



THE LANDFALL VOICE

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JULY 2020

A Word from the COA Board Chairman

by Steve Rogers

We are three months into operating under the Governor's Executive Orders and making daily accommodations to react to the COVID-19 threat. I am pleased to share the Landfall COA has developed routine procedures, which have enabled our Maintenance, Security, and Administrative staff to perform as close as possible to pre-virus. Security has remained fully staffed throughout the crisis, and maintenance crews are staffed at normal operating numbers. The Administration will continue to interface with residents on an appointment only basis as we maintain a mix of on-site and at home working personnel.

The continued support of the many residents who are using the Landfall Owners Services to work at their homes

is much appreciated. If you are planning to do landscaping, power washing, gutter cleaning, planting, etc., please give Maintenance a call and let them at least give you a quote. The money raised by these activities stays within the COA and helps to minimize future annual assessments.

As always, we are looking for qualified individuals to serve on one of the COA Committees. The committees include Architectural Review, Communications, Nominating, Ad Hoc Buildings and Grounds, Covenants and Security, and Special Events. If you have relevant background experience in one of these areas and would like to participate, please visit the website and download the Committee Application. We have many great folks

who are serving on these committees and are always looking for more community involvement. We will have two Board positions up for election this year, District 4 and an At-Large position for which we will be seeking candidates. See Page 2 for more details and COA Board application on Page 3.

A reminder the NC COVID-19 restrictions are still limiting the use of a number of recreational facilities which in turn means we have many more bikers, runners, and walkers on our roads. We ask motorists to please be careful and on the lookout for pedestrians and bikers, and in turn those of you using the roads for these activities follow the Landfall guidelines so that you are more visible to the drivers. As always, stay safe.

..... Landfall July 3rd fireworks and July 4th parade and recreation site events canceled

COA Finance Committee Report

by Carl Roark, Treasurer and Finance Committee Chair

The past few months have been difficult for all of us, including your COA Staff. Between social distancing practices, enhanced sanitation procedures, voluntary and necessary absences, and regular testing, we have worked at a consistent worker deficit. At times the deficit was as much as 60% below normal levels. Obviously, this coupled with the poor weather conditions resulted in workflow backlog, but thanks to your patience, it is manageable. Currently, though sales are down, work orders are up materially which bodes well for the rest of the year.

With staff below usual levels and workflow down, our costs have been below

budget. The YTD Net Income line is approximately \$30K over budget plan. We anticipate growing this line as we get back to more normal working levels and fulfilling our work order backlog for you. We remain on track to build our Capital and Unrestricted funds to over \$1.85 million by year end, thus continuing to enhance our cushion against additional unforeseeable future events.

We extend a special thank you to all Landfall residents who in recognition of the potential financial damage to the COA resulting from the COVID-19 impact on work volume paid their July 2020 assessment early so as to help mitigate

same. More residents paid this 2020 assessment early than in the recent year.

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Financial results as of April 2020

YTD Revenues -	\$3,366,384
YTD Expenses -	\$3,339,846 (includes \$686,433 in contributions to the Capital and Unrestricted Funds)
YTD Net Income -	\$26,538

The Capital and Unrestricted fund positions at April 2020 total \$1,889,213 and anticipated year end 2020 will be \$1,852,000.

Landfall Operations Maintenance Update

by Steve Hughes, Chief Operating Officer



The year 2020 has certainly delivered some challenges. However, let me try to make you feel a little better. First, let us start with the pandemic. Well, maybe we will not start with that. Turf grass? Okay, let us go with this one. Turf grass has been very, very slow coming out of dormancy this year and the Ground Pearls have been having a feast. Lots of rain and hot temperatures are just around the corner so expect to see a huge increase in the quality of your lawns over the next couple of weeks. Sod farms are very low on inventory and are waiting on the hot temperatures just like the rest of us.

Most of the spring flowers are installed and watered in very well. Their colors should reach their peak when the sun returns. Our work orders have been amazing, and I want to thank everyone for your patience as we work as fast as we can without sacrificing excellence. I assure you that when we

finish, you will be extremely satisfied with our quality of work and the end results in and around your beautiful homes. All this and keeping your money within Landfall is a big plus. I thank each and every one of our amazing residents for your continued support of our operation and team. You are the BEST!

