

VOLUME 32, ISSUE 4

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AUG - SEPT 2021

A Message from Your COA Board Chair

by Bill Hamlet

At our COA annual meeting recently several of you inquired about our actions toward and focus on the environment. With that in mind this is my ESG (Environmental, Social & Governance) letter.

The management of the COA has for years periodically reviewed ways to economically implement expenditures that would help us to reduce green house gases in our power usage and transportation assets.

In January 2021 we once again requested and received updated quotes for putting solar panels on our large maintenance/administration building. Like many of you we are following the decline in panel costs and their installation. Unfortunately, current tax law is disadvantageous to non-profits, such as HOAs. As a non-profit we cannot utilize the important tax credits that come close to making those expenditures reasonable. This year we also looked into the possibility of a third-party taxable entity purchasing the solar assets and then leasing them to us. Sadly, North Carolina law does not allow that at this time.

In a similar fashion the COA continues to monitor the cost of electric and hybrid cars and trucks. Again, a key component of the purchase decision, the federal tax credit, is not available to us and makes such vehicles meaningfully more expensive than conventional vehicles. However, we did buy a used electric riding mower at a reasonable price early this year and are finding it effective during this trial period. We will actively look into switching to more electric battery power equipment if the costs can be justified.

The majority of our staff are full time employees supplemented by a significant number of contracted hourly seasonal workers from the Spring through the Fall. The COA frequently evaluates the industry and conducts wage studies, and works hard to remain in line with our regional competitive market place. Our medical benefits are generous and include dental and vision. The current Board has just approved an increase in the employer match to the 401(k) plan beginning with this next calendar year. We are very fortunate to have such an experienced and dedicated staff and will do whatever is reasonable to retain them and where possible improve their working conditions. Please acknowledge and thank them for their service whenever you can.

I mentioned at our COA annual meeting that we have an effective process for sourcing and vetting volunteers from our community to serve on our various committees and the board. Our nominating committee is typically comprised of those that have served on multiple COA committees and the board, including former board chairs. They understand the activities of the board and committees and serve as good stewards to fill the jobs. A recent COA board chose to limit terms on the committees to encourage more managed turnover and resident involvement. We encourage more of you to apply to serve in some capacity. Our community has an incredible depth of talent and managerial experience from which to draw.

Be kind to and respectful of your neighbors, and as always – slow down.

The revised Rules and Regulations were approved by the Landfall COA Board on July 27. The Rules and Regulations are available on the COA website at <https://www.landfall.org/policies/>. Hard copies may be picked up at the COA office on Drysdale Drive or e-mail coa@landfall.org to have a copy sent to you.

Security News and Alerts

by Chris Adam, Chief of Security

Speeding and unsafe driving practices have been a recurring concern in the Landfall community for quite some time. Landfall Security has received numerous complaints of vehicles speeding throughout our community and failing to make complete stops at stop signs. The safety of our residents, guests, and workers is extremely important. By regulating and following all traffic rules here in Landfall, we, as a whole, can help create a safer and more pleasant driving experience for all.

Please be mindful that the speed limits in our community were determined to be the appropriate speeds established to traverse our roadways safely. Additionally, the speed limits were determined accord-

ing to a long list of criteria, i.e., traffic levels, road width, intersections, homes, setbacks, and the list goes on and on. We understand that the mentality may be to stay within ten miles of the posted speed limit, and you will not get a ticket. However, this is a significant misconception and simply unsafe in a residential neighborhood. Traveling 35 mph along Pembroke Jones Drive or 40 mph along Arboretum and Deer Island is simply too fast!! In these instances, these homeowners observe a substantial amount of traffic and should be able to utilize their yards safely. Also, Landfall is home to many bikers, walkers, and joggers that share our roadways and are equally entitled to do so safely.

I ask that we change our mentality and travel the posted speed limits throughout the community. Allow for the additional ten minutes it may take you to enter and exit the neighborhood. We do not want to see the speed limits reduced, speed bumps installed, or stop signs installed. However, if the current activity persists, then these traffic calming measures may have to be considered. We need your help to ensure the safety of all. Security will be focusing every available unit and every available resource to this mission. If you see any unsafe activity or know of any immediate areas of concern, please let us know. As always, we are here to help!!

