



THE LANDFALL VOICE

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JUNE - JULY 2021

A Message from Your COA Board Chair

by Bill Hamlet

Summer for Landfall's 36th year is underway. Our community is in very good financial and physical shape. The COA has the responsibility of maintaining our common spaces and facilities and is doing a solid job. We not only want to repair or maintain the shared community assets to a high standard; but wherever possible and within reasonable economic constraints, improve on them.

To give you some perspective as to the scope of this perpetual undertaking, I share with you the following stats. When I moved into the area in 2006 we had 1,276 completed homes and a 5 day traffic survey recorded an average of 4,450 cars entering the gates daily. We now have 1,804 homes completed (41% increase) and an estimated 6,000 cars through the gates daily (+35%). With the completion of several new neighborhoods, it has brought additional common areas for the COA to maintain, and a meaningful increase in traffic and wear and tear on our roadways. The COA staff has stayed on top of these developments and the results are visible in the attractiveness of our entrances, the landscaping of the sizable common areas and the quality of our roadways.

We appreciate the community's patience with the disruption with the entrance improvement project at the Eastwood Gate. The pavers that we replaced were put down in 1986 (35 years ago!) and I'm sure you'll truly enjoy the look and quality of this upgrade. Less visible is the needed replacement of the fencing just east of that entrance (Summer Trail fence) that was installed in 1987.

All of us are aware of the substantial encroaching

growth along our northern perimeter / Military Cutoff side. With that in mind we've recently put in new fencing from our rec site down to the South Moorings area. We soon will have the entire community appropriately fenced or walled and are looking into possibly installing security cameras on the less visible stretches. As the sizable and voluminous developments occur all around us outside our gates, the COA will ensure that our Landfall residents' security is paramount.

The above comments hopefully will help you appreciate that the COA management and Board are using your assessment dollars in a meaningful and effective manner.

I'd like to share two pieces of good news. We will have fireworks on July 3rd, but not the parade or other festivities on the 4th. By next year all should be back to normal and all facilities will be open and supporting family visits and celebrations. Also, in early summer (possibly before the July 4th weekend) we will be putting in place an improved playground that is ADA compliant.

Folks, as our population increases so will the volume of traffic. Please be patient, tolerant and slow it down.

Lastly, we have unfortunately had four recent acts of vandalism in Landfall that have now cost us several thousand dollars in time and material to repair. It is highly likely our own teen residents have done it. Parents, please talk with your children and help stop and correct any unacceptable behavior. If they are caught by Security it will be embarrassing and awkward for them and for you.

Have a great summer!



*Please join Landfall COA and the Country Club of Landfall for
July 3 Fireworks!
approximately 9:00pm - visible from the Nicklaus Driving Range*



Security News and Reminders

by Chris Adam, Chief of Security

Hurricane season is upon us, and as much as we hope that this year will be a quiet year, we encourage our residents to always be prepared. Having a plan in place for you, your family and any pets you may have is a great first step. Once you have a plan, making sure you have essentials on hand such as food, water, flashlights, batteries, first aid kit, etc. will be beneficial should we get hit with a storm or hurricane. It is also important to prepare your home when news of possible storms arise. Examples to help protect your home include things like keeping your gutters clear, trimming your bushes, trees, and shrubs, and having the equipment to properly secure property in

and around your home including ropes and bungee cords. Having a plan and being prepared could help ease your mind when these hectic situations emerge.

Additional Information about hurricane preparedness can be obtained from the Landfall website: <https://www.landfall.org/security/> or <https://www.landfall.org/cert>.

We would like to remind our residents to provide and/or update their emergency contact information with the COA office. This information is vital to have and will only be utilized in the event of a medical emergency or when an issue has been identified at a residence, and we

are unable to reach the homeowner. You can provide this information by email to coa@landfall.org or call Security dispatch at 910-256-5311.

Our pet registry is also important to update for instances such as lost or found pets. Having your pet information: name, description, whether or not your pet is chipped, as well as photos can be incredibly helpful. You can pick up a pet registration form from the COA office, fill it out, and drop it off at any gate or return it to the COA office.

We, at Landfall Security, are here to assist our wonderful community. We hope everyone stays safe and enjoys the summer season!

