



VOLUME 32, ISSUE 2

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MAY 2021

UPDATE FROM THE LANDFALL COA CHAIR

By Bill Hamlet, COA Board Chair

Spring is exceptionally beautiful this year in our Landfall Community. After the coolest and wettest last three months that I've seen in 20 years as a property owner, coupled with Covid restrictions, it's time for us to enjoy and re-engage (responsibly) with our friends and neighbors. Be mindful of social distancing around the post offices, recreation areas and our parks; be respectful of your neighbors wishes.

Our Landfall community is in very good shape as we progress through 2021. Our new COA management team is in place under the leadership of Steve Hughes and Roxanne Powell, and is actively working to maintain and improve on our com-

mon areas and to provide consistent, thoughtful work of our ARC and the various administrative tasks.

The Security operations are well staffed and experienced, and now offer enhanced online access for recurring needs such as gate passes and vacation security monitoring. The lights on the gate arms have increased visibility and reduced "arm strike" incident mishaps. Folks are still driving too fast – for all our sakes, slow it down!

Please read our Treasurer's note to appreciate the good financial position that we are in; and intend to maintain. It is your COA board's intention to give you much more detailed information through-

out this year on the proven need for the level of assessments and where those monies are applied.

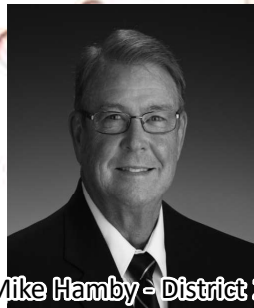
If you have not entered our new secure COA website and set up your personal profile, we strongly encourage you to do so now. We will be using the website actively to provide you with more detailed information on a periodic basis. Examples are, copies of our board minutes and in-depth one-off reports on the spending requirements to maintain all of the common properties.

One of our first reports will help you better understand the size and scope of the "water management" issue.

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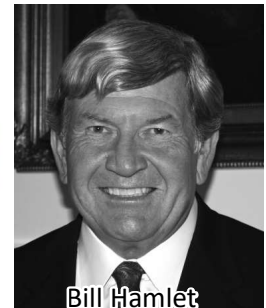
Gregg Pfund - District 1
Secretary



Mike Hamby - District 2
Vice Chair



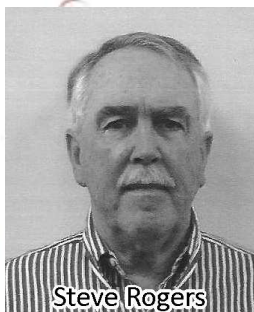
Dick Rosenmeier - District 3
Treasurer



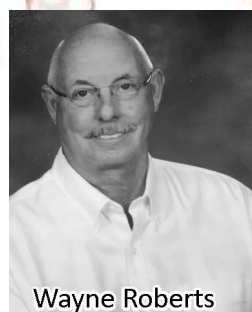
Bill Hamlet
District 4 - Chair



John Dorland
District 5



Steve Rogers
At-Large



Wayne Roberts
At-Large

**2021 Landfall
COA Board
Members**

COA MAINTENANCE UPDATE

By Steve Hughes, Chief Operating Officer



Spring has finally arrived! During this time of the year, many questions come up, such as, "Why does my grass not look so good? Why is it not filling in?" and many more.

Please keep in mind that in Wilmington, North Carolina growing season for warm-weather grasses begins when the combined daytime and night time temperatures equals or exceeds 150 degrees. The warm season grasses will slowly begin to green-up, however it will not begin to vigorously grow until we experience consistent growing-season temperatures. I usually tell people that the best your lawn will look is right around the 4th of July. The grass does not need a lot of water at this time of year. As it begins to warm up, the roots will become more active and seek out water. By allowing them to dry out a bit during this pre-season, it will help your grass grow stronger and healthier. During this time of year, you need to be using a soil-temperature release fertilizer. Any other type will be a waste of money, and it will break down too quickly to help the plant become more active. I suggest waiting until around May 3rd, to use most store bought fertilizer.

With the excessive rainfall, we received this past winter and into spring, many of the yards with St. Augustine and Centipede grass have not survived. Unfortunately, these grasses do not like lots of water in the wintertime and they have a tendency to rot and die. I strongly suggest switching to one of the many Zoysia or Bermuda options that are avail-

able today. If you would like to meet with one of our sod experts about replacing your turf, we are more than happy to assist you.

