



THE LANDFALL VOICE

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FEB - MAR 2021

Message from the Landfall COA Chairman

By Steve Rogers, COA Board Chair

It is hard to believe that almost a year has passed since we first heard about COVID-19 and we began to have our first changes to daily life. Like other organizations the COA spent the last year adjusting to the changing environment and requirements. We truly appreciate the cooperation we received from all of Landfall when working from home (where possible) and working while maintaining social distancing became the norm. Senior management and all the COA employees did a great job adapting to the changes.

We would like to thank everyone in the community who participated in the Holiday Fund for the employees. Donations for 2020 set a record and reflect the generosity which is a hallmark of the community. Your generous support

is much appreciated by all of the recipients.

We are optimistic 2021 will see a return to normal operations at some point in time, but until that happens we will continue to operate under the current protocols. Office visits will continue to be limited to an appointment only basis. If you have ARC submissions please call the office first before dropping off any materials.

You should have received your ballots for this year's COA Board elections recently. If not, please contact the office. There are 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. Ballots need to be returned

to the COA office by March 8. This can be done either by mail or by dropping the ballots off at the mail drop outside the COA office. We appreciate all of the property owners who submitted applications for the Board. We had a group of excellent candidates this year and are encouraged by the level of participation in the community.

The Nominating Committee is actively reviewing committee applications, interviewing the candidates, and will be making their recommendations to the Board in March. If you are interested in getting involved in one of the committees in the future, please visit the COA website www.landfall.org/admin/ and take a look at the volunteer opportunities.

Stay Safe.

Guest Authorization Portal and Contact Updates

By Mike Williams, COA Office Manager

We are excited to announce the completion of the new Resident Guest Authorization Portal for our website www.landfall.org. The Resident Portal is a user-friendly environment that will give you, the residents of Landfall, the ability to enter your guests and service vendors online!

We are excited to let you know that within the Resident Portal, there will be a searchable Landfall Resident Directory where you can control how much or how little information is available for other residents to see. The Resident Portal is password protected and accessible only by current Landfall residents.

It will be very important that we have the correct email on file as this will be the username for each account. If you do not have an email address on file with the COA, you can go to www.landfall.org and click on the Contact Us tab at the top, and then click on "Update Contact Information" which will take you to a

short form that you can fill out online and submit electronically.

With the mass email distribution of the newsletter, three links will be included. The first one will be detailed instructions on how to activate your account, the second is a link to the portal and the third is instructions on how to use the directory. If you have any questions or concerns, please contact Mike at admin@landfall.org, or you can call the office at 910-256-7651.



Finance Report

By Carl Roark, Treasurer & Finance Committee Chair

ARC News

By John Nesselroade, Architectural Review Committee Chair

As we leave 2020 behind us - truly one of the most challenging years in memory – we can look back at your COA's results with real pride in accomplishment. The COA team are often working with insufficient staffing due to the pandemic and work slow-downs caused by essential sanitary safety measures. With over 74 inches of rain, scheduled work was frequently delayed by what was the 7th wettest year ever in the Wilmington area. In May of 2020, looking ahead to a year's planned maintenance and common area upkeep expenditures of nearly \$10 million, one could reasonably have expected the full year's results to come in negative.

However, despite these challenges, the backlog of contracted work was almost completely caught up by year end - and thanks to the incredible support by you - the residents of Landfall – the COA's year end results will be positive and our Capital and Unrestricted Operating Reserve fund positions will be stronger than ever before (see below).

On behalf of the entire COA team and the Board of Directors, we wish each and every one of you a Happy New Year 2021 and we thank you for your continued support for the Council of Associations and its efforts to keep Landfall one of the premier, private-living communities in the Southeast.

Financial results as of November 2020

YTD Revenues - \$9,930,561

YTD Expenses - \$9,714,475 (includes \$1,887,692 contributions to Capital and Unrestricted Funds)

YTD Net Income - \$216,086 (includes \$94,000 legal settlement recovery)

The Capital and Unrestricted fund positions at November 2020 total \$2,602,405 and anticipated final year end 2020 will be approximately \$1,827,000. The Operating fund is anticipated to have a **year end 2020 net income** of approximately \$188,000.

As a Landfall resident of 20 years and former member of committees and boards at CCL and Landfall COA, I can attest your Architectural Review Committee is composed of some of the finest, most hard working people in the community. Serving you as a member of the ARC is fraught with risk. That is because our mission is to shepherd each submission through a detailed review that oftentimes requires judgments focused on aesthetic appeal. So sometimes we put friendships, golf buddies and our neighbors behind what we have been charged to do - keep Landfall current and beautiful. Far from capricious, we follow a regimented, repeatable, sequential process which is led by a consulting professional architect and two full-time professionals at the COA.

