



THE LANDFALL VOICE

VOLUME 32, ISSUE 5

OFFICIAL PUBLICATION OF THE LANDFALL COA

OCT - NOV 2021

A Message from Your COA Board Chair

by Bill Hamlet

With each edition of *The Voice* it is the COA Management and Board's intention to give our residents additional detailed information about some aspect of our community and its operation. The focus of my letter this month is COA Information Technology security, our use of technology and the assets employed.

I'll mention just a few highlights here but encourage you to visit the Landfall COA Resident Portal. Once you've signed in, open the Document Library and then click on COA Resident Information. Among the listings there will be a recently developed, thorough slide presentation.

First, your personal information that is maintained at the COA is secure, our email database is never shared and is backed up offsite and protected against cyber attacks. Our community's physical security is enhanced and managed through scanners, cameras, barcodes and radios connecting gates, our base office and the roaming patrols. We have over 60 radio devices by which security, maintenance and the administration teams stay in touch with each other at all times. This allows us to respond quickly to events of loose pets, lost children, natural disasters and first responders.

Our 33 desktop computers, 2 laptops and 2 tablets are adequate for our current needs but will need to be continuously upgraded where economical to do so. One of our management's goals for 2022 is to use more applied technology to improve efficiency in the deployment of our man-

power and equipment. We will also transition more of our interaction with you, our residents, in the area of online communications with security, requesting and monitoring work orders with LOS, billing and profile updating.

At this time the multiple software packages which we use may not be optimal for our various business applications. Our size as an HOA (being quite large) and the addition of our running several for profit businesses do not lend themselves to an off-the-shelf solution. We are in an active mode of soliciting bids from several vendors to upgrade our operating systems. This cost may be meaningful and will show up in our 2022 budget.

Lastly, we do not have a best in breed for your community web page (The

Landfall Resident Portal site). It needs to be more robust and easier to use. While we will be soliciting bids from website developers, this may be an area where we could use residential volunteer assistance. I'm sure that we have numerous residents who have direct, firsthand technical experience that if offered-up, would save us money.

We are having a positive year financially and will soon have our budget for 2022. We, as most small businesses, are experiencing an above trendline increase in inflation on several of our key drivers, primarily wages and fuel. This will be reflected in our 2022 budget and the resultant resident assessments.

As always, slow down and drive with caution and respect!



Kenan Chapel & Great Oaks Club Presents
20TH ANNUAL LANDFALL FALL FESTIVAL
HALLOWEEN CELEBRATION

SATURDAY OCTOBER 30TH • 10:00AM TO 2:00PM
(RAIN DATE: SATURDAY NOVEMBER 6)
LANDFALL COA RECREATION SITE

ACTIVITIES

GLITTER TATTOOS	PONY RIDES
CARNIVAL GAMES	SKEDADDLE THE CLOWN
CARICATURES	TRICK OR TREAT PARADE
WILMINGTON CHILDREN'S MUSEUM (EXHIBITS & GAMES)	SAND ART BOTTLES (\$5)
HAUNTED HAYRIDE	PUMPKIN PAINTING (\$5)
BAKE SALE	50/50 RAFFLE
COSTUME CONTEST	PLANT SALE
FOOD TRUCKS	SILENT AUCTION
	PICKLE CAR RACING

Incomplete ARC Submittals Result in Delays

by Rob Johnston, ARC, Chair

The Architectural Review Committee Guidelines are comprehensive, detailed and structured so that the ARC submittal process can be as smooth as possible for both the applicant and the ARC members. Some owners find the architectural review process frustrating, and no one understands this more than the Architectural Review Committee members who are tasked with, and have the responsibility for, reviewing and approving submittals for the Landfall community. This includes all modifications, eliminations or additions to the home exterior and landscaping. Familiarity with the Guidelines is crucial to preparation of an ARC submittal and understanding the items needed for review by the

Committee. Any submittal must clearly present to the ARC members the property changes that are to be reviewed and approved. What the modification looks like, the location, the size, colors and materials are all important aspects. The Committee reviews items within the context of the surrounding area, within the landscaping, and as it relates to the siting of the home and lot lines. The Committee's responsibility is to understand and approve a finished product that can be inspected and compared to the submittal and know with certainty that what was reviewed and approved was what was constructed, or removed or planted, or installed.