It is a great time of year to start planting new plants and flowers. After doing this, hand watering of those new plants is the best way to go. Do not turn on your entire irrigation system for just a few new plants. Turning on your entire irrigation system just to water a few new plants is not only a waste of water but it is doing more harm than good to the rest of the plants and grass in your yard. These do not need excessive watering at this time of year. Again, you want your established plants and grasses to go looking for the water at this time of year.

Many of you have noticed that three major bulkhead projects have been completed within the community. This will help keep our infrastructure looking fresh and keep our roads and pond banks supported for many years to come. Currently, we are evaluating our options to re-do the interlocking stones at the Eastwood entrance. We are looking into pricing for this potential project. The stones are over 35 years old, and although they are beautiful, they are beginning to crack and chip. We want to make sure the first impression when entering Landfall is one that shows off our world-class community.

We currently have a new fence being installed around a large amount of Landfall. It is an 8-foot privacy fence, and we hope to have it finished by the end of May. We are also looking forward to our

playground renovation, and expect to have this completed around July.

I will continue to provide you with updates as we get closer to the new projects. I want to thank everybody for their continued support of all the services that the Landfall COA are providing to our wonderful community. As you can imagine we are extremely busy at this time of year and if there is anything, we can assist you with, please let us know so we can get you scheduled. Please keep in mind that during spring and summer, our services may be a few weeks out and getting on the list sooner rather than later is ideal. We are continuing to add new services every year. We try to offer many services to our residents and guests to not only keep your hard earned dollars within Landfall, but to make living in Landfall an enjoyable and easy way of life. We are always here! Again, thank you all your support. Here is a list of just a few of our services we currently offer:

- Landscaping and landscape design
- Lawn maintenance, including mowing, edging, blowing, and turf chemical treatments
- Pool Maintenance
- Sod Replacement
- Hardscaping
- Handyman Help
- And many more!

Have a safe and enjoyable spring!

HOME AND LANDSCAPE MAINTENANCE

Spring is a perfect time to survey your home and landscaping for any necessary maintenance. Many thanks to the owners who have already contacted the COA for help with property improvements, including removing weeds from landscape beds, fresh mulch applications, weed/fertilization treatments for lawns and home power washing. Please inspect your homesite over the next few weeks and note any areas with peeling paint, broken shutters, mold on stucco or trim, and discolored walls. Please remove and replace any dead landscaping. For bare areas in lawns, please make decisions for how these will be addressed, with either new grass or possibly new landscape beds. Please be reminded that any modifications to your home or landscaping must be approved by the ARC. A general spring clean up will be greatly appreciated, prior to the Landfall COA performing our annual (from the street) survey of the entire Landfall community.

Finance Report

By Dick Rosenmeier, Treasurer & Finance Committee Chair

After being in this position of treasurer for what seems like 24 hours, I am happy to report that the COA is in excellent financial health. I am pleased to add that I have previously served as Treasurer and was the 1st unpaid Treasurer. My predecessor, Carl Roark ran a tight ship and the numbers are in fine order.

Although there have been many dire predictions and despite early projections, financially all is going well at the COA. We have been fortunate that there have been no unanticipated or undesirable expenditures such as hurricanes.

We have approved a new playground facility to replace the twenty-year-old arrangement. I wish you all a happy spring and look forward to reporting further in the future.

Financial results as of March 2021

YTD Revenues - \$1,661,461

YTD Expenses - \$1,574,638 (includes \$356,353 contributions to Capital and Unrestricted Funds)

YTD Net Income - \$86,823

The Capital and Unrestricted fund positions at March 2021 total \$1,990,480 and anticipated year end 2021 will be approximately \$2,016,600.

2021 COA Standing Committees

Architectural Review

Rob Johnston - Chair
Dilip Subramanyam
Randy Marshall
Tim Gardner
Katherine McKenzie
Stephen Hay
Don Morin

Landscape

Deb King
Gary Barbato
Mary Brown
Beth Foster

Nominating

Steve Bruni, Chair
Jason Lumpkin
Gary Caison
Gary Purdum
Mary McKenna
Ken Trojniar

Covenants & Security

Phil Ley, Chair
Carol Trojniar
Steve Crumrine
Jim Crumpton
Bill Collins
Hal Hendershot
Trish Chiarell

Buildings & Grounds Ad Hoc

Denise Hendershot, Chair
Nick Giachino
John Hodgson
Lynn Anderson
Ron Sulak
Jim Pierson

Landfall Voice Editor

Muffy Pepper

Security News

By Chris Adam LCOA Chief of Security

The speed limit in Landfall is 25 mph unless otherwise posted.

