



THE LANDFALL VOICE

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MAY 2020

A Word from the COA Board Chairman

by Steve Rogers

"Stay Well and Stay Safe."

The Landfall COA was fortunate when the Governor issued his Executive Order on March 27 declaring a state wide Stay at Home Order in that **our services were deemed "essential"** and we were able to continue to perform our normal day to day activities. While we have made accommodations to prudent social distancing guidelines, which have in turn affected the delivery of some services, overall activities have continued as close to normal as current conditions allow.

Maintenance service to the common areas, associations and individual home owners have been furnished as near to schedule as possible as management juggled a reduced work force, at times 30% below normal staffing.

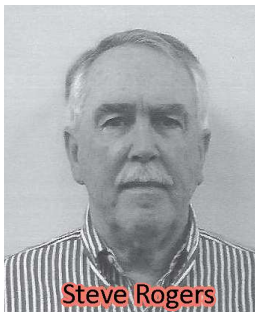
The on-site maintenance work force has steadily been returning to normal numbers and we are now back to

approximately 90% of our normal staffing. We appreciate the patience shown by the many residents who use the COA's services and look forward to getting everyone back to their normal service schedule soon.

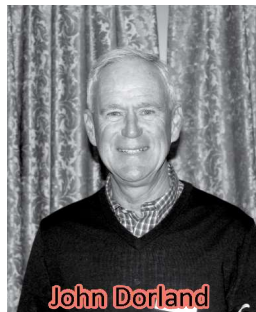
Administration has continued to work throughout the crisis with some of the staff working from home to improve social distancing in the office. **Office interface with residents remains on an appointment basis which we believe benefits everyone as we attempt to minimize any potential exposure.** However, you can still call the office at 910-256-7561 with questions, or interact on the COA website at www.landfall.org. The LCOA Security staff has remained at full force throughout this period and at no time were we forced to reduce any of the patrol or gate monitoring activities.

Again, as during the recent hurricanes, **management and staff have demonstrated their dedication to their jobs, and a willingness to work through tough conditions.** As noted previously, we have attempted to introduce social distancing and safety requirements across the workplace, at times changing our normal procedures, so please be patient with the delivery of services.

Lastly, please make sure to read Chief Adams' article on Security in this edition of the *Voice*. With schools closed and everyone's recreation options limited, we are seeing a lot more use of the roadways throughout the community by runners, walkers and bikers. **We ask drivers to be extra cautious, and those on foot and two wheels to follow the guidelines in Chief Adams' article.**



Steve Rogers
At-Large - Chair



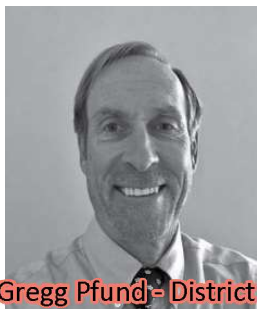
John Dorland
District 5 - Vice Chair



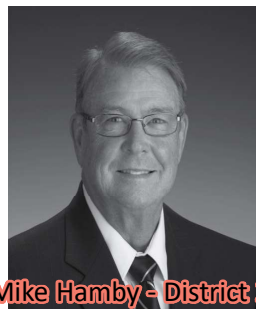
Carl Roark
District 4 - Treasurer



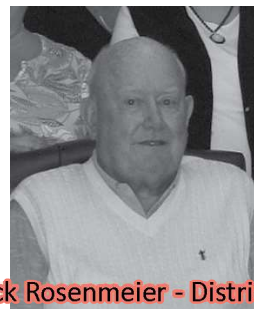
Brud Deas
At-Large - Secretary



Gregg Pfund - District 1



Mike Hamby - District 2



Dick Rosenmeier - District 3

**2020 Landfall
COA Board
Members**

Landfall Operations Maintenance Update

by Steve Hughes, Chief Operating Officer

Mask, gloves, hand sanitizer and disinfectant sprays are items I would not have thought I would need to help the residents of Landfall. I must admit large equipment, chainsaws and dump trucks are more in line with what I have dealt with in the 29 plus years in Landfall.