Sidewalk Survey

The Landfall COA is polling the community to gauge interest in and/or support for additional sidewalks along Arboretum and Pembroke Jones Drive. If you did not receive the survey link, please e-mail coa@landfall.org and one will be sent to you. Please include your Landfall address as the survey is limited to one per property. The survey deadline is July 11. The results will be provided at the July 27 Landfall COA Annual Meeting at CCL. The meeting is at 6:00pm.

Thank you in advance for your participation.

Architectural Review Committee Home Modifications and Maintenance

HOME AND LANDSCAPE MODIFICATIONS

All proposed exterior additions, removals or modifications to any property must be submitted to the Architectural Review Committee for approval before beginning any work, including, but not limited to: play equipment (trampolines, swing sets, and basketball backboards), tree removals, pools and fencing. Most submittals for modifications to property (other than new homes) can be done by utilizing the following:

- Modification to Existing Homes Form available online at landfall.org/arc and in the ARC Guidelines
- A site plan showing the lot lines, home footprint and the location of the addition or modification
- A photo, drawing or brochure of the proposed addition
- A list of materials, colors and sizes of proposed modifications
- ARC fees and impact fees apply for home modifications requiring elevation drawings, increase in square footage or pool additions

HOME AND LANDSCAPE MAINTENANCE

- All portions of an improved homesite which are not improved by an impervious surface or a structure must be maintained with grass, mulch or other vegetation approved by the ARC.
- All turf areas on a homesite must be kept primarily free of

noticeable weeds and neatly mowed during the growing season. No bare spots in turf areas should be allowed to remain sodded.

- Edges of turf areas must be neatly trimmed and maintained.
- Areas that have been mulched shall be re-mulched and edged, and shall be properly maintained.
- Turf areas and other vegetation should be watered as necessary. Any dead plants, shrubs or trees should be removed and replaced as approved by the ARC.
- All hedges, trees and shrubs must be neatly trimmed and maintained.
- No weeds, underbrush or other unsightly growth shall be permitted to grow on any lot; and no refuse pile or unsightly objects including old household appliances, inoperative automobiles and the like shall be permitted to remain on any lot.
- The exterior of a home must be maintained in an attractive manner. No significant blistering, fading or peeling of exterior painted or stained surfaces is permitted. Any exterior building components (i.e., shutters, window grates, siding, gutters and downspouts, roof shingles, windows and doors) which are missing, broken or otherwise in a state of disrepair must be repaired as quickly as possible.

Excerpted from the Rules and Regulations

Maintenance Update

by Steve Hughes, Chief Operating Officer

Check out the Eastwood Gate photos at
<https://www.landfall.org/current-projects/!!!>

IMPROVEMENT UPDATES

2021 has been a year of many changes and improvements in our community. I want to thank everyone for their support during these times, and I wanted to provide the community an update with our current and future projects.

FENCING

Many of you have already noticed our new 8' wooden fencing being installed along the outside perimeter of Landfall. The three areas in the process of being completed are just the first phase of an estimated 3 to 4 year fencing project. By the end of May, almost 1.4 miles of fence was installed along the entire Summer Rest Trail down to the high water mark of the Intracoastal Waterway. Fencing has also been installed from the exit lane of Drysdale Drive all the way north to South Moorings Drive. We hope to replace the fence from Wendy's behind the Landfall Shopping Center to the Drysdale entrance

soon. The final phase will consist of replacing the chain link fence behind the office park near the end of Sir Tyler, The Regency and Helmsdale up to the concrete bridge on Arboretum Drive. This would completely enclose Landfall with fencing, Howe's Creek, and the Intracoastal Waterway.

EASTWOOD GATE

We have also finished the Eastwood Gate resurfacing project. Although we ran into some unexpected surprises, we are overjoyed with the way the project turned out. I know some of the exterior repairs, such as the new surface, repainting and plantings are obvious. I also wanted to share some of the additional "invisible" work that took place. The first stage involved the removal of the sub-base, brick surface and curbing. The drainage facilities were removed, and a new drainage system installed. You may have noticed a dramatic improvement in

the amount of sitting water already. New conduits were installed, and the communication and gate lines were upgraded. Lights were added up the center of the road and underneath the gate arms. This was to increase visibility, while providing Landfall with a modern appearance. Finally, the surface was re-poured and made to look like the cobblestone you see now.

