



THE LANDFALL VOICE

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A Word from Your Landfall COA Board Chair

by Mary McKenna

Thank you to the residents who contributed to the **employee holiday fund**. Although the percentage of residents contributing remained at 25% as in years past, the amount collected this year exceeded prior years. I had the privilege of attending the annual holiday employee lunch and wish you could have witnessed the employees' gratitude for this annual tradition when they receive their bonus. During my six years on the COA board, I have been very impressed with the **high level of employee morale** and the **pride our employees** take in doing their jobs well. Kudos to our management team for fostering this positive work environment.

Our annual homeowners' meeting is coming up on **March 24 at 6:00 pm** at the Country Club of Landfall ballroom. In the past, less than 10% of owners attended this meeting, which is

unfortunate as it is a great opportunity for you to ask questions and express your concerns. **I strongly encourage you to attend this informative meeting.** The board and staff appreciate your input and use the feedback in planning for our future. Please mark your calendars now and we hope to see you on March 24.

By now you should have received a ballot for **election of new board members**. There are three board members rotating off the board after serving two terms each. The board term is expiring for Frank Madonna, Katherine McKenzie, and myself. Landfall is divided into five districts and each has a representative on the board. Additionally, there are two at-large members. Your ballot is personalized based on where you live. District one and District 2 will be electing representatives this year and everyone will be electing one at-large

member. Please take the time to review the choices and return your ballot.

This is my last message from your COA chair and **I would like to take the opportunity to thank you for your support over the past six years.** Landfall residents are blessed to have an experienced and professional management team who made the role of the board much easier and thanks to my fellow board members over these years. We made some difficult financial decisions and oversaw Hurricane Florence response efforts. I am sure the board will continue to make decisions with the good of the entire Landfall community as its main focus.

Now I have to focus on what to do with my extra free time! Thanks again for your support. I hope 2020 brings you peace, prosperity, and no hurricanes!

COA Finance Committee Report

by Carl Roark, Treasurer and Finance Committee Chair

"We wish each of you a Happy New Year and a healthy, prosperous new decade!"

Through the end of November, the COA continued to make solid financial progress. As the chart to the right shows, we expect to post strong full year 2019 results, especially regarding continuation of the strong position of our capital and replacement reserves. **Our community's continued and increasing use of all the COA's numerous home maintenance services is contributing materially to our financial position.**

Once again, I would like to thank all residents for their generous contributions to our employee holiday bonus fund. You made the holidays very special for so many of our employees.

Financial results as of November 2019

YTD Revenues - \$9,437,589
YTD Expenses - \$9,491,029 (includes \$1,762,136 in contributions to the capital and unrestricted funds)
YTD Net Loss - \$53,440 (net improvement of over \$6,000 from 3rd quarter)

The capital and unrestricted fund positions at the end of November 2019 totaled \$1,251,617 and the anticipated year end 2019 will be \$1,404,000.

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Maintenance Update

by Steve Hughes, Chief of Operations

I often get asked why the team is out mowing grass this time of year when it is not growing. What is really taking place is the vacuum mowers are collecting the leaves on the surface, as well as the ones stuck down in the thatch layer. It is extremely important to remove this debris allowing air movement around the individual turf plants. It keeps the leaves from adding large amounts of acid to your soil causing the pH levels to increase.

Another good tip is to start applying your pre-emerge herbicide now for summer weeds including crabgrass. Working with NC State professors, we know being really early far outweighs being too late. If you are interested in joining our turf program for 2020, please contact the office at 910-256-7604.

Many of you have probably already noticed winter projects taking place throughout the property. We are in the process of repairing and painting the Drysdale post office, as well as all the recreation buildings. We will be renovating the inside of the recreation restrooms as well.

Overlook Park is being replanted with new colorful plants

and the walking path is being repaired. Temple garden landscaping is being improved and refreshed. Other areas of improvements include the pond roadsides on Radian Road, Quadrant Circle and Deepwood Drive.

Several projects are ongoing behind the scenes. Our whole building generator at 1749 Drysdale is installed and is ready to go if we experience any power failures. Miles of storm water ditches have been cleared and are open and ready for any future rain events. New eight foot wooden privacy fences are continuing to replace the old chainlink fence along Summer Rest walking trail.