Maintenance Update

by Steve Hughes, Chief Operating Officer

The 2,200 hundred acres of Landfall is known up and down the Atlantic seaboard as a beautiful, prestigious place to live. However, once again the Landfall residents prove she's not just a place to live, she's the perfect place to call home. On Tuesday, July 27, we held our annual meeting; and the hot topic of sidewalks and the passion of the yes and no sides was high; however, it was so nice to see that both sides of the topic were delivered in such a well-planned and professionally delivered speech. This is what makes Landfall so wonderful. Each and every one of you should be very proud of your presentation and I applaud you.

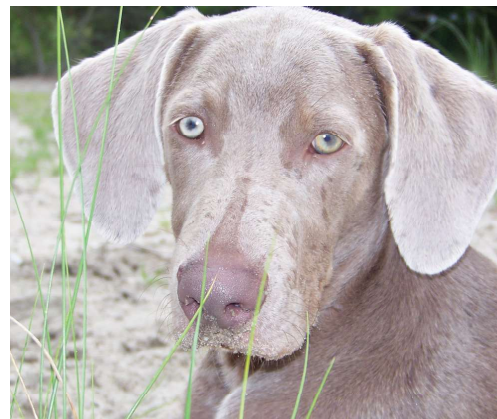
We have had an extremely busy summer and the fall is not going to slow down. We have major road repairs and resurfacing planned, as well as the installation of our new playground. Both events do not have exact dates yet however, we will keep you posted as soon as we receive the firm dates.

We are also planning on the return of the fall festival. Between hurricanes and the pandemic we have missed a few of them and can't wait to see everyone down at the rec site for a few hours of fun and getting to socialize with all of you.

I want to thank everyone for your continued support of your Landfall Associations Services (LAS) and Landfall Owners Services (LOS). The amount of your money staying within Landfall is amazing. These funds go towards so many different projects, as well as helping to build a strong Capital Improvement Fund (CIF). It is imperative that we continue to build this fund and to always make sure we do so. We cannot defer maintenance projects. The most recent tragedy in Miami, FL. is such a tragic example of just this. Our thoughts and prayers are with everyone involved in this horrible event. Money is so important to all of us. We understand everyone works extremely hard for it and is very difficult to save for all the everyday things that take place in our lives. If we can continue to build and spend our CIF on necessary projects and keep Landfall fresh and in top of the line conditions, this will be a huge return on your property. It is a proven fact as buyers are asking these questions regarding the financial health of the community; and of course, the Disney World conditions we strive for each and every day help the real estate in Landfall continue to soar.

Please remember this is the time of year you could see a few coyotes roaming the property during the day. Please keep a close eye on your small domestic pets and bring all food in from outside. Coyotes do not like loud noises such as whistles or horns. This will most of the time scare them off.

So once again, thank you for keeping your money in Landfall as it is so very, very important and appreciated. Have a wonderful late summer and early fall. If you have any questions or need assistance, please do not hesitate to call 910-256-7604. Please stay safe!



Love me, leash me, clean up my poo
and other people will love me too!

Finance Report

By Dick Rosenmeier, Treasurer & Finance Committee Chair



The Landfall Council of Associations remains in a good position to finish the year with positive financials and meet or exceed budget. The capital and unrestricted improvement funds ended the period at \$2,134,000. Improvement fund expenditures for May and June totaled \$315,000 and included storm water repairs, new maintenance equipment, streetlights, gate repairs, fountains and fencing.

COA income is currently over budget. This is due to additional ARC income, late fees and finance charges. Taxes, salaries and benefits are under budget primarily because of vacant positions and salary differentials in administration and security. While administration expenses are under budget due to legal expenses and not yet incurred budgeted expenses, maintenance and security expenses are over budget. For maintenance, equipment repairs and pool supplies contributed to the \$35,000 overage. Recognition of \$5,000 in 2020 budgeted expenses contributed to security's \$4,000 overage. The Landfall Association Services Program ended with a net loss because of the budgeted reserve contribution of \$14,000. Landfall Owners Services reflected a net income of which 70% resulted from extended service and mow, edge and blow contracts, as well as pine straw, plantings, pool services and pruning.

The COA business is healthy and thriving. In the coming months, the Board will be working on the 2022 budget.

Financial results as of June 2021

YTD Revenues -	\$5,695,337
YTD Expenses -	\$5,504,955 (includes \$1,069,060 contributions to Capital and
Unrestricted Funds)	
YTD Net Income -	\$190,382



The Capital and Unrestricted fund positions at June 2021 total \$2,133,946 and anticipated year end 2021 will be approximately \$2,098,242.