Incomplete, unclear submittals, as well

as submissions that are not designed per the ARC Guidelines result in ARC member and owner dissatisfaction, as well as unnecessary delays. The ARC Guidelines are online at www.landfall.org/arc. An interactive table of contents is included for ease of reference and facilitation of searchable criteria. If you are unsure as to what your submittal should include, email arc@landfall.org, and a submittal list will be sent to you. As always, each submittal should include the Modification to Existing Home and Landscape Form.



GOLF CARTS IN LANDFALL:

Street Legal golf carts are permitted on Landfall roads; however, they must be plated and registered by North Carolina, as well as display a Landfall Identification sticker. Traffic rules and regulations are to be followed. You must have a valid driver's license in order to operate a street legal golf cart. All other golf carts and non licensed recreational vehicles are prohibited on the roads of Landfall with the exception of CCL's golf carts that are using the cart crossing for golfing purposes. Private golf carts are not allowed on Country Club of Landfall property including cart paths. Residents should contact the COA if you have any questions about vehicles that are allowed on the Landfall roadways, trails or sidewalks.

Maintenance Update

by Steve Hughes, Chief Operating Officer

Happy fall everyone!

This month's article is going to be a little different as I try to address many passionate topics that I have been asked to mention. The first is speeding and passing cars. Please slow down. This is an extremely busy neighborhood as we have over 5,000 cars on our roads every day. More importantly, pedestrians either walking, running or biking are added to the cars. Security is out in full force trying to slow everyone down; however, it is going to take a mass effort from everyone living and working in Landfall. Passing cars is NOT ALLOWED at any time or anywhere in Landfall. Yes, obviously, when they are pulled over; however, no other time.

Bikers, please be reminded that you are to abide by all NCDOT traffic laws. This includes stopping at all stop signs. Yes, you will be issued a citation if you fail

to do so.

Dog owners, please clean up behind your pups. Remember if they poop, bend over and scoop. Common area plant beds and storm drains are not proper disposal sites for your pooch's waste.

There is plenty of wildlife in Landfall as we are all aware. Remember, if you feed your domestic pets outside, please bring in their food each night.

When entering Landfall, please wait until the car in front of you has cleared the barrier arm before you drive by the barcode reader. This will give the barrier arms the less-than-a-second time to close. This should eliminate the increase in barrier arm strikes we have seen.

Everyone, please ask your landscapers not to dump yard debris on empty lots within the community. Also if you would be so kind as to ask them to edge the roadside in front of your homes, this will

help make all our roadsides much more attractive.

Now for a few fall landscaping tips.

You should have, or in the next few weeks, applied your fall pre-emergent.

You should be planning to turn off your irrigation until spring. It is always better to have your lawn and plants going into fall and winter on the drier side. However, before doing so make sure you have applied your fall fertilizer on your turf. This is imperative to keep the lawn's roots strong before they go dormant. This will also help bring your lawn out of dormancy a lot better in the spring.

Thank you everyone for your continued support of the entire Landfall COA team. We all appreciate it so very much. Have a wonderful fall and Thanksgiving! If you haven't already, please get vaccinated and stay safe.

Finance Report

By Dick Rosenmeier, Treasurer & Finance Committee Chair

Once again the financial picture looks very positive. The staff is doing a fine job of handling costs and maximizing income.

Now is the time to prepare next year's budget. With the current state of the economy and politics, anticipating the rate of increase in all the commodities we must purchase to maintain Landfall in its proper state is indeed challenging. The budgeting process starts with the known "must do," then those things that our residents want to do, and finally things the COA Board and their committees would like to do.

