



# THE LANDFALL VOICE

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## A Word from the COA Board Chairman

by Steve Rogers

I would like to start by acknowledging the staff's outstanding efforts dealing with Hurricane Isaias. With crews on call around the clock, they kept the roadways clear during and immediately after the storm. Their clean-up efforts had the community looking great again in record time. All of the feedback I received from property owners is extremely positive and should give us all confidence that the staff is prepared to deal with what has unfortunately seemed to become an annual event.

As noted in our last Voice, we are always looking

for qualified individuals to get involved with the COA and lend your talents to both Committee and Board positions. We have two Board positions up for election this year; District 4 and an At-Large position. Elected individuals will serve a three-year term beginning in March 2021. The deadline for Board applications is September 21. Applications are available to download at [www.landfall.org/admin](http://www.landfall.org/admin). If you are not certain in which District your property is located, please contact the COA office at 910-256-7651.

There are many economic side effects of the COVID-19 pandemic, including the

deferral of the NCDOT road projects which were scheduled for the Military Road and Eastwood Road area of Wilmington. While new start and completion dates have not been issued at this point, the current expectation is all of these projects will be pushed back at least a year, or possibly longer. Obviously funding is dependent on state revenue and that is difficult to project until economic conditions stabilize. We will continue to monitor these projects and update this information as soon as it is available. Stay Safe.



**Those on bicycles or out walking or jogging, remember run/walk/bike in single file. Wear light colored clothing, bike with flow of traffic and walk or jog against the flow of traffic.**



## COA Finance Committee Report

by Carl Roark, Treasurer and Finance Committee Chair



In terms of weather, 2020 has been as difficult a year as any in the past decade. The current accumulated rainfall is 71.53 inches for the year, a 10.25" surplus, putting us 125% above normal. The ongoing COVID-19 pandemic with its necessary safety requirements combined with excessive rainfall has obviously impacted almost every aspect of our maintenance work, which in turn impacts operational finances. Despite the adverse conditions during July, your COA team worked tirelessly, made real progress catching up on service delays, and regained solid financial results.

Then came August 4, an unexpectedly

powerful Hurricane Isaias ripped through

Landfall creating major havoc with which COA staff had to deal. In an incredible all-out team effort - IN ONE WEEK and with minimum use of outside contractors - the COA returned our community to its beautiful pre-storm state. The maximum use of our own team allowed this success in record time with far less expense than is expected with major cleanups.

As this goes to press, though we are only halfway through the 2020 hurricane season and the rainy days keep coming. Our COA is on track to remain financially solid and to continue building our emer-

gency financial resources to provide for future needs, both planned and unforeseen.



### Financial results as of June 2020

YTD Revenues - \$5,224,394  
YTD Expenses - \$5,145,467 (includes \$1,029,650 in contributions to the Capital and Unrestricted Funds)  
YTD Net Income - \$78,927

The Capital and Unrestricted fund positions at June 2020 total \$2,204,842 and anticipated year end 2020 will be \$1,852,000.

# Landfall Operations Maintenance Update

by Steve Hughes, Chief Operating Officer

September, wow already! Where did the summer go? Blew, right by. On that note, I want to thank everyone that followed the hurricane procedures we sent out prior to Isaias' arrival. With everyone working together, the time and the money saved during this hurricane was the best ever. Again many thanks!

Hopefully, by the time this article goes to print, we will have completed our 2020 road repairs and paving. Once again, the rain made it challenging to complete the project as planned and we had some water table issues to work through. Certainly, it is always a challenge dealing with infrastructure issues above and/or below ground.

I would like to thank everyone for their help regarding my last mass email addressing "if they poop, please use the scoop." This really makes a big difference in the appearance of

Landfall. Hopefully, one day I will not have to send out any more reminders and we can all put this issue behind us. No pun intended.

As we continue to move towards fall, be reminded that it is pre-emergent time for your lawns to control those winter weeds. It is a perfect time to order your fall flowers and mulch. This keeps everyone's property looking their best. If anyone is looking for help in maintaining your landscaping or your home, please remember to call us and we would be happy to assist you. Our LOS division is growing so much with the many great suggestions from our residents that we are trying to become one of the only phone calls you will ever need to make.

Have a safe and wonderful fall season!

