



THE LANDFALL VOICE

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Message from the Landfall COA Chairman

By Bill Hamlet, COA Board Chair

2021 was both a sad and positive year for the Landfall Community. Hopefully, it will be the last year of the meaningful disruptions from the COVID pandemic and allow us to move into 2022 with our experienced management team and solid financial standing.

As most of you know we lost a valued colleague and longstanding employee, Brandon Holder, one of our maintenance assistant superintendents to COVID. While hospitalized he and his family made a heartfelt plea to his co-workers to get vaccinated. At this time more than 80% of our employees are vaccinated or have proven natural antibodies.

During 2021, we also had the early retirement of Sandy Slocum. She served Landfall for over two decades with her wealth of experience and knowledge in leading the COA's administrative operations. However, to her credit, she had been grooming Roxanne Powell for several years to step in and join Steve Hughes as our co-management team. This has worked out extremely well; they are a pleasure for your Board to work with and have kept our community well maintained and continually improving.

During this past year we have replaced almost a mile of deteriorated fencing down the Eastwood side toward Summer Rest and from the Drysdale Gate down toward Moreland Drive. We rebuilt the 37 year-old Eastwood entrance and greatly upgraded our playground. Our focus remains to assiduously maintain all of our

properties, and where financially reasonable to do so, improve upon them.

While we do not yet have the proofed year-end financial results it appears as if we will be about \$400,000 positive to budget. This has been achieved by the well managed and very profitably growing Landfall Association Services (LAS) and Landfall Owners Services (LOS). Our situation in Landfall is very unique for a HOA/COA operation as we have these two for-profit businesses which cater solely to the residents within our gates. The more that you choose to use these in-house market competitive services for your landscaping, pool, design and other needs, the less pressure we have to increase property assessments. As noted previously we have had meaningful wage and materials inflation.

We are now working with an outside professional firm to evaluate and affirm the adequacy of our reserves relative to our capital assets. We do this every 4 to 5 years to confirm our reserve budget plan. I believe that it will prove us to be in a healthy position, particularly with the allocation of this year's budget surplus. We also are negotiating the final contract with an engineering firm to complete the sidewalk studies along Pembroke Jones and Arboretum. We do not currently have sufficient funds in unallocated capital reserves to initiate any sidewalk construction, but this necessary first step will provide the community with more accurate information on which the Board may

possibly proceed in subsequent years.

Landfall is nearing "build out" in the next 3 to 5 years. We have about 2,019 assessed lots and 1,819 completed homes with 52 under construction. When Helmsdale II, the development near the Arboretum bridge, is deeded we will have about 40 more assessable lots. The rate of increase in our already heavy construction traffic should start to subside, but the volume of vehicular traffic will continue and take an increasing toll on our roads. We receive no governmental financial support for our 29 miles of private roads. The reality is that we will have more traffic and more congestion in our community going forward. But living on this lovely island sure beats the situation just outside of our gates – Please drive within the speed limits and be courteous!

Lastly, we need to expand your awareness and update you on developments along Military Cutoff and their implications for our Drysdale and Arboretum gates. Google "Centerpoint Development" (the WilmingtonBiz Aug 27 update) and just look at that picture. That is what's facing our Drysdale Drive entrance. Also, The Avenue on Military Cutoff will affect traffic at our Arboretum gate. We will most likely have a community meeting in late spring to share the latest information including the NC Dept. of Transportation/ City of Wilmington construction at Drysdale and the Eastwood flyover.

Architectural Review Committee News

By Rob Johnston, Architectural Review Committee Chair

The Architectural Review Committee remains very busy with the review of more than 100 submittals in just the last month. We greatly appreciate the efforts of the owners and their representatives in providing complete submittals, which include the information required by the ARC Guidelines, and designs that consider the Guidelines related to the proposed improvements.

There are quite a few home modifications, additions, renovations and home painting projects being undertaken at this time. These home improvements are important in helping to keep Landfall looking fresh and well maintained. Spring

will be here before we know it, and we encourage everyone to take a stroll around your property and consider whether any landscape beds have plants that should be pruned or need to be replaced, remove any dead branches or weeds, decide if areas in the yards need to be fertilized or if sod in some areas needs to be replaced, and consider whether fresh mulch or pine straw should be applied. Please also consider whether the house, painted trim or siding needs to be painted or power washed, as well as possibly power washing driveways and walkways. Please remember that these routine, annual maintenance projects do

not require ARC review, unless you intend to make significant changes to your existing landscaping or wish to change the home paint color.