We still have several road projects throughout the community planned for this year. As we move closer to these dates, we will let you know exactly where and when this will take place. Hopefully, it will not be too much longer before we may enjoy the playground and open your completely renovated recreation site restrooms. We have all been waiting patiently for life to return to normal or the new normal whatever it will be. I wish all of you and your family and friends nothing but the very best and please stay safe.

Security News and Reminders

from Chris Adam, LCOA Chief of Security

"Congratulations to all of our Landfall graduates!"

WALKING AND BIKING SAFETY

With summer upon us, we tend to see more bikers and walkers out in Landfall. Please be mindful of the posted speed limits and use caution while sharing the roadways. If you are riding a bike or in-line skating, you must be traveling 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. Landfall CERT has donated hi-viz reflective vests for our residents to wear while they are walking and riding. If you are interested in getting one of these vests, please reach out to us at Security.

SNAKE AWARENESS

Just a quick reminder on the topic of summer safety, please be aware that the warm weather brings out more wildlife. There have been several snake sightings and removals so far and there are probably more to come. Be mindful of your surroundings 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.

GUEST CALL INS

Please remember to call in your guests, food deliveries, and construction workers ahead of time. This helps to alleviate any inconvenience for you and your guests. If you plan on traveling this summer do not forget to use our house check service. Along with checking on your residence, we will pick up any packages left at your home and hold them for you at the Arboretum gatehouse until you return home.

Congratulations to all of our Landfall graduates! We hope everyone has a wonderful summer and as always we thank you for all your help!

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 two seats up for election: District 4 currently represented by Carl Roark, and At Large represented by Steve Rogers.

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 herein or can be printed from our website, at <http://www.landfall.org/admin>.

Applications for board of directors should be returned by September 21. 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.

Volunteer, support and make a difference!



2021 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 2021, there are two (2) expiring terms to be filled on the Council Board of Directors: District 4 and At Large.

Name: _____ Date: _____

Address: _____ Tel: _____

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, Steve Bruni, Bill Hamlet, Gary Purdum or Mary McKenna)

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

Please return application by September 21, 2020

LANDFALL COA
1749 DRYSDALE DRIVE
WILMINGTON, NC 28405

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

New Owners & Recent Transfers

Christopher & Lee Megan Mann 1321 Pembroke Jones Drive of Wilmington, NC	Lewis & Nickie Bishop 1909 Inverness Lane of Wilmington, NC	John & Sharon Mikulka 520 Moss Tree Drive of Corona Del Mar, CA
Paul Thomas & Rachel James 1508 Radian Road of Wilmington, NC	John T. Shepherd 1727 Signature Place of Wilmington, NC	Dennis Moeller 628 Bedminister Lane of Wilmington, NC
Tift & Dabney J. Mann 604 Gunston Lane of Raleigh, NC	Robert & Abbie Lally 804 Howe's Point Place of Wilmington, NC	John & Katherine Coupland 1721 Fontenay Place of Wilmington, NC
William Thomas & Taylor Beebe 7217 Prince Albert Court of Wilmington, NC	Clark Massey & Ann Phillips 1024 Arboretum Drive of Wilmington, NC	Corey & Sarmanda Zurbuch 2201 Mason's Point Place of Wilmington, NC
John & Jessica Spencer 2017 Balmoral Place of Ellicott City, MD	Joe & Jean Rogers 1712 Fontenay Place of Sneeds Ferry, NC	
Robert & Mari McKenzie 2048 Deer Island Lane of Wilmington, NC	Clay & Lori Creech 909 Bedminister Lane of Hickory, NC	
Christopher & Heather Hammer 1113 Shelter Cove Place of Wilmington, NC	Lori & Clay Beebe 909 Bedminister Lane of Hickory, NC	
Joseph David Coleman, Jr. 856 Bedminister Lane of Wilmington, NC	William Ackerman 1854 Odyssey Drive of Weston, CT	

LANDFALL FACTS	
June 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

THE VOICE IS PRODUCED BY THE COMMUNICATIONS COMMITTEE:
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