## New Owners & Recent Transfers

Bruce Hayes  
1922 Hallmark Lane  
of Wilmington, NC

Michael & Kristiina Farrell  
825 Bedminister Lane  
of Wilmington, NC

Matthew D. Adams  
801 Bedminister Lane  
of Wilmington, NC

Christopher Jay & Joanne Tofolo  
829 Bedminister Lane  
of Wake Forrest, NC

Robert & Jill Roop  
609 Bedminister Lane  
of Hockessin, DE

Nicklaus & Sophia Phillips  
2041 Montrose Lane  
of Wilmington, NC

Ronald W. & Lisa Peek  
1504 Black Chestnut Drive  
Of Wilmington, NC

Samuel & Jan Marie Pasquarelli  
1249 South Moorings Drive  
of Roswell, GA

Patrick T. & Betsy Kelly  
1645 Verrazzano Drive  
of Wallace, NC

Peter & Christina Lindroos  
1931 Hallmark Lane  
of Wilmington, NC

Scott & Kimberly Carroll  
604 Arboretum Drive  
of Raleigh, NC

Roger Hauger  
1216 Arboretum Drive  
of Wilmington, NC

Lance & Marian Lazarus  
1716 Fontenay Place  
of Wilmington, NC

Donna Gurley  
1408 South Moorings Drive  
of Wilmington, NC

Gerard & Janet Duffy  
1528 Black Chestnut Drive  
of Gambrills, MD

Justin Trost & Jordan Kruger  
1914 Odyssey Drive  
of Wilmington, NC

William & Jean Weatherspoon  
1929 Prestwick Lane  
of Raleigh, NC

George S. & Sharon Greaney  
801 Oak Creek Place  
of Las Vegas, NV

Grant & Audrey MacDonald  
1520 Black Chestnut Drive  
of Old Greenwich, CT

Richard A. & Diane Ferguson  
1821 Vincennes Place  
of Wilmington, NC

Joshua & Elizabeth Johnson  
1816 Verrazzano Drive  
of Wilmington, NC

Beverly Johnston & Mike Musselwhite  
1801 Verrazzano Drive  
of Wilmington, NC

Lennart & Ulla Jonsson  
2102 Stillwater Place  
of Brandenton, FL

Patrick & Michelle Robinson  
1104 Arboretum Drive  
of Wilmington, NC

Stanley & Donna Ferrell  
1913 Sandwedge Place  
of Raleigh, NC

John Keais & Lisa Hoyt  
1928 Hallmark Lane  
of Winterville, NC

Graham & Anna Frazelle  
524 Moss Tree Drive  
of Wilmington, NC

Trish Thomson & Thom Obelenus  
1009 Arboretum Drive  
of Lorton, VA

Ronald & Elizabeth Vernon  
1933 Senova Trace  
of Wilmington, NC

Michael & Tiffany Zakszeski  
2122 Deer Island Lane  
of San Jose, CA

Michael & Allison McWhorter  
1621 South Moorings Drive  
of Wilmington, NC

Phillip & Natalie Clark  
1942 London Lane  
of Wilmington, NC

Landon Stonesifer & Brian Mahoney  
2005 Northstar Place  
of Baltimore, MD

Michael & Amy Kozlosky  
2043 Spanish Wells Drive  
of Wilmington, NC

Kathleen Bowles  
2130 Bay Colony Lane  
of Charleston, SC

Steven & Deborah Peedin  
1203 Rising Tide Court  
of Wilmington, NC

Michael & Linda Sugzda  
1911 Inverness Lane  
of Wilmington, NC

Michael Balzano  
811 Fox Ridge Lane  
of Wilmington, NC

Ronald & Judith Thayer Sr.  
1825 Starfix Terrace  
of Southport, NC

Faye Mizell Sutton  
2204 Fox Hunt Lane  
of Wilmington, NC

Michelle Lynch  
1923 Hallmark Lane  
of Raleigh, NC

David Saul & Kim Calhoun  
2108 Spanish Wells Drive  
of Leland, NC

Tara Maxwell  
1702 Signature Place  
of Wilmington, NC

Hylan & Angela Sutton Furniss  
1604 Landfall Drive  
of Wilmington, NC

Michael & Mary Haas  
1706 Signature Place  
of Colorado

Neal & Rosalie Moro  
2163 Deer Island Lane  
of Atlanta, GA

Samuel & Tracie Clary  
1858 Odyssey Drive  
of Wilmington, NC

Richard & Nancy Barnet  
2008 Bay Colony Lane  
of Wilmington, NC

Kenneth & Susan Wiggins  
1842 Gleneagles Lane  
of Marathon Key, FL

David Showalter  
1403 Quadrant Circle  
of Franklin, TN

John A. Blackwell  
2002 Bay Colony Lane  
of Wilmington, NC

Phillip Bolton  
2020 Northstar Place  
of Basking Ridge, NJ

## Architectural Review Committee News

*by John Nesselroade, ARC Chairman*

Each month, your Architectural Review Committee (ARC) meets at least three times. Our regular meetings have been moved from Fridays to the 2nd and 4th Mondays of each month. The deadlines will continue to be Monday before noon on the 1st and 3rd Mondays of each month. We also meet with you and your builder, landscape designer, or architect at your home site once or twice per month as needed. Meeting you and seeing firsthand your ideas brings us miles down the road, and we enjoy it. We appreciate seeing our community evolve and renew. Firsthand looks at new homes, pools, and renovation projects are like live HGTV to many of us. It is a privilege to see plans for your dream project or play area for your children. We put ourselves in your shoes and we understand we are dealing with very personal views of taste, solace, and comfort. We tread as lightly as possible on plans for construction and renovation within the walls of Landfall

because while we all share the same neighborhood; we may not always share the same point of view. We applaud originality and great design. We also query as to quality of materials and coalescence with nearby homes.