Our Landfall community is now over 30 years old and thanks to many of you, the community continues to look beautiful. Please remember that the ARC Coordinators, Shelly and Hannah, are available to assist you with your submittals or if you have questions about the Guidelines. They can be reached by email at arc@landfall.org or by phone at 910-256-7651. We look forward to working with you as you make plans for any 2022 home and landscape projects.



COA ANNUAL MEETING

The COA annual meeting is Tuesday, March 22 at 6:00 pm at the Country Club of Landfall. There will be a social hour prior to the informational meeting.

We hope to see everyone there.



CHIEF OPERATING OFFICER UPDATE

By Steve Hughes

Hard to believe the first month of 2022 has already come and gone. Spring is just around the corner. Now is the time to start planning to ensure that your yard is ready. Irrigation systems should be checked and adjusted accordingly, pre-emergent should be applied over the next month, finishing up of your winter pruning and applying a fresh layer of mulch or pine straw to help prevent those nasty spring and summer weeds. If we can be of any assistance with any of these, please don't hesitate to call or email us at maintenance@landfall.org or 910-256-7604.

I would also like to ask for your help in one really key area. As we spend hundreds of thousands of dollars every year cleaning and inspecting our more than 23 miles of underground stormwater facilities, we are seeing some very concerning issues.

There has been a large increase in pet waste bags, yard debris and trash being deposited in our catch basins. This can, and most likely will, cause severe obstructions to our facilities. So please, if you see anyone doing this, let us know so we can remove the debris right away and consult with the individual(s) doing so. Together we can help our facilities function as de-

signed. Thank you so much in advance.

I would like to take this time to thank everyone for their continued support and use of both our LAS and LOS programs. It is so very important to me to keep your hard earned money in Landfall. 2021 clearly showed us what a huge success these programs have, and can continue to have in a very positive way, on your beautiful Landfall community.

Have a wonderful and safe rest of the winter. If there is anything we can do to assist you, please do not hesitate to ask.



LANDFALL FACTS

Year end 2021

Owned Lots Paying Dues	2019
Homes Complete.....	1819
Homes Under Construction.....	52
ARC Homes in Process.....	15
Homes for Sale.....	4
Lots for Sale.....	4
Homes Sold.....	149
Lots Sold.....	25

Security News and Updates

By Chris Adam, Chief of Security



We, at Landfall Security, hope that all of our residents are off to a happy and healthy new year! Despite the chilly start, it appears that sunshine and warmer temperatures may be just around the corner. As you plan your family outings and trips for 2022, be reminded that upon request, our Security team performs house checks for our homeowners while they are out of town. During the month of November, we performed 1155 house checks, and in December 1462. If you are planning a trip and would like to be added to the list for house checks, you can complete the online request form found on our website at www.landfall.org/security, or you may pick up a form at the COA office and drop it off on your way out of town.

While Security is out patrolling the 29 miles of roads within Landfall, we frequently see walkers and bikers utilizing the roadways. If you are one of the many enjoying this activity, please ensure that

you are wearing reflective gear when it is dark out. CERT has so generously donated reflective vests to the COA, and these are available for free to our Landfall homeowners. We also offer adjustable armbands that have a reflective strip and multiple light settings that you can apply during use. These armbands are for sale at the COA office for \$10 each. Please stop by to pick up a vest and purchase your armband today! We want to make sure our homeowners stay safe while out and about on our roadways.

Recently we have received concerns related to house numbers not being visible from the street. When a home does not have their address clearly posted, it may make it difficult, not only for Security to locate the home, but also for emergency responders. Sometimes it's just a matter of pruning the landscaping in the front yard and other times there may not be an address posted at all. We urge our homeowners to take a look from the

street and make sure that your home number is visible. The ARC can supply a list of examples for approved address plaques if you do not have one posted at your home and you are interested in purchasing one.

As a reminder, Coastal Waste collects our residents' trash on Thursdays and Fridays unless otherwise announced. Trash receptacles should be stored in a screened-in area or garage, not visible from the road, neighbors, or golf course. On the days of collection the trash cans should be returned to the screened area or garage as soon as practicable.