PLAYGROUND

The next large project we have scheduled is the playground. We will notify the community once this has been officially scheduled. We will be replacing the current equipment, as well as adding more inclusive equipment options. We will also be changing the current surface from sand to a poured-in-place rubber.

I would like to thank you all again for the support and encouragement you have provided throughout these projects.

Finance Report

By Dick Rosenmeier, Treasurer & Finance Committee Chair



From my perspective, good news is scarce, so I am pleased to report that the financial condition of Landfall continues to be an excellent one. Through April 2021, our data reports a COA net income of \$40,940 which is an increase over budget of \$81,270. Landfall Association Services (LAS) shows a current net income of \$30,895 and Landfall Owner Services (LOS) a net income of \$107,912. The combined net income is \$179,747. At this time, the outlook for 2021 looks very positive.

Our current Board of Directors has set a goal to be more informative and transparent with the residents and owners of Landfall. Accordingly, we have heard questions dealing with our maintenance programs LAS and LOS. LAS, Landfall Association Services, is a program provided by the COA offering accounting and maintenance services to your Associations.

LOS, Landfall Owner Services, is a pro-

gram provided by the COA offering individual maintenance services available to all Landfall owners/residents. These programs are completed in-house with the Landfall maintenance teams working in a "for-profit" mode. The first program, LAS, was developed to ensure a standard of care on the properties that were not full-time occupied. Mostly these were "shore houses" for residents traveling from the surrounding area. LOS was created in 2006, when the current Board recognized a need to find an additional source of revenue other than owner dues. This ended up being a very effective program and has also provided the solution to other problems that Landfall residents are facing. Problems such as the ability to get someone to help with typical household maintenance. This was/is extremely popular with residents, who have advanced into maturity, along with residents who do not live in Landfall full time. The LOS entry into the market-

place eliminated the "Landfall surcharge" that was being applied to all who lived behind the white walls.

An analysis of recent years reveals the following:

In 2019, the combined contributions of these two programs, LAS and LOS, were \$335,000. A 1% dues increase was equivalent to \$59,500, accordingly offsetting the dues by 5.63%. Because the regular dues increase was 10% that year, this would have required an increase greater than our documents allow.

In 2020, the infamous "plague year", the combined income of the two programs was \$319,000. A 1% dues increase was equivalent to \$68,400, resulting in a 4.66% reduction in dues.

Although we only have one-third of the year's data for 2021, projections would indicate a combined income of \$486,000. A 1% dues increase is equivalent to \$79,600, forecasting a 6.11% offset to dues.

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 3 currently represented by Dick Rosenmeier, and District 5 represented by John Dorland.

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!

Cleaning up Our Beautiful County with "Keep New Hanover Beautiful" and "Cape Fear River Watch"

By Dick Brightman



Welcome to summer!

Now, more than any other time of the year, we celebrate the beauty of New Hanover County. What better way to celebrate and preserve that beauty than to

help keep our county litter free? Keep New Hanover Beautiful, along with Cape Fear River Watch, have been hosting monthly cleanups for many years.

Second Saturday Cleanups are family friendly and open to all interested volunteers. Containers, pickers, gloves, and even bug spray are all provided; all you need to bring is yourself, your friends and some sunscreen!

Since this newsletter will not be published until early June, it may be too late to join our annual Great America Cleanup, which will be held on June 12th this year; however, rest assured that there are more to come, like the 2nd Saturday of every month.....AND the ever popular International Coastal Cleanup Awareness Month (September, 2021).

NOT into cleanups? Then check out our Seabin Project (<https://seabinproject.com>). Keep New Hanover Beautiful now has 2 Seabins installed in NHC- Port City Marina and Bradley Creek Marina (through a generous grant from Santa Fe Natural Tobacco and Keep America Beautiful).

KNHB has also been awarded grants for 2 more Seabins, through the generosity from the local chapter of Surfrider Foundation and the Ocean Conservancy; location for these – TBD.

All of this and MORE can be found on our website ([keepnhc-beautiful.org](https://www.KeepNHB.org)) and our Facebook page (<https://www.facebook.com/KeepNHB/>).