There are many more small projects underway as we continue to keep Landfall looking fresh and desirable. One last thing I would like to point out is that we are in the final stages of replacing all our old wooden signs with our new aluminum design signs and posts.

I wish you all a continued safe and healthy winter season. I am always here if you need anything. If our wonderful team can help you out, please give us a call as we continue to keep your money working for you in Landfall.

Thank You

Landfall residents for your generous contributions to our COA Employee Holiday Gratuity Fund!

Important Reminder

The COA annual meeting is Tuesday, March 24 at 6:00 pm at the Country Club of Landfall. There will be a social hour prior to the informative meeting. We hope to see everyone there.

ARC Review of Home and Landscape Modifications

by Brud Deas, ARC Chair

The Architectural Review Committee reviews all changes to home and landscape modifications including tree removals, play equipment, driveway modifications, etc. With each submittal, the Architectural Review Committee considers what is in place currently and what the property looks like now in conjunction with the changes the owner wants to make. The improvements (changes, additions or eliminations) must meet the current ARC Guidelines which are online at www.landfall.org/arc. Specific guidelines have been written for pools, accessory structures, fencing and the like. Accessory structures such as pool/guest houses and cabanas in which electric has been provided will serve as outdoor living areas and must be within the setbacks for the property and landscaped. The accessory structure should match the home

details and be coordinated with and compatible with the home in terms of materials. Landscape features such as gazebos, pergolas, play houses and fire pits must be located a minimum of 15' from any lot line and screened from the neighbors, golf course, street or common areas with substantial, taller evergreen landscaping.

For the landscaping modifications, these are welcome changes in Landfall because if there are large bushes that are mostly wood on the inside with a few leaves at the end of each branch obscuring the home, overgrowing the planting spaces and crowding the foundation, it may be time to renovate the landscaping. The landscape renovation should consider that for front foundation plants, two layers of evergreen shrubs plants should be planted with a taller plant behind and then staggered in front a shorter plant

that does not grow as tall. Smaller spaces could be left in the beds for perennials or annuals. A list of evergreen plants that do well in our area is included in the ARC Guidelines. Landscape bed plantings should include designs that provide for a plant of an upright growth habit with evergreen plantings interspersed in the beds around the upright growth. Leave enough room for the plants to be able to grow and not grow together unless a hedge is intended, and have room to get air and sunlight within the branches. As always, be aware of your property, easements, and the characteristics of your property that are listed in the covenants for your area, as well as the plat.

If you have any questions email arc@landfall.org or call ARC coordinators, Shelly or Hannah at 910-256-7651.

Holiday Lights and Contest Winners!



*Prettiest tree lights in your garden.
Won by: Jill & Chris Scerri*



*The Best Corner block
Won by: Grady & Amy Richardson*

Security News and Reminders

On behalf of all of us at Landfall Security, we hope everyone had a safe and happy holiday season, and we wish you all the best in this New Year! During the holiday season, we conducted many house checks, to help ensure that our residents' homes were secure while they were away. There were 1,255 house checks conducted in the month of November and 2,116 done in December. If you are leaving your home and would like to be on the list for house checks, you can fill out the online form found on our website, www.landfall.org/security and drop it off at the COA office or any gate house.

During the busy holiday season we sometimes find the resident information we have on file is not current. It is beneficial to have updated phone numbers, email addresses, and emergency contact information for security to continue to keep you informed. Updating your guest, service personnel and family lists are very helpful to our guards and help speed entry for your visitors. For those who come to your residence on a regular basis, adding them to your service list or perpetual guest list is a great way to ensure their access, without having to call them in each time. For more information on how to do this, please contact the COA office at 910-256-7651.

We ask our residents and guests be mindful of our traffic rules and regulations. Please reference the traffic rules on page 12 of the *Landfall Rules and Regulations*. The speed limit in Landfall is 25 mph unless otherwise posted. All of us at security would like to keep our Landfall roads safe for everyone to travel on. We thank all of our residents for helping us keep the Landfall community a great place to live.