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

New Owners & Recent Transfers

Susan Spencer

2040 Montrose Lane
of Wilmington, NC

Blake & Robin Conklin

1804 Pembroke Jones Drive
of Wilmington, NC

Karl W. & Lise Cooper

2213 Deepwood Drive
of Wilmington, NC

James & Catherine Richardson

704 Windswept Place
of Wilmington, NC

Tandi Kowalski

1912 Senova Trace
of Wilmington, NC

Betty Jo McIntyre

2000 Spinnaker Place
of Wilmington, NC

Timothy & Kristi Severo

1520 Landfall Drive
of Wilmington, NC

Daniel A. Saklad

1705 Fontenay Place
of Wilmington, NC

Kathleen Comfrey

2012 Kenilworth Lane
of Wilmington, NC

Jessica Cahill

857 Bedminister Lane
of Wilmington, NC

Gary & Donna Session

7254 Saddleworth Trail
of Wilmington, NC

Sherry Jones

2224 Moreland Drive
of Holly Springs, NC

Vince & Nancy Fernandez

1802 Senova Trace
of Wilmington, NC

Adam & Irene Henderson

1724 Pembroke Jones Drive
of Wilmington, NC

Nicolas & Janet Lane-Roberts

612 Bedminister Lane
of Wilmington, NC

Vicki K. Evans

1229 Arboretum Drive
of Greenville, NC

William & Danielle Schmidt, II

2201 Mason's Point Place
of Islip, NY

Robert Ducharme & Jeanne Olson

1208 Arboretum Drive
of Wilmington, NC

Douglas & Jodie Weed

616 Inverary Way
of Wilmington, NC

2021 Landfall Holiday Lights Contest!

Thank you to all the entrants this year! The winners received a dinner for two at the Country Club of Landfall and were delighted their homes won! Happy, healthy 2022 to you all! Glenda Hay, Cynthia Brosnan, Kiplyn Duffy, Cris Hernandez, Cathy Marshall and Lisa Shriver



Zach & Cathryn Piech
1919 Verrazzano Drive
Best Elaborate Display



Ed & Amanda Kranski
7201 Prince Albert Court
Best Childrens Display



John & Elizabeth Thorpe
1805 Cross-Staff Road
Best White and Color Mix Display

GREAT OAKS CLUB NEWS

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!

February 9th-1:00 p.m.

Our guest speaker will be Robert Harootyan, Gerontologist and demographer whose career has encompassed academia, the U.S. Congress, the state of California and non-profit organizations including AARP. He will present "Our Aging Population: Good or Bad?". Mr. Harootyan will discuss the rapidly aging U.S. population and will lead an interactive discussion of how this will impact issues related to health, economics and our social well-being of a more diverse older population in the future.

March 9th-1:00 p.m.

Come learn about The Wrightsville Beach Sea Turtle Project. The project leaders- Nancy Fahey and Janice McCarthy will give insight to the turtles that nest on our beaches, the turtle life cycle and conservation efforts to keep our turtles here and thriving.

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).

For more information- please go to our website: www.greatoaksclub.com.



COA Board Election

Attention District 3 and District 5 Owners

If you did not receive your email ballot to vote in the 2022 Landfall COA Board of Directors Election, please check your email spam or email boardofdirectors@landfall.org. Thank you to those who have participated in the Election.

THE VOICE IS PRODUCED BY THE COMMUNICATION COMMITTEE:

MUFFY PEPPER, EDITOR

MIKE WILLIAMS, OFFICE MANAGER

BILL HAMLET, COA LIAISON

SHELLY KEARNEY, COORDINATOR

Frank H. Kenan Chapel Concerts

A Concert Featuring a Quartet of Saxophones

When: February 27, 2022, at 5:00 p.m. at Kenan Chapel

Kenan Chapel is thrilled to present a slightly different kind of musical concert featuring saxophones! We are honored to host four exceptional classical saxophonists from The University of North Carolina School of the Arts. These talented students from the UNCSA School of Music, Dan Dauber on Soprano Sax, Carter Doolittle on Alto Sax, Tyree Nesbitt on Tenor Sax, Gabriel Lopez on Baritone Sax will present a powerful high energy performance in this audience-friendly program.

These UNCSA students always reinforce the success of why UNCSA was founded in 1963 as America's first public art conservatory to train wildly creative, gifted and hardworking young artists to do what they love, and do it brilliantly.

The concert begins at 5 p.m. with a reception following at the Country Club of Landfall. Complimentary tickets will be available at the NE Branch of the New Hanover County Library on February 21st. Please consider a generous donation to help us continue this wonderful music program at Kenan Chapel.



Carter Doolittle



Dan Dauber



Gabriel Lopez



Tyree Nesbitt

A Concert Featuring the Cecelia String Quartet

When: March 20, 2022, at 5:00 p.m. at Kenan Chapel

Kenan Chapel is so pleased to host the very popular Cecelia String Quartet from The University of North Carolina School of the Arts. The quartet of these especially talented string musician students includes two violinists, a violist and a cellist who will share with the audience their special gems from the solo repertoire, followed by Beethoven's beloved B-flat major String Quartet, Op. 18, no. 6.