This particular year we have great concerns for keeping wage levels high enough to attract qualified employees and even more important the retention of our existing group. We are having great difficulties hiring security guards for less than McDonalds is paying. Similarly, utility and fuel costs have risen dramatically. The development around our "gated island" clearly will continue to isolate us. Although we pay 10 million in property taxes, we receive no assistance from either the city or county for all the required changes their construction approvals will require. Of particular concern is the modification of Drysdale Drive that will be brought about by the Drysdale Drive extension project and somewhat more removed Eastwood Road flyover.

Our significant sources of income are received from annual dues and profit from the LAS and LOS returns. Each percentage of dues increase results in \$70,000 in additional income. The details of the much discussed sidewalk program indicates that just the engineering study will cost \$150,000.00. The general reaction from the engineering groups we have solicited, indicates that the program is very complex. Only one firm has submitted a complete bid that is fraught with concerns of the effect on individual properties. The cost of actually installing the sidewalks (if feasible in some areas) will be about 5 million dollars. This commitment will require all of the normally available funds for years to come.

Obviously, dues increases for some of our more senior residents are a great concern. Well, I started out with good news, but ended up with the fact that your COA Board has many difficult decisions to make.

Financial results as of August 2021

YTD Revenues -	\$7,645,274
YTD Expenses -	\$7,357,825 (includes \$1,425,413 contributions to Capital and Unrestricted Funds)
YTD Net Income -	\$287,449

The Capital and Unrestricted fund positions at August 2021 total \$2,484,126 and anticipated year end 2021 will be approximately \$2,033,780.

Address Visibility

Visible addressing may be as simple as trimming back foliage or repainting numbers with contrasting paint colors to make a difference in responders being able to spot numbers at a quick glance. ALL homeowners are encouraged to view their address numbers from the street at night to make sure that they are still visible.

Number color should be contrasting to the surface on which the numbers are secured. Reflective numbers are most easily seen by first responders. If your home is set back off the street, numbers should be placed near the road, using suggestions above for maximum visibility.

Remember to make your address number is visible from both sides in case emergency services come from two different directions. Landfall Security, Wilmington EMS, visitors, food delivery services, FedEx and your neighbors will appreciate your proactivity in this important matter.

Nature's Wild

by Brittini Laza, COO Executive Assistant

Fall is fast approaching! With the blaring heat cooling off, now is the optimal time to start enjoying all of the wonderful outdoor space Landfall has to offer. Many residents enjoy using the path around Landfall Lake. Please remember that any motorized vehicles and e-bikes are not permitted. Due to the high volume of pedestrians in that area, we also want to encourage our residents to utilize our 2.5 miles of nature trails. The cooler temperatures and minimal amount of recent rain makes our nature trails the perfect outdoor escape. Please also take a look at our newly renovated playground!

Although the temperatures may be getting cooler, unlike other parts of the US, we still experience warm temperatures during the daytime throughout autumn. For this reason it is still common to experience many encounters with local wildlife. It is our goal to encourage safe interactions for both the residents and our native neighbors. Our local reptiles will be on the search for areas to brumate during winter, and you may notice a few more crawling around. As mentioned in a previous Voice article, the best tactic to use with our scaly friends is avoidance. This is the number one method to avoid getting bitten, and it also ensures these misunderstood animals are protected and are able to help create a stable ecosystem. If you have noticed an injured animal, please contact our local rehabilitation centers, you can find this information at: <https://www.ncwildlife.org/injured-wildlife>. For information regarding different species of animals in NC, and how interactions with them should take place, the North Carolina Wildlife Resources Committee has provided us with a great resource. This can be found on our website at www.landfall.org/. Finally, we do not encourage feeding the local wildlife, please remember that bread can be fatal to many animals including birds. It is important to understand the types of animals that we may find here in North Carolina, so that we can have pleasant and educational interactions with them.

Landfall Committee Volunteers

by Steve Bruni, Nominating Chairman

On behalf of the Landfall Nominating Committee for the Landfall Council of Associations, allow us to encourage you to become involved in your community. Volunteering for one of Landfall's Standing Committees is an excellent way to become involved, meet new people and lend your talents to our hometown.