Country Club of Landfall Reminders

Below are two Country Club of Landfall regulations we have been asked to share with the community.

2.17 Animals (Pets)

Pets, other than ADA registered and licensed service dogs assisting the handicapped, are not permitted on Club grounds or in Club facilities. Comfort animals are not permitted. Pets are allowed to be walked only on golf cart paths during non-operational hours and must be on a leash. Under no circumstances will they be allowed on the golf course fairways, greens, sand bunkers, practice facilities, Clubhouse or Sports Center areas, unless approved by GM. Members and guests are responsible for cleaning up after their pets.

2.18 Usage of Cart Paths, Sidewalks, and Ponds

Only Club authorized vehicles are allowed on the cart paths and sidewalks at any time. Fishing in ponds on Club property is not permitted during hours of golf play. The golf courses are only available for use by Members and their guests. Use of the cart paths or golf courses for jogging, bike riding, walking, or skating is not permitted on any course open for play. Members may call the pro shops for hours of non-play. The Club accepts no responsibility for any injury that might occur to anyone recreating on Club property.



ARC Update

By Rob Johnston, ARC Chair

The Architectural Review Committee remains hard at work reviewing submittals for new homes, landscape plans, property modifications, and proposals for pools, fences, generators, and other improvements. We have been extraordinarily busy and are making every effort to be as responsive as possible to the requests of our homeowners.

If you have used the Arboretum gate recently, you may have noticed that the Helmsdale lots have been improved, including the removal of undergrowth vegetation, the removal of trees in the center of each lot, and the leveling of the building pads to address stormwater management issues. This is in preparation for the developer to begin a marketing campaign to sell the remaining lots. We will continue to see further improvements in the coming months, as the developer makes additional improvements to the infrastructure of the development.

As many of you know, the Council of Associations recently hired a new staff member, Crystle Dunning. One of her responsibilities will be to regularly drive through Landfall and make note of properties that need some level of maintenance or repairs, such as the need to address bare areas in lawns and weeds in landscape beds, the need for a fresh application of mulch or pine straw, the need for a fresh coat of paint on trim or siding, the replacement of broken shutters, etc. This will now be an ongoing process, rather than only being done annually in the late spring or early summer. Crystle has already received many positive responses from homeowners, with many individuals thanking her for calling them first, before sending any written correspondence. We want to thank all of those homeowners who have so promptly taken care of the necessary maintenance.

The last issue of the Landfall Voice included notice that the Architectural Review Guidelines have been revised (for the first time in five years). We want to remind everyone that these are available online at www.landfall.org/arc. If you have any questions about the guidelines, or if you have any exterior home projects and/or landscaping modifications for which you need any additional information, please e-mail arc@landfall.org or call Shelly or Hannah at 256-7651.

The Great Oaks Club is back for 2021-2022!

By Janet Prudin

Welcome Back to the Great Oaks Club!

After a year's hiatus due to the pandemic, The Great Oaks Club is returning with an exciting year of new programs and activities. The club is open to all women who are Landfall residents, property owners, and /or Country Club of Landfall members. Meetings are held on the second Wednesday of the month from September thru May and are held at the Country Club of Landfall (Nicklaus Clubhouse). We have scheduled luncheons, day trips, fashion show, speakers on various subjects: gardening, wildlife in Wrightsville Beach, aging, and more. Returning and new members- please visit our website: www.greatoaksclub.com

and register by sending an email under Contact section. We will respond to you with further information about where to send your payment for the yearly dues of \$30 (checks made payable to The Great Oaks Club).

September 8 luncheon

The September 8th meeting is our kick-off luncheon at 11:30 at the Country Club of Landfall. Not only will we socialize over lunch, we will also hear from representatives from A Safe Place (a home for women who have been sexually trafficked) and Guardian Ad Litem (a group that advocates for minor children in the court system). Reservations and payments for the luncheon must be made in

advance to attend. Details for the luncheon will be available on our website and will be emailed to our members who have already paid their dues for the upcoming year.

October 13 meeting

Also mark your calendars for our meeting on October 13 when we'll hear about "Sustainable Landscapes: A future Vision" from Lloyd Singleton – County Extension Director of N.C. Cooperative Extension New Hanover County Center at the Arboretum. Mr. Singleton will discuss ways to improve our landscapes with an eye towards improved ecosystem function and greater resilience. A must for all gardeners and lovers of the outdoors.

