



THE LANDFALL VOICE

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APRIL - MAY 2022

UPDATE FROM THE LANDFALL COA BOARD CHAIR

By Bill Hamlet, COA Board Chair

Each month we have the opportunity to read in Landfall Living and Intracoastal about our community and its remarkable and interesting residents and their environment. We enter the gates to an oasis of natural beauty and wonderfully landscaped homes. I find it a joy to live here.

That said, for those who did not attend our Annual Meeting, as a community we are maturing. We are filling in and we are three to five years away from full "build out". We also are bordered by evolving major commercial and residential development with their concurrent traffic challenges and line of sight proximity. Your Board and management are focused on both, what we need to respond to now, and what is most likely to require our investment and focus in the near future.

To maintain, replace and improve on

our current fixed asset base, we are financially well reserved. In prior years your management team and our Boards did an admirable job in positioning us for where we are today. Sure, nobody wants to pay high and moderately increasing HOA/COA assessments. But from my vantage point today, they were well thought out and the right thing to do.

For the last several years we added from 20 to 30 new homes a year. Surprisingly, as a percentage change, traffic flows in Landfall have gone up faster. We monitor in some detail every three months the vehicle flow through our gates and the make up of same (residents, guests, vendors, construction etc.). How we residents use our gates is evolving as we encounter the traffic congestion outside of our gates at different times of the day. In the next one to three

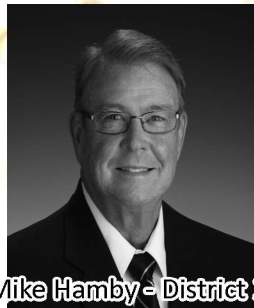
years we will have to meaningfully alter our Drysdale and Arboretum gates.

Today we need to all modify our driving habits inside the gates. Traffic inside has increased by approximately 25% over the past five years. We still have the same streets, but with more walkers and bikers. Yes, at certain times of the day it will be a challenge to go the posted speed limits at certain locales. It is also now unacceptable (and obviously dangerous) for folks to go appreciably faster than the speed limit. We are too congested for us to be speeding. It is likely that in the near future we will install traffic ticketing cameras at various locations.

Enjoy the spring beauty of our entryways, Temple Gardens, medians, Kenan Chapel and the new walkway and plantings at Overlook Park on Landfall Drive.



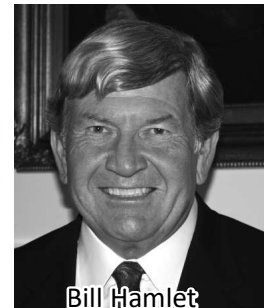
Gregg Pfund - District 1
Secretary



Mike Hamby - District 2
Vice Chair



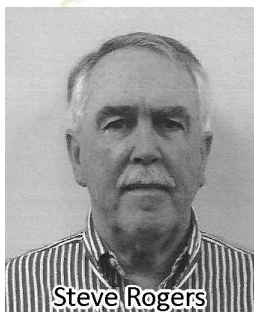
Jason Lumpkin - District 3



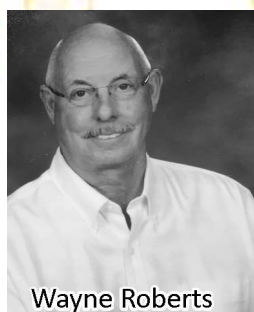
Bill Hamlet
District 4 - Chair



Gary Caison
District 5



Steve Rogers
At-Large



Wayne Roberts
At-Large - Treasurer

**2022 Landfall
COA Board
Members**

COA MAINTENANCE UPDATE

By Steve Hughes, Chief Operating Officer

We are off and running as I'm sure all of you are as well. Warmer temperatures, nature waking up and everyone trying to spend more time outside and in the yard. What a wonderful and beautiful time of year.

I would like to address a couple of things that always come to the top of the question list at this time of year. Watering, fertilizing and planting summer flowers. This is a very dry time of year. Humidity is low, winds are high and the sun is rising higher in the sky every day. However, be very careful not to turn your irrigation systems on every day. You definitely do not want to over water. Let the roots go looking for the water. We have been having at least one good rain almost every week so far and this should be enough for all established plants. If you are not in a position to turn your irrigation system on and off manually, set it for twice a week for just 5 or 10 minutes run time per station.

Fertilizing right now is not necessary

and a waste of your hard earned money. The grass blades are greening up due to the stronger sunlight as previously mentioned. The soil temperatures are still cool and the grass roots are not ready to take up any fertilizer. Holding off until very late April or until the middle of May, you will get more bang for your buck.

Summer flowers are always a quick and rewarding way to provide instant color to your home. The home and garden centers are packed full with annual flowers right out of the greenhouse and are in full bloom. However, buyers beware. Keep a close watch on those nighttime temperatures and cover those flowers up if they are calling for frost or you could be heading to the garden center again.