There are different COA committees to consider and the time commitment is modest. **Committee Opportunities:**

Architectural Review: Reviews plans and specifications for approval of structures and landscapes and enforces design guidelines. Meetings are the 2nd and 4th Mondays each month.

Communications: Alerts community about current events, concerns and civic issues and solicits articles for, and publishes the Landfall Voice newsletter. Meetings are every other month.

Buildings & Grounds: Works on special projects, such as walking path and playground equipment upgrades under the direction of the Landfall COA Board of Directors. Meetings are monthly.

Covenants & Security: Enforces the Covenants and the Rules & Regulations of Landfall. Meetings are the 1st Wednesday each month.

Nominating: Solicits applicants for COA committee vacancies and assists with recommendations to fill COA Board seats. Meetings are approximately monthly mid-summer through early spring

The COA committee system depends on Landfall's homeowners. This very active committee system relies on civic-minded, interested property owners volunteering their time, talent, and energy. The COA committees 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. Please consider your opportunity to have a voice! Deliver your application to the COA Administrative Office at 1749 Drysdale Drive prior to January 14, 2022.

Chief of Security News

by Chris Adam, Landfall COA Security Chief

The holiday season is quickly approaching and during this time of year, we experience an influx of guests coming in and out of Landfall. In order to avoid long lines at the gates and an unpleasant or unwelcoming experience for your guests, please make sure that all guests are added to your guest list in a timely manner. You may register your guests through the Resident Portal or by calling 910-256-5311. Additionally, feel free to reach out to Security when hosting your holiday parties or large events so that we may assist with parking and provide cones as needed.

Fall is in the air, and as we begin to enjoy the cooler temperatures and the changing leaves, be reminded that dusk comes earlier each evening as we approach winter season. We have received several reports of children walking and riding at dusk without the proper visibility and reflectors to be adequately seen by oncoming traffic. Please remember the COA office has available to our residents, free high visibility vests provided by Landfall CERT, and we also have neon lighted visibility armbands for owner purchase. Come by to pick yours up today!

Please be reminded that all NC Motor Vehicle Operation Laws pertain while traversing the roadways in Landfall. In our last article, we spoke about numerous speeding and unsafe driving practices that have been observed by our Security team as well as our fellow residents. The most recent were reports of people texting and driving. Texting while driving can be just as dangerous as speeding. It is important to be mindful of the other vehicles, bikers and walkers, golf cart crossings, and even wildlife. This is essential for everyone's safety.

We have also had several reports of dogs not being properly controlled while off their leash in areas of the community. Pet owners are responsible for control of their pets at all times. It is considered a public nuisance for any animal found off the property of its owner and not under the owner's restraint in New Hanover County. Always remember to respect all Landfall residents and their pets and maintain control of your pets!

Please do not hesitate to inform Security of any safety issues you observe throughout our community. We, at Landfall Security, appreciate all of your help in maintaining a safe environment for all and Landfall would not be the prominent community that it is without each of you.

LANDFALL FALL FESTIVAL 2021
CLASSIC CAR EXHIBIT
SATURDAY • OCTOBER 30 • 10AM TO 2PM
ARRIVAL TIME IS 9:30AM



Keep New Hanover Beautiful

By Dick Brightman

If you've ever asked yourself, "does it really make a difference if I hold onto my plastic bottle until I find a recycling bin?" ... the answer is YES, absolutely! Here's why:

Most plastic bottles are made from a polyester compound called polyethylene terephthalate (PET). You can identify this material by the number 1 in the recycling logo. This type of plastic is not only very common, it's also very easy to recycle. It's the most recyclable plastic in the US; almost every recycling facility can process PET.

PET is really easy to make into new things, such as new plastic bottles, so there is a market for this kind of recycled

plastic, called rPET. When we can reuse materials instead of throwing them in the landfill, we reduce the need to extract more natural resources from the earth using fossil fuels, thereby creating a loop, or something known as a circular economy.