Bubbles, Bourbon & BBQ at CCL

September 10

Make plans now for BUBBLES, BOURBON & BBQ, a fun-filled evening with neighbors and friends on Friday, September 10 at the Country Club of Landfall. All event proceeds support the Landfall Foundation's Grants Programs which contributes nearly \$500,000 each year to underfunded Wilmington area non-profit Education, Health & Welfare and Arts programs.

Arrive at 5 pm for Bourbon Tasting and Champagne. Bring your dancing shoes for the Massive Grass bluegrass band and your competitive spirit for Corn Hole and Live Auction bidding on Yacht Cruises, Golf Rounds at Eagle Point Golf Club, Cabo San Lucas and more. Savor a Pig Roast platter at the seated dinner which follows.

And it's all for a great cause. Sponsorships, tickets, and special Young Patron pricing are available now at landfallfoundation.org. Questions? Reach out to the Foundation at info@landfallfoundation.org.

2021 LANDFALL FOUNDATION ART SHOW AND SALE

By Lesley Parker

The Landfall Foundation will host its 21st annual Art Show & Sale this year on August 25, 26 and 27 from 10am to 7pm each day. The event is open to the public and will take place again this year at the Nicklaus Clubhouse at the Country Club of Landfall. The Foundation is pleased to announce that artist, teacher, author and art juror Sterling Edwards will judge the 2021 exhibit.

At the highly successful 2019 Art Show, 221 works were sold with event proceeds totaling \$84,000. All proceeds support Landfall Foundation grants and scholarship programs. Since 1995, the Foundation has contributed more than \$5 million to community non-profits. In 2020 alone grants totaling nearly \$70,000 were awarded to 17 area Arts programs, many of which support art, music and theatre programs for underserved youth. For more information go to www.LandfallFoundation.org.

Keep New Hanover Beautiful

By Dick Brightman

In the last issue of The Landfall Voice KNHB talked about our monthly cleanups. This edition we wanted to invite you to a special, once per year cleanup event on September 11th. Every year KNHB, along with many other organizations, participates in the International Coastal Cleanup sponsored by the Ocean Conservancy's Trash Free Seas initiative.

This event is hosted in over 150 countries around the world, inspired by a community desire for clean coastlines. In 2020, despite many challenges, New Hanover County was able to organize volunteers at multiple locations to collect 400+ lbs of trash and recycling. These collections were documented using a program called Clean Swell, the world's largest database

of marine debris. Using this information, The Ocean Conservancy is able to create the Ocean Trash Index to track marine debris all across the globe. To learn more about Trash Free Seas and the Ocean Trash Index please visit oceanconservancy.org. For more information about Keep New Hanover Beautiful's ICC event locations please visit keepnhbeautiful.org.



Landfall's 19th Annual Fall Festival, Saturday, October 30, 2021, 10:00 am -2:00 pm at the Landfall Recreation Site

By Jessica Spencer

Save the Date! Mark your calendars! The Landfall Fall Festival will be back in full swing this October and better than ever. The Kenan Chapel at Landfall and the Great Oaks Club are teaming up with the Landfall COA to host our beloved annual community event. Begin your morning with tasty baked goods and pastries prepared by the Great Oaks Club. Get your choice of the fattest pumpkins and the hardiest plants. Begin bidding on a wide variety of items in the silent auction donated by generous local vendors. Visit with old and new friends while you mosey around the Landfall Recreation Site enjoying all the features a troupe of volunteers have planned for you and your guests. Be sure to try your luck on the

50/50 raffle. New this year, the Landfall Fall Festival will host several food trucks including PT's Grille Food Truck, Wilmywood Pizza and Trolley Stop to feed your goblins. Fresh Start Rescue will bring a reptile trailer featuring exotic animals for all to see. Our very own neighborhood trash company, Coastal Waste will offer a touch-a-truck plus ice-cream delights (separately, of course). What festival would be complete without an old-fashioned root beer float from Bill & Jack's Saloon? Traditional crowd favorites are planned such as the car show, pony rides from Lennon Oaks Farm, hay-rides on the nature trail, sand art and pumpkin paint-

ing, and children's games provided by The Children's Museum of Wilmington. Beautify Wilmington and Wilmington Compost Co. will also have interactive attractions. To be sure, the Landfall Fall Festival benefits the Kenan Chapel and the Great Oaks Club, supporting such programs as the free monthly community concerts at the Chapel and the GOC's landscape and wildlife environmental projects. However, we all benefit as a community by celebrating together. For information on how to volunteer, become a sponsor or contribute to the Silent Auction, please visit www.kenan-chapel.com or contact Mike Kane at 679-4184, kanex5@aol.com.