The Cecelia Quartet includes Roni Shitrit, violin, Heather Blake, violin, Julian Smart, viola, Sophie Lyman, cello, and is under the teaching and guidance of Dr. Janet Orenstein, a graduate of The Julliard School.

The concert begins at 5 p.m. with a reception following at the Country Club of Landfall. Complimentary tickets will be available at the NE Branch of the New Hanover County Library on March 14th. For more information about this wonderful music program and how to support the Kenan Chapel Foundation, please see Kenanchapel.com and "Like" us on Facebook.



KEEP NEW HANOVER COUNTY BEAUTIFUL

RECYCLE RIGHT

By Dick Brightman

Recently, one of our readers suggested that it would be helpful to understand the WHY behind recycling DO and DO NOTS (and thank you, JRW). We agree! In this issue, we have included some of our most popular questions about bottles, caps and lids, the short answers, and then the “why” behind each answer.

Q: Should I put the caps back on plastic bottles after I rinse them out?

A: Yes! Clean and empty the contents of the bottles and replace the caps.

There are two reasons why leaving the caps on is important. Caps are small and if not kept on the bottles they have a tendency to become litter. Also, items from recycling bins are first sorted by material (plastic, metal, paper, etc.) at our local Materials Recovery Facility (MRF). The plastics are then sorted by type (#1 bottles, #2 bottles, caps). Leaving the caps on bottles helps in the final sorting process. At the processing mill the bottles and caps are then shredded and placed into a hot water bath. The flakes from the bottles sink to the bottom as they are

heavier and the flake caps rise to the top; they are then sorted separately. Additionally, if caps are left loose, they can fall through the screening and may be discarded or even jam the sorting equipment.

Q: Should I put metal lids back on glass bottles after I rinse them out?

A: No. It is best to remove them.

WHY: Glass jars are crushed first at our local facility. The crushed materials are then sent off to a mill for further processing. At the mill, sophisticated sorting equipment scans and sorts out all non-glass particles (such as pieces of crushed metal lids). So, the recyclable materials can still be sorted and processed, but it is far more efficient and cost effective if you remember to remove lids before placing glass in your bin.

Q: Can I place the metal lids I remove from glass bottles in with my mixed recyclables?

A: Yes!

WHY: Metal lids and tops of metal cans can be recycled in our normal recycling containers. These items get sorted out utilizing sophisticated metal scanning equipment.

Q: Can I put my recyclables into plastic bags inside the recycle bin?

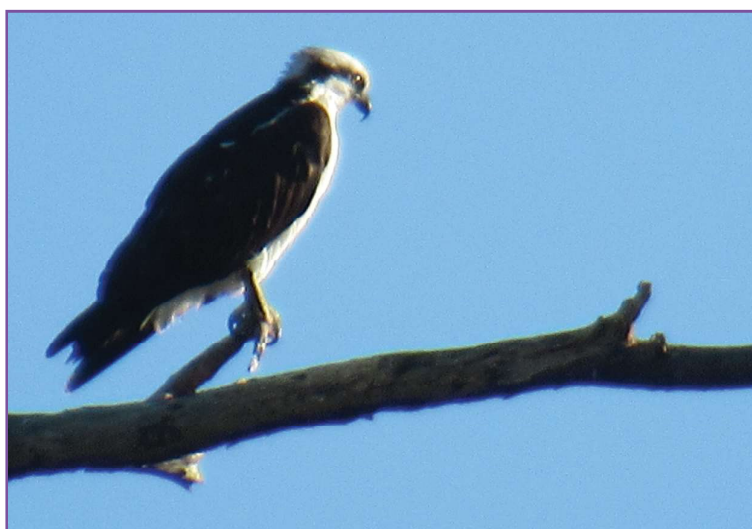
A: NO!

WHY: Plastic bags are not recycled at our MRF. So manual labor has to physically open and empty the contents onto the conveyor belt. This takes time and increases the cost and decreases the efficiency to recycle.

Source: America's Plastic Makers, Joe Suleyman- Director of Environmental Management

Want to learn more- <https://www.plasticmakers.org/news/overcoming-bin-decision/> and <https://www.considerable.com>.

Last fact: Contamination rates at our local MRF are 17%, and the rate at the national level is 11%. DON'T “Wish-Cycle”; when in doubt, throw it OUT!



BIRD WATCHING NEAR ARBORETUM DRIVE CAUSEWAY
EAGLE AND OSPREY
PHOTOS COURTESY OF DILIP SUBRAMANYAM