

THE LANDFALL VOICE

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COA Finance Committee Report

by Carl Roark, Treasurer and Finance Committee Chair

As we prepared to go to press, the 28th named storm of 2020, Eta, was drenching Landfall while a record breaking 29th storm, Theta, was forming in the Atlantic with a projected path nearly identical to Eta. These in conjunction with the immensely disruptive economic impact of the COVID-19 pandemic, could lead a reasonable person to assume that the COA's 2020 bottom line thus far would be devastated. However, thanks to the community's very strong, continuous support and the flexibility of our COA management team to react quickly and effectively to the constantly changing business

environment, we finished September with a Net Income exceeding \$88,000. Additionally, we are pleased to inform you that after several years of superfluous litigation against the COA brought by a resident, a final court ruling in the COA's favor resulted in a material recovery settlement of \$94,000 in legal expenses. Note accounting rules require this be reflected as other income.

Even more important, these results allow us to continue to maintain appropriate levels of reserve funds for planned and unforeseen expenses. Overall, an outstanding YTD result!

Financial results as of September 2020

YTD Revenues - \$8,125,774
YTD Expenses - \$7,943,435 (includes \$1,544,475 in contributions to the Capital and Unrestricted Funds)
YTD Net Income - \$182,339 (includes \$94,000 legal settlement recovery)

The Capital and Unrestricted fund positions at September 2020 total \$2,409,205 and anticipated year end 2020 will be \$1,961,150.

Architectural Review Committee News

by John Nesselroade, ARC Chairman

Wow, what a year 2020 has been! Through the course of 2020 your ARC has tweaked its processes to speed turn-around of your property improvement requests. We are your neighbors, so we understand your pool, cabana, fence, trampoline, landscaping requests etc. are important and cannot begin soon enough. The ARC's job is not to stand in the way, rather, our goal is to maintain, improve, and modernize the aesthetic appeal of Landfall. To that end we have made the following changes:

We now meet Monday mornings rather than Fridays to not lose two days from meeting to consider your request and report back to you.

We employ consent agendas for straightforward property update requests. Members are assigned as topical liaisons to accelerate color, roof, and

tree removal requests. Hopefully, approval times will no longer be a reason to avoid following Landfall's protocols. To that end, help us help you with the following:

Make sure your submittals for complex feature additions, such as pools and cabanas, are complete. We have several guidelines pools and decking submittals must meet. Cabanas are growing to be small houses. Fences can meander into trouble before you know it. Christmas is on the way too. So please make sure the big surprise trampoline, basketball hoop, or playhouse can be placed where you want it to be.

The best thing to do is email arc@landfall.org. We will help and guide you to a successful project you can love and be proud of.

Holiday Office Schedule

The COA office will close at 12:00 pm on Thursday, December 24, and will reopen on Monday, December 28 at 8:00 am. The COA office will also be closed on Friday, January 1, 2021 for the New Year's Day holiday and will reopen on Monday, January 4. 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 & Recycling

When Coastal Waste Services releases the holiday trash and recycling pick up schedule, the COA will e-mail our residents and post on the website.

Operations Report

by Steve Hughes, Chief Operating Officer

Happy fall everyone! I hope everyone is safe and healthy. This will be a quite different article from the normal. As we come to a close from a very unusual year, I look back and I am truly humbled by the residents of Landfall and the surrounding city and counties. Our country is so divided on such opposite ends of the political spectrum which lead to high tension and some not so peaceful protest across the country. Other than a few minor events, almost everyone was calm, cool, and collected. It once again proves why Landfall and the surrounding areas are a wonderful place to call home.

On top of the political situation, we all are tired of the pandemic, but unfortunately it continues to run wild. However, there is positive news of a possible vaccine not too far away. I know we all will be glad when that day arrives. Here at the COA, we continue to work as close to normal as our COVID-19 policies allow. Without the continued support and understanding of all of the residents of Landfall this would not be possible. The COA staff thanks each and every one of you.

As we are quickly approaching the holiday season, we realize this season may be quite different than years past. We want you to know we are here if there is anything we may do to make your holiday season the very best it can be.

As I write this article on Veterans Day, I want to thank each and every Veteran and their families for their service and sacrifices you made and continue to make, ensuring the United States of America remains the greatest country in the world.

From our families to yours Happy Holidays and thank you for allowing us to serve you. Please stay safe and best wishes.

FREQUENT VISITOR BARCODE RENEWALS

Frequent visitor barcodes are set to expire on December 31. The \$35.00 annual fee is due by December 31 to renew the barcode pass for the 2021 calendar year without interruption. 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 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.

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CHRISTMAS TREE PICK UP

The COA Maintenance department will begin early morning tours to pick up undecorated Christmas trees on January 4 and will continue pick up until February 1. If pick up of your tree is missed, please call COA Maintenance at 910-256-7604.