Have You Heard the Buzz?

By Brittni Laza, Executive Assistant to Stephen D. Hughes

North Carolina is home to over 500 native bee species. Yeah, I know, that news can sting a little, but bees are actually an essential component to our environment. Oftentimes misunderstood, these tiny and typically harmless creatures help increase biodiversity and allow for thriving agriculture. "The greatest contribution of bees and other pollinators is the pollination of nearly three quarters of the plants that produce 90% of the world's food. A third of the world's food production depends on bees, i.e.

every third spoonful of food depends on pollination." (worldbeeday.org). Without bees, the ecosystem would be permanently damaged, and many species, including humans could eventually die off. Not to mention, they help keep North Carolina bright and colorful throughout the seasons.

So what can we do to help sweeten our neighborhood in the eyes of the bees? Incorporating native plants into our landscaping designs is essential to keeping the local bee population happy and

healthy, while adding some fun colors to your yard. Some of these plants can include purple coneflower, wild indigo, goldenrod, and milkweed.

Some more ways you can help are to provide store bought housing alternatives, providing "bee baths" and water supply, and limiting the amount of insecticides you use.

Taking a few small steps can help both bee and human kind. On behalf of the bees, "thankzzzz!"



2022 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 2022, there are two (2) expiring terms to be filled on the Council Board of Directors: District 3 and District 5.

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. (Steve Bruni, Ken Trojniar, Gary Caison, 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, 2021

LANDFALL COA
1749 DRYSDALE DRIVE
WILMINGTON, NC 28405

PRSRT.STD.
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WILMINGTON NC
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New Owners & Recent Transfers

Ken & Deborah Thomas
1926 Prestwick Lane
of Wilmington, NC

Philip & Lori Robinson
2409 Ocean Point Place
of Wilmington, NC

James & Jennifer Fishkin
620 Bedminister Lane
of Wilmington, NC

Tim & Janet Jones
1603 Landfall Drive
of Chapel Hill, NC

Jon A. & Chelsey Stucker
7217 Prince Albert Court
of Wilmington, NC

Michael & Mary Kay Murren
2120 Forest Lagoon Place
of Raleigh, NC

Richard & Linda St. Francis
509 Moss Tree Drive
of Wilmington, NC

Jose Hernandez & Chris Elliott
7125 Saybrook Drive
of New York, NY

Angela Z. & Jose Weyne
7125 Saybrook Drive
of Wilmington, NC

John & Mary Hoggard
817 Fox Ridge Lane
of Wilmington, NC

Daniel & Marsha Coats
2135 Harborway Drive
of Wilmington, NC

Joseph & Rebecca Pollock
1344 Landfall Drive
of California, CA

Richard & Janice Trusky
1901 Sandwedge Place
of Chapel Hill, NC

Desmond T. & Helen Herbert
1236 Great Oaks Drive
of Wilmington, NC

Roy & Ann M. Pepper
1504 Black Chestnut Drive
of Wilmington, NC

Steven & Jill Watson
1814 Mews Drive
of Chevy Chase, MD

Patrice & Nathalie Frau
1105 Arboretum Drive
of Wilmington, NC

Stephen & Amy Luck
1331 Landfall Drive
of Wilmington, NC

Susan Van Tassel
1957 Prestwick Lane
of Denver, CO

Brian & Marjon Faivre
1328 South Moorings Drive
of Wilmington, NC

Brian & Mary Page Decker
440 Moss Tree Drive
of Wilmington, NC

Ed & Mitzi Forrest
1305 South Moorings Drive
of Durham, NC

Robert & Florence Ferguson
1100 Pembroke Jones Drive
of Amelia Island, FL

Peter & Christine Loftus
2341 Ocean Point Drive
of Wilmington, NC

Landfall COA Annual Meeting
The COA annual meeting will be held Tuesday, July 27 at 6:00 pm at the Country Club of Landfall.

LANDFALL FACTS

May 2021

Owned Lots Paying Dues	2019
Homes Complete	1804
Homes Under Construction	49
ARC Homes in Process	15
Homes for Sale	29
Lots for Sale	12
Homes Sold	59
Lots Sold	7

THE VOICE IS PRODUCED BY THE
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