Memories are still fresh of the spoiled mess Florence left behind. Consequently, we review generator installation requests with regularity. COVID-19 has placed a premium on backyard living, swimming, and game space. Given the age of our community, more and more plans are being received for major addition and renovation projects to existing homes. Money is being poured back into Landfall by you. That investment is being made because the community has continued to be a great investment for decades. The Country Club of Landfall, beautiful common areas, and our professional security force have kept us abreast and competitive with other places to live protecting your investment, as have the

ARC guidelines.

That's where the ARC comes in. Our heavy lift is bridging the differences between what owners wish to build and long proven community standards. We approach every new home, modification, playset and pool proposal searching for "yes". Help us get there. If you are hiring a professional for your project, make sure they have read and are familiar with the ARC guidelines. If you have a project you intend to manage on your own, make sure you contact the COA office and request a fresh copy of the ARC guidelines or the points salient to your job. We want to get to "yes" with you. However, we also want to protect long standing standards of quality in design, aesthetic, and material. Anytime you are planning a change to your property, be it front yard or back, color or material, from driveway to roof, large or small please check with the ARC by contacting [ARC@Landfall.org](mailto:ARC@Landfall.org) first. We want to get to "yes" alongside you.

## Security News and Reminders

*from Chris Adam, LCOA Chief of Security*

As we begin to see the first signs of fall with our children going back to school, be reminded that most children, as well as adults, are still home due to the Coronavirus. Therefore, the usual decrease shift in the volume of bikers and walkers throughout the community at this time of year may not be as recognizable. 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.

Please be advised with COA Board approval, there will be significant modifications to the flow of traffic at the

Arboretum Drive and Pembroke Jones Drive Intersection. Due to the increasing traffic throughout our community and the reports of near-miss accidents at this intersection, this item was brought before the Landfall Covenants & Security Committee for consideration. Following a review of the intersection design, traffic patterns, volume of traffic, and evaluation by a civil engineer, the committee found that the issues brought forth warrant modifications and recommended these changes to the COA Board.

Therefore, in the coming days, we will be adding new traffic pattern paintings to the roadways and curbing, temporary warning signage, as well as a stop sign to the southwest bound lane of Pembroke Jones Drive at Arboretum Drive. This stop

sign will require that residents traveling west from the end of Pembroke Jones Drive and the Block 46 island area, be required to stop at the Arboretum Drive/Pembroke Jones Drive intersection.

We have recently received inquiries related to the laws and requirements of operating street legal golf carts in Landfall. As with any vehicle operating on any road in NC, drivers must have a valid NC Driver's License to operate these vehicles on the roadways within Landfall and any other city streets. This is for your safety, as well as the safety of everyone utilizing the roads.

As always, we are here when and if you need us by calling (910) 256-5311.

## Great Oaks Club Update

*from Pam Moody*



Given the current uncertainty that the pandemic has created and doing our part to keep everyone safe and healthy, all meetings and activities of the Great Oaks Club will be suspended throughout the remainder of 2020. It is hoped that business as normal can resume in January.

Please check The Great Oaks Club's website for updated details of the meetings and activities in 2021. The website address is [www.thegreatoaksclub.com](http://www.thegreatoaksclub.com). Current members of the club will receive emails of all updates.

The Great Oaks Club is open to all women who are Landfall residents, property owners, and/or Country Club of Landfall members. Under normal conditions, meetings are held on the second Wednesday of the month from September through May at the Country Club of Landfall (Nicklaus course). It is a social and educational group with a wide range of programs historically including such topics as gardening, local history, arts and education, home décor and local authors. In addition to the monthly meetings, amazing day trips are scheduled throughout the year.

## THE COA NEEDS YOU TO SERVE ON A STANDING COMMITTEE!

The COA currently has a great group of volunteers working on the standing committees that include: Nominating, Covenants and Security, Buildings and Grounds Ad Hoc, Architectural Review, and Communications. In March, 2021 some volunteers will have fulfilled their three year terms, which will result in committee vacancies. Please consider serving on a COA Committee. If you are interested in joining a committee, applications can be found at [www.landfall.org/admin](http://www.landfall.org/admin) If you have any questions, please contact the COA Office at 910-256-7651 or email [coa@landfall.org](mailto:coa@landfall.org).

## LANDFALL FACTS

July 2020 year to date

Owned Lots Paying Dues . . . . .	2008
Homes Complete. . . . .	1780
Homes Under Construction. . . . .	37
ARC Homes in Process. . . . .	15
Homes for Sale. . . . .	48
Lots for Sale. . . . .	20
Homes Sold. . . . .	101
Lots Sold. . . . .	14

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