The Frank H. Kenan Chapel Presents: September 19th 2021 at 5:00 p.m. *With Violin and Piano Celebrating 251 Years of Beethoven*

We are thrilled to have internationally acclaimed pianist Paolo Gualdi and violinist Danijela Zelzelj-Gualdi, both professors at UNCW, begin our 18th season here at Kenan Chapel celebrating Ludwig van Beethoven's 251st anniversary. You won't want to miss these two world-renowned musicians in this superb performance which includes Beethoven's Sonata No 9 opus 47 in A major. Complimentary tickets are available at the NE Branch of the NHC Library beginning September 13th. Please note that there will not be a reception following this first concert. Also please consider a generous donation to help us continue this wonderful music program at Kenan Chapel.



See Kenanchapel.com and "Like" us on Facebook for up-to-date information.

LANDFALL FACTS

June 2021 year to date	
Owned Lots Paying Dues	2019
Homes Complete.....	1806
Homes Under Construction.....	57
ARC Homes in Process.....	15
Homes for Sale.....	26
Lots for Sale.....	7
Homes Sold.....	81
Lots Sold.....	10

"Look Twice, Save a Life"

When entering and exiting the gates pay special attention to bicyclists and pedestrians, especially when turning right on red.

LANDFALL COA
1749 DRYSDALE DRIVE
WILMINGTON, NC 28405

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

New Owners & Recent Transfers

Lee & Mary Beth Cowper
7142 Saybrook Drive
of Wilmington, NC

William & Laurel Wood
1814 Senova Trace
of Wilmington, NC

Steven & Alyse Kanter
621 Bedminister Lane
of Wilmington, NC

Omprakash Nanwani
1425 South Moorings Drive
of Wilmington, NC

Ora Sorensen
1905 Hallmark Lane
of Wilmington, NC

Robert & Glenda Davis
2328 Ocean Point Drive
of Wilmington, NC

John & Mary Ann Mazzola
1901 South Moorings Drive
of Wilmington, NC

John & Christine Coupland
1706 Fontenay Place
of Wilmington, NC

William & Danielle Schmidt
1902 Cliffmore Place
of Islip, NY

John & Melissa Gaffney
2122 Bay Colony Lane
of Greensboro, NC

Sandra Clerici
1714 Signature Place
of Charleston, SC

Daniel J. & Nancy Nieser
1904 Summersands Place
of Wilmington, NC

Pramod & Christina Raju
2220 Fox Hunt Lane
of Wrightsville Beach, NC

Sherry Jones
1249 South Moorings Drive
of Holly Springs, NC

Christopher & Kimberly Roberts
1121 Harborway Place
of Summerfield, NC

Michael & Connie Cason
1519 Pembroke Jones Drive
of Wilmington, NC

Gregg & Christine S. Pfund
913 Twisted Oak Place
of Somer's Point, NJ

Elliott M. & Rhonda Blades
1900 Cliffmore Place
of Raleigh, NC

Robert & Jodi Myers
1165 Arboretum Drive
of Cary, NC

Michael & Nicole McGinley
7226 Saddleworth Trail
of Wilmington, NC

William & Lynn Ronan
825 Howe's Point Place
of Wilmington, NC

Mackey & Anna Hughes
1028 Arboretum Drive
of Baltimore, MD

John Paul & Amy Daniels
1713 Signature Place
of Wilmington, NC

Arthur & Yvonne Scolari
809 Fox Ridge Lane
of Wilmington, NC

Christain & Marian Mande
1519 Pembroke Jones Drive
of Wilmington, NC

William Calvin & Teresa Smith
1425 Quadrant Circle
of Wilmington, NC

Michael & Christina Whalen
1409 Landfall Drive
of Wilmington, NC

James F. & Marsella Teachey
617 Bedminister Lane
of Wilmington, NC

**THE VOICE IS PRODUCED BY THE
COMMUNICATION COMMITTEE:**
MUFFY PEPPER, EDITOR
MIKE WILLIAMS, OFFICE MANAGER
BILL HAMLET, COA LIAISON
SHELLY KEARNEY, COORDINATOR