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RESIDENT E-MAIL ADDRESS UPDATES REQUESTED

If you have not already done so, please be reminded to provide your up-to-date contact information to the Landfall COA by calling the administrative offices at 910-256-7651 or emailing coa@landfall.org. Whether we need to provide notification of upcoming events, office closures, roadwork delays, storm updates, or important community information, e-mail is our first mode of contact to reach our residents in the timeliest manner. Confirming that we have your valid email address in our database is the best way to ensure that you are receiving the most current Landfall news, so contact us today!

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LIGHTENING THE LOAD WITH KEEP NEW HANOVER COUNTY BEAUTIFUL

by Dick Brightman

Since 1981 the New Hanover County Landfill has been providing waste disposal services to residents of New Hanover and surrounding counties. While designed to last 100+ years, due to increased disposal rates, experts fear we may only have 40 years remaining. Over the years landfill services have evolved to include municipal recycling, commercial recycling, hazardous waste collection and composting in an effort to extend the lifetime of the landfill.

This new column is here to provide tips and resources for Landfall residents to participate in these new programs. Working together we can help lighten the load on our landfill and ensure it remains available for decades to come.

This column is sponsored by Keep New Hanover Beautiful (KNHB), a local non-profit organization. The main goals at KNHB are to reduce waste and improve recycling through education and community clean-ups. If you are interested in volunteer opportunities, please visit: www.KeepNHCBBeautiful.org





On behalf of the Landfall Nominating Committee for the Landfall Council of Associations, allow me to encourage you to take the first step in getting involved in your community. Volunteering on one of Landfall's Standing Committees is a great way to get plugged in, meet new people and lend your talents where they matter most, in your own hometown.

There are plenty of ways to get involved in your community and the time commitment is not excessive, leaving you with plenty of opportunity for other leisure activities.

Architectural Review

Reviews plans and specifications for approval of structures and landscapes and enforces design guidelines. Meet the 2nd and 4th Mondays each month.

Communications

Alerts community about current events, concerns and civic issues; solicits articles for and publishes the Landfall Voice newsletter. Meets every other month.

Buildings & Grounds

Works on special projects under the direction of the Landfall COA Board of Directors. Usually meets monthly.

Covenants & Security

Responsible for enforcing the Covenants and the Rules & Regulations of Landfall. Meet the 1st Wednesday each month.

Nominating

Seeks to fill all COA committee vacancies and assists with recommendations to fill Council seats. Meets approximately monthly mid

summer through early spring.

The COA committee system depends on you! This very active committee system relies on civic-minded, interested property owners volunteering their time, talent, and energy to sit on COA committees and advise the Board on matters of concern to the community.

You may visit our website at <http://www.landfall.org/admin/> to download the Committee Application. You do not want to miss your opportunity to have a voice! Deliver your application to the COA Administrative Office at 1749 Drysdale Drive prior to January 15, 2021.

*We look forward to working with you,
Mike George, Nominating Chairman*

Security News and Reminders

from Chris Adam, LCOA Chief of Security

As we near the end of 2020 and the holiday season is once again upon us, we would like to provide our Landfall residents with some important things to be mindful of during this time.

With the continued warm temperatures of fall drawing people to the great outdoors, please be careful to watch for bicyclists and walkers utilizing the roads within our community. When a motorist encounters a pedestrian or bicyclist in your lane, please wait to pass until you have a clear view of the opposing lane and do not pass on a blind curve. The opposing traffic and the pedestrian/bicyclist have the right-of-way. In addition, please be reminded of your vehicle mirrors, by law you need to leave a minimum of two feet between your mirror and the object you are passing. Pedestrian and bicyclists please make sure that you are wearing visible clothing and that you and/or your vehicles have adequate reflectors and lights to help ensure the safety of everyone traversing our roads.

During the holidays, we tend to have

an influx of guests coming in and out of Landfall. It is key to make sure you are calling in your guests ahead of time to avoid long lines at the gates. There have been instances where Security has had to turn away guests because they have not been called in and we cannot reach the homeowners to verify entry. We would like to avoid this as it can create an unpleasant and unwelcoming experience for all.

Whether buying gifts or preparing wonderful meals for your loved ones, the holiday season usually requires us to do a little shopping. With the current circumstances surrounding COVID-19, much of this shopping may be done online. When shopping online, please be cautious and aware of grammatical errors or pop up messages that may alert you to a scam site. Be especially wary of unfamiliar websites selling items that may be out of stock everywhere else i.e. Clorox, Lysol wipes, cleaning supplies, etc. Do not provide any personal information to anyone that calls or e-mails you requesting such

information. With the online volume there will always be perpetrators waiting to take advantage of unaware citizens.

If you will be staying at home in Landfall for the holidays, please remember to exercise additional safety measures during this time of year. Ensure that your car and house doors remain locked and your garage doors remain closed. In the event that you have plans to travel this holiday season, do not forget to utilize our house check service available to all Landfall residents. You may access the remote submission form located on our website at <http://www.landfall.org/security/house-check-request-online-submission/>. Please make sure you are filling out the sheet completely, providing us with accurate information, and listing an emergency contact should we need to make contact while you are away.