Now that spring is here and we've been able to enjoy some warmer weather, as always this leads to more bikers, skaters and walkers being out on the roadways in Landfall.

Traffic Alerts

Drivers please use extra caution and yield to pedestrian traffic when traversing the community. 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. If you are biking, skating, or walking/jogging on the roadways, please execute the use of stop signs and be aware of traffic before crossing the streets.

Speed Limit Reminder

Please be mindful of the posted speed limits and use caution while sharing the roadways. The speed limit in Landfall is

25 mph unless otherwise posted. When passing a slow-moving vehicle, caution should be exercised to avoid endangering bicyclists, in-line skaters and pedestrians. Please note that passing on the grass shoulders of the roads is prohibited. 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.

Pet Protocol

With these beautiful sunny days upon us, 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. When collecting your pet

waste make sure you dispose of it properly, either in a designated pet waste receptacle or at your residence. Please contact Security if you observe any pet violations or have any animal related concerns.

As a community, we must make conscientious decisions while on our roadways and enjoying our common areas. If you see any safety issues or other violations please reach out to Landfall Security to make us aware of the situation. Your cooperation is greatly appreciated and Landfall would not be the prestigious community that it is without all of you.



Bluebird Season is Just Around the Corner

By Sherri Droque

Believe it or not, bluebirds will begin scouting places to build their nests by the end of February and March. We have volunteers that do weekly checks on over 100 bluebird boxes and record everything from building a nest to a full nest, counting eggs and baby bird hatchings, to the final count of fledglings on each of our bird houses. This check is done on a weekly basis from March through early August. When the fledglings have left, we clean out the nest, sweep out the debris and it is ready for the next family.

For those who have their own bluebird houses be sure you keep their box clean, at least 8 feet away from trees and pref-

erably mounted on a pole. Our goal is to get all of our houses on poles with a baffle. The baffle keeps snakes away and also deters other wildlife. It is also helpful that they are in an open area where they can be watchful parents.

The bluebird project has been going on at Landfall for over 15 years. Some of our boxes have been repaired more than once and need replacing. We are always looking for donations so that we can continue our goal to get all houses on poles with baffles and replace boxes when necessary. We are lucky that The Great Oaks Club has been a sponsor of ours through the years which helps us buy new equip-

ment. We also have a program where you can buy a bird box and pole, and we will have a plaque made to honor someone. It will be placed on one of our courses. When you happen to notice a bluebird around, you can know that they probably were born and raised right nearby thanks to the Bluebird Project.

If there are any questions, please email to: sherridroque@yahoo.com or caroltroj@aol.com.



Did You Know?

By Brittini Laza, Executive Assistant to Stephen D. Hughes

The state of North Carolina has over 37 species of snakes, only 6 of which are venomous! This means that the majority of snake encounters are actually with non-venomous species of snakes. Cases of mistaken identity and widespread myths often cause fear and uncertainty when we encounter our scaly neighbors. Learning to peacefully coexist with these misunderstood creatures is essential to preserving the local ecosystem; snakes help maintain the pest population, preserve the local food web, and help maintain biodiversity.

So how can we peacefully coexist with these important, but bizarre creatures?

1. Avoidance. The best thing to do when you see a snake is to walk away from it. Have you ever heard that a snake will chase you down? This is a myth. Snakes are defensive and not aggressive; they will only bite if they feel threatened. Attempting to kill or move a snake results in far more bites than leaving it alone. If a snake is in a precarious spot the safest way to relocate it, is to spray it with a water hose to encourage it to move on. Never attempt to handle or touch an unknown snake. If that method does not work, you may contact a wildlife removal specialist to assist you. Here is a link to a list of local professionals: <https://www.ncwildlife.org/Trapping/Wildlife-Control-Agent>

2. Prevention. You can take a few easy precautions in preventing snakes. While no method is 100% accurate, by taking these steps, you are less likely to have an unwanted visitor: clearing unwanted brush, filling any gaps in walls or fences, and ensuring you do not have a pest problem are a few of the easiest ways to keep your yard safe. If you are seeing an unusually high amount of snakes in your yard, it is probably because they have an easy access to food, water, or hiding spots. Minimizing these in your yard and house will reduce the number of encounters you may have. Please be aware that store bought



copperhead

milk snake

“snake repellents,” actually have proven to be ineffective towards repelling reptiles, and can lead to harmful chemical exposure to pets and children. Using mothballs against these intruders is illegal. Proper prevention is the best resource you have.