Here is a big topic that is starting to come up and if the long range weather forecast is correct, we will be talking about it all summer long. Lake and pond levels. We are returning to slightly below normal rainfall amounts after five plus

years of way above and record yearly rainfall amounts. The water table is falling and so are water levels. We rely heavily on the water table to keep our lakes and ponds full. Most of our bodies of water have sand bottoms. This allows the water to leach through the bottom as the water table falls and it helps clean the water as it leaches back into the aquifer. Although we have lake fills in many of our lakes and ponds, in most cases they just can't keep up with the water loss between leaching and evaporation. As the water level goes down, the water temperature goes up along with the potential for large algae outbreaks, low oxygen levels, and in a worst case scenario a fish kill.

As always if you have any questions, suggestions and concerns please give me a call. Have a safe and enjoyable spring.



CREATURE FEATURE

By Brittini Laza



Well hi there! My name is the "Marbled Salamander." I like to hide behind leaves, logs, and other debris, but if you look close enough, there is a chance you can find me! I love swampy areas and wetlands, especially if they are close to ponds... so the next time you take a stroll down the nature trail keep any eye out for me and many other of my fellow North Carolina animal friends. I can range in colors, but I am usually a fun marbled pattern. I also don't get very big, sometimes my species can grow up to 4 inches total.

Some people call me slimy and weird, but I am essential to the North Carolina ecosystem. Besides, it is fun to be a bit different isn't it?

HOME AND LANDSCAPE MAINTENANCE

Spring is a perfect time to survey your home and landscaping for any necessary maintenance. Many thanks to the owners who have already contacted the COA for help with property improvements, including removing weeds from landscape beds, fresh mulch applications, weed/fertilization treatments for lawns and home power washing. Please inspect your home-site over the next few weeks and note any areas with peeling paint, broken shutters, mold on stucco or trim, and discolored walls. Please remove and replace any dead landscaping. For bare areas in lawns, please make decisions for how these will be addressed, with either new grass or possibly new landscape beds.

Please be reminded that any modifications to your home or landscaping must be approved by the ARC. A general spring clean up will be greatly appreciated, prior to the Landfall COA performing our annual (from the street) survey of the entire Landfall community.



Finance Report

By Wayne Roberts, Treasurer & Finance Committee Chair

After being in this position as Treasurer since March 22, 2022, I am happy to report that the COA ended the year 2021 in excellent financial health. The COA ended the year 2021 with an overall net income of \$419,000 which included a budgeted carryover into 2022 of \$54,000. The remaining net income of \$365,000 was designated by the Board of Directors for future capitalization projects.

Additionally, I have included below the financial results as of February 2022. I wish you all a happy spring and look forward to further reporting in the future.

The Capital Improvement Fund (CIF) ended February 2022 at \$2,723,000.

Financial results as of February 2022

YTD Revenues -	\$1,827,000
YTD Expenses -	\$1,442,000
YTD CIF Contributions -	\$ 381,000
YTD Net Income -	\$ 4,000

2022 Landfall COA Committees

Architectural Review

Randy Marshall, Chair
Dilip Subramanyam
Tim Gardner
Greg Soltis
Gary Barbato
Don Morin

Landscape

Deb King
Katherine McKenzie
Mary Brown
Beth Foster
Jim Spicuzza

Nominating

Steve Bruni, Chair
Christine Elliot
Julie Colclaser
Mary McKenna
Ken Trojniar

Covenants & Security

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

Buildings & Grounds Ad Hoc

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

Landfall Voice Editor

Muffy Pepper

Security News

By Chris Adam LCOA Chief of Security

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

Dog Walkers

Spring has sprung and beautiful sunny days are upon us. During this time our residents may be more inclined to take long walks with their furry family members. Please keep in mind that all household pets, while not at their residence, must be on a leash accompanied by their owner or handler. Pet owners are responsible for clean up after their pets and must have the means to do so. Furthermore, please be aware that pet urine can damage certain types of grass and plantings, so please be conscious of where your pet takes a pit stop. When collecting your pet waste make sure you dispose of it properly, either in a designated pet waste receptacle or at your residence. Please contact Security if you observe any pet violations or have any animal related concerns.

Critter Encounters

Warmer weather brings out more insects and critters. You can lessen the chance of an unwanted encounter by being mindful while you are engaging in outdoor activities, especially when doing any kind of gardening or yard work. It is highly encouraged that garage doors are not left open for long periods of time as this creates the perfect opportunity for snakes and other insects/animals to come in and make themselves at home. For more information about local wildlife and how to identify them, visit our website: www.landfall.org/wildlife.