We hope you all enjoy this time with your loved ones and from all of us at Landfall Security we hope you have a wonderful holiday season and a happy new year!





2021 COUNCIL OF ASSOCIATIONS COMMITTEE APPLICATION

If you are interested in volunteering for one of the Council Committees, 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.

Name: _____ Date: _____
Address: _____ Tel: _____
E-mail: _____

I am interested in serving on (choose your preference in rank order with a 1, 2, 3, etc.)

_____ Architectural Review Committee	_____ Ad Hoc Buildings and Grounds Committee
_____ Communications Committee	_____ Covenants and Security Committee
_____ Nominating Committee	

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 Committee Member

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

Please return by January 15, 2021

Landfall Block Party! Landfall Block 46 HOA got creative with their annual meeting this year. Due to COVID, the meeting was held under the gazebo on the Block 46 pier. The sunset on the Intracoastal Waterway was lovely.



New Owners & Recent Transfers

Lee Austin & Vicky Stevens
837 Bedminister Lane
of Wilmington, NC

Chris Huff
1427 Pembroke Jones Drive
of Wilmington, NC

Stephanie G. Hackney
901 Bedminister Lane
of Wilmington, NC

Ed Hearn & Alice Armbruster
624 Inverary Way
of Wilmington, NC

Rebecca Z. Donaldson
1906 Cliffmore Place
of Wilmington, NC

Karen T. Levings
308 Moss Tree Drive
of Wilmington, NC

Michael & Katherine Creedon
1858 Senova Trace
of Wake Forest, NC

Jon & Denise Vincent
2164 Deer Island Lane
of Wilmington, NC

Shannon & Laura Walker
2004 Pelican Reach Place
of West Milford, NJ

Daniel & Lisa Elsberry
2320 Ocean Point Drive
of Wilton, CT

Wilson & Patricia Greene, III
1129 Turnberry Lane
of Edenton, NC

G. Phillip & Ann McKee David
608 Arboretum Drive
of Wilmington, NC

Dwight & Daphne Davidson
1421 South Moorings Drive
of Wilmington, NC

Timothy & Cheryl Alleman
916 Shoal Creek Place
of Goldsboro, NC

Thomas Scott & Nicole Dziedzic
1400 Landfall Drive
of Wilmington, NC

Ramsay & Catherine Quinn
1802 Cross-Staff Road
of Wrightsville Beach, NC

Robert Baxter & Anne Merrell
2221 Moreland Drive
of Atlanta, GA

Amy LeAnn Pierce
2013 Graywalsh Drive
of Carolina Beach, NC

Ashraf & Veronica Aziz
723 Autumn Crest Place
of Wilmington, NC

Robert & Laura Holding
1012 Deepwood Place
of Wilmington, NC

Frank & Alison Bernhart
2227 Deepwood Drive
of Wilmington, NC

Mark O. & Tara Solano
821 Bedminister Lane
of Wilmington, NC

David & Leslie Janine Rudow
2208 Ocean Point Drive
of Wilmington, NC

Richard & Colette Murray
2104 Lytham Court
of Wilmington, NC

Russell & Rebecca Smith
1109 Shelter Cove Place
of Raleigh, NC

Michael Shane Kelly
1149 Arboretum Drive
of Greensboro, NC

Michael & Judi Davis
1833 Cross-Staff Road
of Wilmington, NC

Michael & Susan Salerno
505 Moss Tree Drive
of Mechanicsburg, PA

Angelo Paul & Kaelin Medici
2025 Ashland Court
of Wrightsville Beach, NC

Leonard & Abigail Mann
1712 Fontenay Place
of Wilmington, NC

Vincent & Jennifer Palmiere
2116 Spanish Wells Drive
of Wilmington, NC

Frank & Donna Madonna
1333 South Moorings Drive
of Bronxville, NY

Craig & Mariana Davis
2013 Trimaran Place
of Wilmington, NC

Brannon & Renee Smith
805 Oyster Landing
of Wilmington, NC

William & Alison Crenshaw
1735 Signature Place
of Richmond, VA

Ryan & Brittany Atkins
2013 Montrose Lane
of Wilmington, NC

John & Susan Hanna
1904 Edgemont Lane
of State College, PA

Robert E. Zaytoun
1829 Gleneagles Lane
of Raleigh, NC

Jon & Kathryn Griffin
2032 Northstar Place
of Charlotte, NC

John Brady & Mariela Lemus Love
1827 Pembroke Jones Drive
of Brooklyn, NY

James & Tara D'Alessandro
809 Fox Ridge Lane
of Wilmington, NC

Oliver & Lisa Pruess
704 Autumn Crest Place
of Wilmington, NC

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