabeth Coghlan
1822 Senova Trace
of South Chatham, MA

James & Amy Witmer III
1612 Landfall Drive
of Wilmington, NC

John & Sharon Kneiss
2023 Bay Colony Lane
of Bethesda, MD

Larry & Karen Thomas
1912 Hallmark Lane
of Davidsonville, MD

Andrew & Victoria Long
1605 Landfall Drive
of Conesus, NY

William & Heidi Huber Bittman
1904 Senova Trace
of Bethesda, MD
- David & Susan Paterson
1321 Regatta Drive
of Wilmington, NC

David & Alice Kraebber
1804 Gleneagles Lane
of Wilmington, NC

Christopher & Kim Whitten
1618 Landfall Drive
of Wilmington, NC

David A. & Janice Rockwell
414 Marshland Drive
of Wilmington, NC

Matthew & Polly Gocke
1449 South Moorings Drive
of Charlotte, NC

Randolph H. Trull
7110 Saybrook Drive
of Wilmington, NC
- Norm St. Pierre & Roslyn Speros
2009 Balmoral Place
of Wilmington, NC

Ryan & Rachel Lisk
1140 Turnberry Lane
of Wilmington, NC

Harold & Beverly Price
2100 Lytham Court
of Cary, NC

Peter & Catherine Monge
2024 Ashland Court
of Laurel, MD

Cale & Christy Lewis
621 Dundee Drive
of Wilmington, NC

LANDFALL FACTS

As of September 2019

Owned Lots Paying Dues	2004
Homes Complete	1765
Homes Under Construction	38
ARC Homes in Process	7
Homes for Sale	93
Lots for Sale	42
Homes Sold	83
Lots Sold	13

THE VOICE IS PRODUCED BY THE COMMUNICATIONS COMMITTEE:

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TOYS FOR TOTS DONATION BOX AT THE
COA OFFICE ON DRYSDALE DRIVE!