3. Education. Oh no, it’s a copperhead! Or... is it? Mistaken identity is one of the most common causes of fear in our community. Many non-venomous species of snakes use a form of mimicry to look like their venomous cousins. It is a myth that you can identify a snake by its head shape, how it swims in water, or even by the old “red touches black” nursery rhyme. Unfortunately, there is no easy way to distinguish venomous snakes from their non-venomous counterparts. Learning small tricks and finding resources to correctly identify these snakes can help ease concerns and minimize dangerous encounters. A list of some services to help identify snakes can be found at: <https://ncherps.org/herp-id-assistance/>

Snakes are an integral part of the North Carolina ecosystem, and although run-ins are always possible, taking these steps will ensure that these encounters are limited and handled in the safest manner.



Water Snake
(Nonvenomous)

Cottonmouth
(Venomous)

Update from the LCOA Chair

continued from page 1

As a developed community there are legal, environmental and common-sense reasons for capturing, monitoring and moving water through our 33 retention ponds/lakes. We have 23 miles of underground pipes ranging from 12" to 48" in diameter. We maintain thousands of yards of retaining walls. In 2021 we will be expending about \$800,000 on "water management" out of a \$2,100,000 asset maintenance and replacement budget. It tends to be an out of sight out of mind issue, but we assure you – it is not optional.

Your newly elected board is in place and it is composed of very thoughtful and professionally minded folks who are willing to serve you, our community, to the best of our abilities. We are all volunteers, your neighbors and fellow property owners. If you have questions or concerns, please contact the COA staff or ourselves.

Thank you, Bill Hamlet

Landfall Architectural Review Committee Guidelines Revised

On March 23, 2021, the Landfall COA Board approved newly revised ARC Guidelines. There were subtle changes to the Guidelines, some refinements to the process and related submittal forms, including clarification of the procedures to be followed. The overall objective was to reach a more transparent and predictable design and review process for owners and their contractors, while retaining the high quality of review that is necessary to preserve an aesthetically harmonious community.

Some of the topics addressed included clarification of home and landscape modifications (what constitutes a modification versus permitted repairs), as well as provisions for written construction commencement permissions for all modifications to existing homes, including landscaping.

Please reference the Guidelines for changes to pool deck, accessory structure and outdoor living area setback and landscape requirements, deposits for generators and fencing, as well as implementation of an expedited review fee for ARC review of tree removals. It is preferred that tankless hot water heaters be located in the garage. Visit the Guidelines for more specifics. The Committee reviews some items onsite, including pools, fences, accessory structures, play equipment and the like. The location of these items, along with the lot lines, must be staked and strung prior to consideration of final approval.

For submittals requiring 1" = 10' (site plans for fences, pools, accessory structures, new homes, etc.) or ¼" = 1' (elevation drawings for homes, guest/pool houses, screen porches, pergolas and the like) scaled plans, these must be emailed to arc@landfall.org and printed to scale and dropped off at the COA office on Drysdale Drive. All other submittals may be emailed.

For color changes, the color sample from the manufacturer's color wheel or a physical sample of the paint color must be dropped off at the COA office. Color revisions cannot be reviewed by digital or printed reproductions.

Please visit landfall.org/arc for a current copy of the Guidelines and submittal forms. ARC forms must be completed for review of new home landscape plans and landscape revisions, and should include the contractor's name and email address. Work should not begin until approval from the ARC has been received.

The deadlines for ARC submittals are the 1st and 3rd Mondays of each month by noon. The ARC meets on the 2nd and 4th Mondays of each month. If you have any questions, please email arc@landfall.org or contact the ARC Coordinators, Hannah or Shelly at 910-256-7651.