Like the rest of you, in a matter of a few short weeks our lives and way of life completely changed. So once again, Landfall is pulling together and proving again you all are leaders in the greater Wilmington area. Thank you to each and every one of you for helping out neighbors, employees, area businesses, local organizations and for calling, emailing and asking to do more.

The Landfall COA is considered an essential service business.

This is the reason we are here every day. We do have teammates sheltering in place which is slowing down parts of our operation. The team is pulling together as we all try to meet our obligations. I assure you we will do everything we can to make sure as you approach the Landfall entrances you are greeted with the same beautiful sense of home.

Also with over 900 individual customers within Landfall, we continue to think outside the box so we can continue to service you safely and in the timeliest manner possible under the current circumstances. Let's all continue to take the lead and help and support everyone.

Please stay safe and Landfall strong and check this one off the list as another success!

COA Finance Committee Report

by Carl Roark, Treasurer and Finance Committee Chair

Your COA continues to manage our \$10 million dollar "plant/facilities" with operating efficiency and effective financial management – although the advent of hurricane Dorian and the resultant, unplanned clean up expenses left us \$31K off budget in 2019. The reserve funds are steadily increasing as a result of our commitment to building an appropriate cushion to help against unforeseeable future events. As you can see below at this time we are projecting \$1.76 Million in Capital & Unrestricted funds .vs. \$1.41 Million at year end 2019.

Speaking of unplanned events, we encourage all residents to follow the common sense prophylactic measures outlined by the CDC to minimize your risk of contracting the Covid19 virus; wash your hands frequently, avoid touching your face and – if you are in an at risk group (eg. over 60, immuno-compromised or have an underlying medical condition) avoid crowds – especially at enclosed venues – and avoid touching others....Yes – an elbow bump WILL suffice!

Financial results as of March 2020

YTD Revenues - \$2,498,490

YTD Expenses - \$2,525,665 (includes \$514,825 in contributions to the Capital and Unrestricted Funds)

YTD Net Loss - \$27,175

The Capital and Unrestricted fund positions at March 2020 total \$1,723,275 and anticipated year end 2020 will be \$1,758,000.

LANDFALL FACTS

March 2020 year to date

Owned Lots Paying Dues	2006
Homes Complete.....	1768
Homes Under Construction.....	48
ARC Homes in Process.....	9
Homes for Sale.....	74
Lots for Sale.....	31
Homes Sold.....	38
Lots Sold.....	3

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.

Security News and Reminders

from Chris Adam, LCOA Chief of Security

On behalf of all of us at Landfall Security, we hope that everyone is doing well and practicing all safety precautions possible during this time. **The safety of our community is our priority, and we want you to know that we are here to help in any way that we can.**

The Landfall Council of Associations' Rules and Regulations states on page 12, that all N.C. Motor Vehicle Laws will be enforced while driving in Landfall. Therefore, please observe the laws just as you would outside of our community. We must all be cautious of our surroundings to help ensure everyone's safety on the roads. Please remain mindful of the posted speed limits and stop signs throughout the neighborhood.

In this same regard, there are N.C laws that apply to pedestrian and bicycle traffic when walking, running, or biking on roadways. **Walkers and runners are to move against vehicular traffic while bicycle riders are to ride single file moving in the same direction as vehicular traffic.** Disregard for these laws is negligent and could prove hazardous to everyone on our roadways.

Now that warmer weather is approaching, our residents 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.

Furthermore, please be aware that pet urine can damage certain types of grass, so please be conscious of where your pet takes a pit stop! **Please contact Security if you observe any pet violations or have any animal related concerns.**

These are uncertain times, so please be reminded to secure your property by making sure you lock your homes and vehicles and keep all valuables out of sight. If you suspect your vehicle or property was unlawfully entered into, please contact the Wilmington Police Department by calling 910-343-3600 and Landfall Security at 910-256-5311.