New home submissions involve a five-step process: Three architectural plan reviews conducted via Zoom, one on-site foundation review once a lot is staked and strung, and a landscape plan review. It takes time to get it right.

For home redevelopment, home improvement, and tree removals only a single review should be required. However, when a submission does not contain sufficient detail to conduct the assessment, additional time is required, which unfortunately burdens the ARC and delays responses to the homeowner. Members of the ARC did not move to Landfall, then volunteer to attend longer, repetitive meetings. Rather, we take great pride in our work, our community, and assisting homeowners realize their dream.

Our volume has picked up with COVID, not diminished. For calendar year 2020, submissions increased 39% to 561, averaging approximately 25 reviews per meeting and well over 100 sheets of information. Submissions include new homes, home renovations, pools, cabanas, generators, fences, play equipment, tree removals and the like. It is a privilege to be on the ARC entrusted with so much held so dear by so many. We hope you will be patient as our work sometimes takes longer than most would expect. We are working for you.

LIGHTENING THE LOAD WITH KEEP NEW HANOVER COUNTY BEAUTIFUL Recycle Right with NHC

By Dick Brightman

Many people wonder, "does everything I put in my recycling bin get recycled?" The answer can be a bit complicated.

Recyclables can be rejected for a number of reasons including improper sorting, presence of unrecyclable materials or uncleaned materials. All of these issues are referred to as "recycling contamination." The rate of contaminated recycling in the United States is 25%. Here in New Hanover County, this rate is around 17%.

To keep that number low, we have to all do our part and ensure that the NHC Material Recovery Facility (MRF) receives

the highest-quality recyclables. Their success is our success - and being a well-informed, passionate recycler is a big step in that direction.

See right for some helpful tips on recycling right and snapshots from the New Hanover County MRF.

These snapshots are actual photos of what employees in our MRF do to sort out what we put into our recycling bins. When we put recycling materials into plastic bags it increases the steps on the sorting line as these bags are NOT recyclable in our MRF. If you are interested in volunteer oppor-

tunities, please visit:
www.KeepNHCBeautiful.org.



CHIEF OPERATING OFFICER UPDATE

By Steve Hughes

Happy New Year all! Allow me to start off by saying thank you to everyone, and by everyone I mean all of our family, residents, friends, peers and teammates. 2020 was quite a year, and we appreciate everyone who worked with us through the challenges. I would like to take a moment and reflect on the loved ones that have left us and moved on to a much better place. Our hearts still ache and have an empty spot that will never be filled; but knowing we must move on, we will always wish we had just one more day.

For others that have moved away, after calling Landfall home for many years, they are truly missed and we will always cherish the interactions we shared. I would like to take this opportunity to welcome the many new residents who now call Landfall home. 2020 was an amazing

year for home and lot sales. We all look forward to meeting each and every one of you and sharing good times with you within your new community.

To all of our residents, you are truly amazing individuals. Your generosity in contributing to the holiday fund was absolutely incredible and we cannot thank you enough. Your continued support and help as we quickly had to adapt to new rules and regulations was so overwhelming. These certainly were not, and still are not, easy things to do. From personal, family, social, school and everything else in between, all our lives so quickly changed on all levels. When I look back, I think wow what a challenging and all together just a different kind of year. I certainly didn't wish it goodbye. I never wish time goodbye. Live each day to its fullest

and cherish each and every second. We never know how long we have.

I understand there is a tremendous amount of stress, fear and anxiety out there but that is okay. This is when we all pull together as one; and we will not only deal with what is handed to us, but we will do it together.

To our Landfall teammates, you are truly a group of caring, hardworking, dedicated, special individuals. Your extra efforts, determination, and courage with moving forward during this difficult time were amazing.

As we all move forward I want everyone to know your Landfall team is here to do whatever we can to make your lives easier and enjoyable. Please stay strong, positive and never forget we are always here for you.

Security News

By Chris Adam, Chief of Security

The COA Security team would like to wish all of our Landfall residents a Happy and Healthy New Year! Things certainly took on a different look and feel this holiday season with regard to the normal social gatherings, family visits and vacations; and within Landfall, there was no exception.

HOUSE CHECKS

Typically, Security performs approximately 1,200 house checks in November and 2,000 in December. This number was down significantly in 2020, with only 829 house checks completed in November and 1,222 in December. This is clearly a result of the efforts put forth collectively



to keep yourselves and your loved ones safe through this time of uncertainty. Let us keep up the good work and look forward to a better 2021!