Reducing Our Reliance

By Dick Brightman

Thank you for continuing to learn with Keep New Hanover Beautiful! We're back with more tips on sustainable practices. We know our landfill is filling up quickly, and how properly recycling can help, but what else can we do to reduce our waste stream? Composting food waste is a great way to reduce your solid waste. Studies have estimated 40-50% of municipal solid wastes are food products. As a bonus, incorporating composting could reduce trash pickup frequency and costs. For more information, on at-home composting visit www.epa.gov/recycle/composting-home. Wilmington is also home to a local company which specializes in offering food waste pick up services to residences; for information email: keepnhcbeautiful@gmail.com.

Over the past year restaurant take-out and delivery services have skyrocketed. While we love the food, it often comes in Styrofoam packaging. Styrofoam is not biodegradable, often ending up in our waterways. This material was previously thought to be un-recyclable. Through "thermal densification" Styrofoam can be melted into usable byproducts. Thanks to UNCW, NHC residents now have this option for FREE. Clean and block Styrofoam can be dropped off at UNCW's Public Recycling Depot during regular business hours. The address is 5179 Lionfish Dr. Wilmington, NC 28403.

Finally, E-Wastes. We all have them, phones, appliances, computers, etc. These products can be difficult to recycle but contain valuable and reusable raw materials. New Hanover County offers FREE E-Waste drop off services through the NHC Haz-Mat Truck Program. These trucks can be found at the Wrightsville Beach Recycling Center every Wednesday from 10am – 2pm.

Keep New Hanover Beautiful has many volunteer opportunities, as well as open positions on our board. For more information about any of our programs please visit us at www.keepnhcbeautiful.org.

New Owners & Recent Transfers

James & Nancy McKeon

1212 Arboretum Drive

of Landenberg, PA

Robert & Mary Ramsay

2000 Spinnaker Place

of Wilmington, NC

John & Chase Ratliff

1818 Senova Trace

of Rocky Mount, NC

Leon D. & Elizabeth Levitt

1717 South Moorings Drive

Of Wilmington, NC

Tim & Amy Neathery

2224 Mason's Point Place

of Wilmington, NC

James & Jane Pierson

1521 Radian Road

of New Jersey

Richard & Diane Gongaware

1120 Turnberry Lane

of Wilmington, NC

Drew & Linda Rosen

2235 Deepwood Drive

of Fayetteville, NC

Jacob & Emily Schemper

628 Bedminister Lane

of Grand Rapids, MI

Christian & Patricia Satrazemis

821 Fox Ridge Lane

of Wilmington, NC



Kevin & Robin Johnson

1701 Pope Court

Of Wilmington, NC

Sean & Nancy Crane

2108 Spanish Wells Drive

of Wilmington, NC

Dewitt Dees & Phillip Weiss

1333 Regatta Drive

of Denver, CO

Scott & Kimberly Carroll

1519 Pembroke Jones Drive

of Raleigh, NC

Cameron & Catherine Saadat

1220 Pembroke Jones Drive

of Wilmington, NC

John & Christine Coupland

1714 Signature Place

of Wilmington, NC

Michael J. Toni Nevins

1608 Landfall Drive

of Cincinnati, OH

David & Marissa Ann Rizzo

2200 Deepwood Drive

of Orlando, FL

David Lee & Linda Brown

2130 Bay Colony Lane

of Wilmington, NC

Jesse Alan & Lauren DeMarzo

813 Fox Ridge Lane

of Wilmington, NC

William & Jill Wrenn

1241 Arboretum Drive

of Lewisville, NC

Izak & Denise Cronier

2109 Anson Drive

of Wilmington, NC

Peter & Robin Chandler

2044 Montrose Lane

of Lafayette, CA

Patricia McCarthy

911 Shoal Creek Place

of Wilmington, NC

Thane & Susan Young

1523 Pembroke Jones

of Wilmington, NC

Taylor & Cynthia Koch

828 Gull Point Road

of Wilmington, NC

Edward & Kathy Cook

727 Autumn Crest Place

of Las Vegas, NV

Louis D. Dworsky

903 Long Cove Court

of Wilmington, NC



LANDFALL FACTS

As of April 2021

Owned Lots Paying Dues	2016
Homes Complete	1804
Homes Under Construction	49
ARC Homes in Process	15
Homes for Sale	33
Lots for Sale	10
Homes Sold	16
Lots Sold	1

THE VOICE IS PRODUCED BY THE
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