We, at Landfall Security, appreciate all of your help in maintaining a safe environment for all!

Lakeside Memories

Lakeside Villas welcomed the new year with our annual neighborhood dinner. Jan Hobbie, resident of Lakeside Villas, organized the event. What a fabulous turn out!! From our neighborhood to yours, we wish you health and happiness in the new year! Sue Pevonka



2020 COA Standing Committees

Architectural Review

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Katherine McKenzie
Randy Marshall
Rob Johnston
Stephen Hay
Don Morin

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Martha Blacher
Lesley Woods
Mary Brown
Beth Foster
Wayne Roberts

Buildings & Grounds

Bob Sheridan
Lynn Anderson
Denise Hendershot

Landfall Voice Editor

Jewell Jessup

Covenants & Security

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

Nominating

Mike George, Chair
Carol Trojniar
Gary Caison
Steve Bruni
Nick Giachino
Mary McKenna
Bill Hamlet
Gary Purdum

“Look Twice, Save a Life”

When entering and exiting the gates pay special attention to bicyclists and pedestrians, especially when turning right on red.

New Owners & Recent Transfers

Garrett & Kelly Garrett Moles
2216 Deepwood Drive
of Wilmington, NC
Lauren Risko
625 Bedminister Lane
of Wilmington, NC
Dale & Mel Hafer
2321 Ocean Point Drive
of Wilmington, NC
Christopher & AJ Babcock
704 Planters Row
of Wilmington, NC
David L. Smith
2221 Moreland Drive
of Wilmington, NC
Dana Munro & Sam Winters
712 Windswept Place
of Norwalk, CT
John & Catharine Earl
1216 Great Oaks Drive
of Marietta, GA
Paul & Beth Walters
2025 Montrose Lane
of Wilmington, NC
Gil & Mary Wenthe Mason
1608 Dye Place
of Wilmington, NC

Evans & Cynthia Diane Whitaker
1008 Ocean Ridge Drive
of Wilmington, NC
Judy Sidky-Afifi
2027 Bay Colony Lane
of Wilmington, NC
Terry & Nancy Grier
2013 Seawind Lane
of Houston, TX
Dewitt & Phillip Dees
1957 Prestwick Lane
of Denver, CO
Claudia & Greg Vurnakes
640 Bedminister Lane
of Wilmington, NC
Edwin & Margaret Collins
1615 Landfall Drive
of Wrightsville Beach, NC
Ken & Arlene Brendle
1520 Landfall Drive
of Wilmington, NC
Mary Tucker McMullan Talley
1417 Landfall Drive
of Washington, DC
Gustavo & Sarah Flores-Macias
2102 Graywalsh Drive
of Wilmington, NC

John & Tamara Holt
1705 Fontenay Place
of Wilmington, NC
Thomas & Frances Alexander
1332 Landfall Drive
of Kingwood, TX
Susan Van Tassel
1957 Prestwick Lane
of Denver, CO
Thomas & Pamela Keenan
1611 Landfall Drive
of Wilmington, NC
Charles & Mary Munn
2220 Deepwood Drive
of Wrightsville Beach, NC
Swaleh & Hanan Bahamadi
1141 Turnberry Lane
of Wilmington, NC
Martha Jennings
1229 Arboretum Drive
of Wilmington, NC
Charles & Brittany Allen
1225 Arboretum Drive
of Wilmington, NC
Thomas & Nancy Olesczuk
1813 Odyssey Drive
of Cortland Manor, NY

Adam & Irene Henderson
306 Fair Lakes Drive
of Wilmington, NC
John & Beth Muter
528 Moss Tree Drive
of Wilmington, NC
Mark Harrison & Julia Schreiber
2033 Balmoral Place
of Wilmington, NC
Eleanor Johnson
2111 Stillwater Place
of Brewster, NY
Brian & Angela Slagle
1404 South Moorings Drive
of Wilmington, NC

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