PARKING

Recently, we noticed some areas requiring your assistance and attention. Per Landfall's Rules and Regulations, overnight parking is prohibited on all Landfall roads and common areas other than designated parking areas. If you have guests arriving and need help with parking, please call the Landfall COA office to see if we can help.

WASTE RECEPTACLES

Coastal Waste collects our residents'

trash on Thursdays and Fridays unless otherwise announced. Trash receptacles should be stored in a screened-in area or garage, not visible from the road, and returned to the screened area or garage as soon as practicable on the days of collection. ● ● ● ● ● ● ● ● ● ● ● ● ● ● ● ●

Landfall Security is here to assist our homeowners. Please do not hesitate to call us when needed. If we cannot accommodate your request, we will do our best to point you in the right direction. Thank you from all of us at Landfall Security for your added efforts in keeping Landfall such a beautiful community and a wonderful place to live.

2020 Landfall Holiday Lights Contest!

Thank you to all the entrants this year! Judging was very difficult with so many excellent entries, so much so that our committee donated toward a third prize of a \$100 dinner at the CCL Club. We appreciate CCL again donating the other prizes. The winners this year were: Stephen and Amy Luck 1105 Arboretum (White Lights), Ron and Judith Mathews 1913 London Lane (Colored Display), and Cord and Melissa Ellison 2008 Trimaran (Children's Display)

Happy, healthy holidays to you all! Glenda Hay, Cynthia Brosnan, Kiplyn Duffy, Cris Hernandez, Cathy Marshall and Lisa Shriver



LANDFALL COA
1749 DRYSDALE DRIVE
WILMINGTON, NC 28405

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

New Owners & Recent Transfers

Eunice MacRae

400 Moss Tree Drive
of Wilmington, NC

Laura L. Spence

2014 Graywalsh Drive
of Pinehurst, NC

Mark & Carol Elliott

824 Arboretum Drive
of Denver, CO

Thomas & Nicole Mooney

2112 Forest Lagoon Place
of Alexandria, VA

Gregory L. & Mary L. Sharp

1329 South Moorings Drive
of Wilmington, NC

Nicholas B. & Maria J. Smith

209 Moss Tree Drive
of Norfolk, VA

Elliott C. Hollingsworth

1808 Gleneagles Lane
of Wilmington, NC

Douglas & Mary Ann Browning

1920 Hallmark Lane
of Reston, VA

Robert & Anne Schenck

1148 Turnberry Lane
of Montgomery Village, MD

Robert & Lana Gabbard

1224 Arboretum Drive
of Wilmington, NC

Robert J. & Kathleen Kobel

1229 South Moorings Drive
of Delray Beach, FL

Harrison & Katharine Sasser

827 Arboretum Drive
of Wrightsville Beach, NC

Paul & Laurie Tracy

7250 Saddleworth Trail
of Wilmington, NC

Nathan & Lauren Munton

1618 Pembroke Jones Drive
of Wilmington, NC

Alfred Stillman, III

2104 Medeira Court
of Wilmington, NC

Tom & Jeananne Kathleen Debold

1513 Black Chestnut Drive
of Rossmoor, CA

Trevor & Lynda Scott

2138 Deer Island Lane
of Raleigh, NC

Scott W. & Melodye Visser

617 Dundee Drive
of Wilmington, NC

Robert & Marilyn Sarlin

1211 Pembroke Jones Drive
of San Diego, CA

Anthony & Linda Giovannucci

425 Moss Tree Drive
of Norwell, MA

Michael & Karen Lewis

1220 Arboretum Drive
of Wilmington, NC

Chris & Robin Campbell

7222 Saddleworth Trail
of Sunset Beach, NC

Richard Cummings

1212 Great Oaks Drive
of Wilmington, NC

Shane & Haley Pinder

1160 Arboretum Drive
of Wilmington, NC

Connor Barth

625 Dundee Drive
of Wilmington, NC

Charles Lee & Paula Ewell, Jr.

2241 Mason's Point Place
of Wilmington, NC

Joseph & Jennifer Junda

852 Bedminister Lane
of Wilmington, NC

LANDFALL FACTS

Year end 2020

Owned Lots Paying Dues	2011
Homes Complete	1796
Homes Under Construction	48
ARC Homes in Process	13
Homes for Sale	36
Lots for Sale	11
Homes Sold	166
Lots Sold	22

REMEMBER THE THREE W'S
WEAR YOUR MASK
WAIT SIX FEET APART
WASH YOUR HANDS

THE VOICE IS PRODUCED BY THE
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