To move towards a more fully circular economy, which contributes to a healthier environment, we all have a part to play! You can...

- 1) Recycle like everyone is watching!
- 2) Keep the cap on your empty plastic bottles when recycling, and
- 3) Buy things made from recycled materials, completing the loop!

For more, detailed information, please

RECYCLE LIKE EVERYONE'S WATCHING!

refer to: <https://recycling.nhcgov.com/services/recycling/> If you're interested in volunteering with Keep New Hanover Beautiful, please visit: www.keepnhc-beautiful.org. We are also in the process of seeking board members as our programs and initiatives are quickly expanding.

Photo courtesy of kab.org



Great Oaks Club Invitation!

By Janet Pruden

The Great Oaks Club invites all members to join us to learn about interesting topics while socializing with old and new friends!

November 10th- Mark your calendar for Lindsay Addison: South Coast Audubon Coastal Biologist, speaking on "The Birds of Wrightsville Beach." We will hear about migrating and nesting shorebirds in our area and the preservation of nesting areas. For all beach walkers and birdwatchers- you don't want to miss this!

The club is open to all women who are Landfall residents, property owners, and /or Country Club of Landfall members. Meetings are at 1:00PM and held on the second Wednesday of the month from now thru May and are held at the Country Club of Landfall (Nicklaus course).

Returning and new members- please go to our website: www.greatoaksclub.com and register by sending an email under Contact section.

Halloween Guidelines:

- If you wish to have your child participate in trick-or-treating, do so within the hours of 5:30pm and 8:00pm.
- If you will be providing treats, make sure that your garage and porch lights are on. If you do not wish to participate, keep your garage and porch lights off.
- Halloween participants must respect the property and privacy of those residents with lights off.
- No food or beverage vehicles, trucks, carts or the like shall be parked on any of the shared common areas or streets which must be kept open.
- No loud music shall be played from the shared common areas.
- Do not litter.
- Remember to exercise great care when driving through the neighborhood on Halloween night since there will be many additional people walking in the community.



All modifications, additions, or removals to the home and landscaping require Architectural Review Committee review and approval.

Visit www.landfall.org/arc for ARC Guidelines and Forms.

Frank H. Kenan Chapel Concerts

Serene Strings: Featuring Beethoven and Brahms

When: October 24, 2021 at 5:00 p.m. at Kenan Chapel



From the Wilmington Symphony Orchestra, pianist Florence Aquilina and cellist John Illingworth will showcase the togetherness of these two instruments. Both of our performers have superb classical music backgrounds and have played with several orchestras, as well as being chamber music partners playing regularly as the Riversea Chamber Arts Duo. This will be a very entertaining and uplifting performance.

Concert begins at 5 p.m. Complimentary tickets will be available at the NE Branch of the New Hanover County Library on October 18. Please note there will not be a reception following the performance.



UNC School of the Arts: An Awesome Organ Performance

When: November 21, 2021 at 5:00 p.m. at Kenan Chapel

Kenan Chapel is thrilled and honored to host the University of North Carolina School of the Arts' Kenan Professor of Organ, Timothy Olsen, who will be performing a variety of works from the baroque and classical eras that will fea-

ture the beautiful stops of Kenan Chapel's magnificent Taylor & Boody pipe organ. Additional works by Hayden, CPE Bach and Kittel, as well as a Voluntary by Samuel Wesley will also be included in this wonderful musical evening.

Concert begins at 5 p.m. with a reception following at the Country Club of Landfall. Complimentary tickets will be available at the NE New Hanover County Library on November 15.

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.



The Investors Roundtable of Wilmington (IRT) Meeting: November 4 at 12:00p.m. at The Country Club of Landfall



The speaker at the IRT November meeting is Shayan Hussain, CFA, Managing Director, who is a member

of BlackRock's Multi-Sector Fixed Income Product Strategy Team for Global Fixed Income based in Atlanta.