From Chris Adam, LCOA Chief of Security

LANDFALL FACTS

December 2019 year ending

Owned Lots Paying Dues.	2006
Homes Complete.	1767
Homes Under Construction.	45
ARC Homes in Process.	7
Homes for Sale.	57
Lots for Sale.	30
Homes Sold.	118
Lots Sold.	24

BIKERS, WALKERS & RUNNERS!
PLEASE WEAR BRIGHT COLORS OR REFLECTIVE GEAR ON ROADS!
USE A LIGHT TO BE VISIBLE IN LOW LIGHT!

The Frank H. Kenan Chapel Presents: UNC School of the Arts

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



Worlds of Color

When: February 23 at 5:00 pm at Kenan Chapel

For more than fifteen years Kevin Lawrence, Professor of Violin and String Department Chair, and pianist Professor Dmitri Shteinberg from the University of North Carolina School of the Arts have performed on many stages in the United States and throughout the world. Their wonderful performances with violin and piano are charming, soulful and brilliant, and each evokes its own distinctive musical "worlds of color" and spirit. Kenan Chapel is honored to host another fabulous concert spotlighting these very talented musicians from the UNC School of the Arts.

Flutes!

When: March 22 at 5:00 pm at Kenan Chapel

The Woodwinds Department at the University of North Carolina School of the Arts has a very special group of flutists and accompanists called The UNC School of the Arts Flute Studio. Under the direction of nationally renowned flutist, Dr. Tadeu Coelho, all of these exceptional graduate student musicians have studied and performed throughout the US and abroad. The three flutists are Tom Barkal, Sean Worcester, and Ricardo Gil. Accompanying them are pianists Yihao Zhou and Nicole Foo. Today's program includes works by Hummel, Pattillo and Mendelssohn. This should be a very lively and memorable performance.

*Concerts begin at 5:00 pm with receptions following at the Country Club of Landfall. Complimentary tickets will be available at the NE Branch of the New Hanover County Library on **February 18 for Worlds of Color** and **March 16 for Flutes**. Please consider a generous donation to help continue this wonderful music program at Kenan Chapel.*

REMEMBER TO LOCK YOUR HOME AND CARS & USE ALARMS

THE GREAT OAKS CLUB

by Pam Moody

Wilmington's Harrelson Center and GLOW Academy – Learn more about both with The Great Oaks Club on February 12 and March 11.

On February 12 at 1:00 pm, The Great Oaks Club welcomes Christy Ale, Community Outreach Coordinator for the Harrelson Center in downtown Wilmington. Christy will educate us on the Harrelson Center's presence in our city. As a humanitarian service campus, the facility continues to help lower rents

and utilities for 13 local nonprofit agencies.

On Wednesday, March 11 at 1:00 pm, Todd Godbey, CEO of GLOW Academy, will provide us with an update on this all girl public charter school here in Wilmington. He will speak to us about the progress made and lessons learned since his first presentation to Great Oaks. We will hear about the new campus and the school year to date.

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.

LANDFALL CERT SAFETY INITIATIVE

by Bob Mitchell

Your Community Emergency Response Team (CERT) has its focus on “neighbors helping neighbors”. While we are trained for area wide disasters, CPR, and first aid responses, we additionally have assisted our community in searches for lost people, traffic control, and sponsor informational courses with an objective to make Landfall a safer place.

Late last year, Landfall CERT purchased an AED defibrillator for the Arboretum gate. While each patrol car has one, now

there is one near the Arboretum postal station and for Drysdale postal station there is one in the CCL Sports Center. Signs have been installed with this information at both postal stations.

If you walk, bike, or jog in Landfall, your visibility could save you from a distracted (phone, text, food) driver. Landfall CERT has given out for free hi-viz, reflective vests to some residents. More vests are available at COA reception or in the security cars. PLEASE get one and wear it

whenever out on our streets.

CERT is partnering with Landfall security for safety reminders to help reduce the chances for injury in our community. Please take them to heart.

Your safety is in large measure up to you. Use common sense (light clothing, walking FACING traffic) and be wary of vehicles! There are many more distractions for drivers than ever before. Make 2020 indeed a happy and safe New Year!

Investor's Roundtable (IRT) Upcoming Program



The speaker at the IRT March 2020 meeting is Paul Clark, Managing Director of VentureSouth, who will speak about

investing in early stage companies in the Carolinas.