He is responsible for both developing the taxable fixed income platform and providing a link between the investment teams and client groups. He is a Senior Product Strategist dedicated to the firm's Multi-Sector Mutual Fund offerings including BlackRock's Core Bond, Total Return, Strategic Income Opportunities and Strategic Global Bond Funds.

Mr. Hussain joined BlackRock in 2009,

playing a significant role in the development of the firm's Multi-Sector Mutual Fund platform by working closely with investors across both retail and institutional distribution channels. His experience with the firm includes time spent in the London office launching the firm's global unconstrained fixed income product offering across EMEA, Asia and Latin America.

Prior to joining the firm, Mr. Hussain was a trader on the US interest rates swaps desk at JP Morgan. He started his career in corporate finance with AT&T working on strategic initiatives including public debt offerings, business unit spin-offs and asset sales.

Mr. Hussain earned an MBA from Columbia Business School and a BS in Business Administration and BA in Economics, cum laude, from Boston University.

The Investors Roundtable of Wilmington (IRT) is an educational forum for the presentation and exchange of financial, economic and business information to assist private investors in the management of their individual financial assets. IRT is not an "investment club" and speakers are not making sales presentations. Monthly meetings (9 per year) are held at the Country Club of Landfall. Lunch is served at noon, followed by the featured speaker and a question-and-answer period ending by 1:30pm. Our presenters, recognized leaders in their respective fields, speak on subjects relevant to the current investment and economic environment. New members and guests are welcome and encouraged at all meetings. If you would like to attend, please contact James Thornton at jthornton@centurysecurities.com at least one week prior to the meeting.



2022 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 14, 2022

New Owners & Recent Transfers

John & Leslie Atkinson
1228 Pembroke Jones Drive
of Wilmington, NC

Earl & Michael Marshall
1717 Signature Place
of Wilmington, NC

Rickie & Janet Simmons
1817 South Moorings Drive
of Wilmington, NC

James & Cynthia Freeman
1917 Prestwick Lane
of Raleigh, NC

John & Pamela Blakely
1929 South Moorings Drive
of Wilmington, NC

David & Rhonda Depasquale
2020 Graywalsh Drive
of Wilmington, NC

Richard & Jaclyn Welch
1209 Arboretum Drive
of Wilmington, NC

Forrest & Laura Waldon
2344 Ocean Point Drive
of Wilmington, NC

Stephen & Shirley Menish
904 Twisted Oak Place
of Wilmington, NC

Stephen & Pamela Robinson
2008 Montrose Lane
of Wilmington, NC

Cesar & Alison Quispe
1802 Cross-Staff Road
of Wilmington, NC

Krista Nodell
1108 Turnberry Lane
of Wilmington, NC

Peter & Holly Koeppel
929 Sun Runner Place
of Wilmington, NC

Thomas & Diane Brady
1328 South Moorings Drive
of Wilmington, NC

Thomas & Macey Englebright
723 Autumn Crest Place
of Wilmington, NC

Andrew S. Doherty
1325 Regatta Drive
of Raleigh, NC

John & Argie Franck
2345 Ocean Point Drive
of Wilmington, NC

Thomas Anderson
1921 Hallmark Lane
of Wilmington, NC

Zachary & Lisa Tran
7214 Saddleworth Trail
of Elon, NC

John & Pamela Blakely
1255 Great Oaks Drive
of Wilmington, NC

Mark & Suzanne Krauth
1704 Pope Court
of Wilmington, NC

Douglas & Jasmine Zucker
2212 Pinehurst Place
of Wilmington, NC

Daryl & Sharon Cromer
1937 Lunar Lane
of Wilmington, NC



LANDFALL FACTS	
September 2021 year to date	
Owned Lots Paying Dues	2019
Homes Complete.	1806
Homes Under Construction.	57
ARC Homes in Process.	12
Homes for Sale.	19
Lots for Sale.	7
Homes Sold.	100
Lots Sold.	16

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