Paul Clark is a Managing Director of VentureSouth, an angel investor network in the Carolinas that has invested nearly \$50M in over 75 companies in the Southeast. Paul was previously involved in acquiring financial services companies for a bank in Greenville and working as a principal at BC Partners, a leading

large-cap private equity firm based in London and New York, with over \$17B under management. He began his career at NM Rothschild, the City of London investment bank specializing in M&A advice and capital raising for European healthcare companies. Paul and his family are residents of Greenville. Paul has a Masters in Medieval History from Fordham University and a BA in History from the University of Durham, England.

The Investors Roundtable of Wilmington (IRT) is an educational forum for the presentation and exchange of financial, economic and business information to assist private investors in the management of their individual

financial assets. IRT is not an “investment club” and speakers are not making sales presentations. Monthly meetings (9 per year) are held at the Country Club of Landfall. Lunch is served at noon, followed by the featured speaker and a question-and-answer period ending by 1:30 pm. Our presenters, recognized leaders in their respective fields, speak on subjects relevant to the current investment and economic environment. New members and guests are welcome and encouraged at all meetings.

If you would like to attend, please contact James Thornton at jthornton@centurysecurities.com at least one week prior to the meeting.

DRIVERS - DO NOT EXCEED THE POSTED SPEED LIMITS AND DO NOT TEXT AND DRIVE

2020 LANDFALL FOUNDATION ANNUAL

**April 18, 2020 at 6:00 pm
Country Club of Landfall**

Cocktails – Dinner – Live Auction – The Andrew Thieland Band

Please plan now to join the Landfall Foundation on Saturday, April 18 as we “put on the silver” and celebrate 25 years and over \$5 million of community giving. Details will follow. For more information about the Foundation please go to our web site: www.landfallfoundation.org.

SAVE THE DATE

**Annual Easter Egg Hunt at
Temple Garden**

Saturday, April 11 at 11:00 am

Come join us for this delightful event and take photos with the Easter Bunny! Be sure to stick around for cookies & lemonade after the hunt! Please call 910-256-8411 to make a reservation and arrange for payment in advance.

LANDFALL COA
1749 DRYSDALE DRIVE
WILMINGTON, NC 28405

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

New Owners & Recent Transfers

Peter Howell & Lynette Davies
2216 Mason's Point Place
of Zurich, Switzerland

David & Patricia Hale
2004 Montrose Lane
of The Woodlands, TX

Jeffrey & Tiffany Nottingham
1915 Prestwick Lane
of Raleigh, NC

Jean Shields Wilson
1714 Signature Place
of Wilmington, NC

Michael & Christina Whalen
1511 Pembroke Jones Drive
of Wilmington, NC

Carl California
2119 Bay Colony Lane
of Wilmington, NC

Jeffrey B. & Gina Harrison
1901 Summersands Place
of Wrightsville Beach, NC

Harris & Helga Galatan
2005 Trimaran Place
of Wilmington, NC

William R. & Robin Balaban
1934 Lunar Lane
of Camp Hill, PA

Christopher & Christine Lowe
521 Moss Tree Drive
of Wilmington, NC

Ronald L. & Barbara Guard
1702 Fontenay Place
of Wilmington, NC

William & Sandra Donaldson
1341 Regatta Drive
of Oriental, NC

Luke & Abby Burke
805 Bedminister Lane
of Wilmington, NC

Warren D. & Kathleen K. Jones
2014 Kenilworth Lane
of Wilmington, NC

Vance R. & Kathryn Oertel
1901 Inverness Lane
of Savannah, GA

Linda C. Jamison
812 Bedminister Lane
of Summerville, MA

Thomas J. & Donna Murphy
2225 Mason's Point Place
of Wilmington, NC

J. Troy Smith
1811 Starfix Terrace
of Wilmington, NC

Mildred Aldridge
1822 Gleneagles Lane
of Wilmington, NC

Paul & Cindy Shapiro
1925 London Lane
of Wilmington, NC

Lorie & Thomas Kelly
2028 Northstar Place
of Wilmington, NC

Jeffrey A. & Sheila Moore
629 Bedminister Lane
of Cornelius, NC

Thomas & Lori Wertheimer
2028 Northstar Place
of Wilmington, NC

Thomas & Kellie Ann Keehn
808 Shell Point Place
of Highland, MD

Everett D. & Patricia A. Brown
805 Gull Point Road
of Chapel Hill, NC

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