Vacant Lot Respect

Another subject worth mentioning is vacant lots. We've received calls about people parking on lots and walking their pets across them. We've also received complaints about neighboring properties

using lots for their vegetative debris. It is important to know that vacant lots are private property. Please make sure that your contractors and guests are not utilizing them for additional parking or dumping trash and debris unless permission has been granted by the lot owner.

Please be mindful of the Rules and Regulations here in Landfall. We, at Landfall Security, thank you for all your help in preserving what makes Landfall such a prestigious community.



Reserve Cette Date!

Landfall Foundation Annual Gala An Evening on the French Riviera

Country Club of Landfall
May 13, 2022 | 6-11pm

Come for "An Evening on the French Riviera"

By Jane Carlson

No, you don't have to book a plane reservation or pack a suitcase, because an incredible evening awaits you right here in Wilmington! The Landfall Foundation is pleased to announce its annual gala on May 13 at the Country Club of Landfall, themed to capture all the magic, tastes and sounds of the French Riviera.

It will be time to don your favorite nautical chic attire for a truly memorable evening, starting on the terrace with signature cocktails and sumptuous hors d'oeuvres (after all, didn't we borrow that word from the French?) Dinner will feature multiple carving stations, a Mediterranean pasta bar and too many more delectables and desserts to men-

tion. Following dinner, there will be a live auction with the chance to bid on those still sought-after Broadway tickets to Hamilton and Moulin Rouge, a vacation package to Maui, a round of golf with caddies at Eagle Point for four with lunch, or even a cruise to Bald Head Island for a relaxing midday meal. And those are just for starters!

There will be live music throughout the evening and following the auction the party continues with Kyng Bae, American Idol Golden Ticket Winner performing in the lounge.

The annual gala is the Landfall Foundation's signature event and helps raise money to support underfunded non-profits in our local community in the

arts, education and health and welfare. The Foundation is not affiliated with the Country Club, rather it is the work of dedicated individuals and volunteers that keep overhead low: Ninety-seven cents of each dollar raised support the mission. Since the Landfall Foundation's inception in 1995, over \$6 million has been raised by the Foundation and last year over \$500,000 was distributed to 73 different organizations and schools. In 2021, an additional \$40,000 in capital grants was also awarded. Year after year, your generous support has made an enormous difference in the lives of those most in need.

Sponsorships and tickets are available online. For additional information, please visit www.LandfallFoundation.org.

Landfall Architectural Review Committee Update

By Randy Marshall, ARC Chair

Spring is upon us and the Architectural Review Committee continues to be very active. We currently have 22 new homes in progress and construction has recently begun on five new homes and twelve have completed this year. Additionally, we have over 120 additional projects currently under way, which include home additions, color changes, generators, pergolas, firepits, roof replacements, swimming pools and fence additions which round out the majority of the remaining hardscape submittal reviews.

We also have been very active in reviewing landscaping plans and revisions. Tree removals and landscape renovations remain an important element of property development design review in new construction situations, as well as landscape modifications for existing homes. It is the desire of the Committee that Landfall remain (or in some cases become) a naturally beautiful habitat with shade trees and lushly planted land-

scape beds. Please consider this with your landscaping and tree removal requests and let the ARC know how you would like for the area to be landscaped after removal of the tree. For the tree removal submittal (even if it is a dead tree), provide the Modification to Existing Home Form available online at landfall.org, mark the tree with ribbon or string (not painted) and provide a plan for the area where the tree will be removed. If the tree removal leaves a vacant landscape bed or damages other landscaping with the tree removal, additional landscaping may be necessary.

Overall, please take a walk around your yard and consider that expanses of pine straw or mulch should be landscaped with either shrubs or walking paths or garden style features. These changes do require ARC review. The submittal is easy and can usually be done with the Modification Form, photos of the area and a plant list.

Many thanks to the owners who are completely renovating their landscaping. It is suggested that a landscape design professional be consulted as this will require a 1"X10' scale site plan, symbolled plant placement, labeled plant names, and landscape bed contours along with a plant list that indicates species of plant, quantity, as well as height and width at installation. Remember that new plants require special care and watering. New plants will not survive if they are not attended to and this sometimes takes daily attention.

All changes, additions or eliminations to the home or landscaping are subject to the architectural review and submittal process. This includes material replacements. If you have any questions about how to provide a submittal, please e-mail the arc@landfall.org or contact the ARC Coordinators, Shelly or Hannah at 910-256-7651. Enjoy the spring weather and the beautiful community we call Landfall!!

Investors Roundtable of Wilmington

By Lynne Craighill

The Investors Roundtable of Wilmington was organized in 1994 to provide an educational forum for the presentation and exchange of financial, economic and business information to assist private investors with the management of their individual financial assets. Investors Roundtable is not an investment club, and speakers are not making sales presentations.

The membership currently consists of approximately 100 people in the greater Wilmington metropolitan area who have an interest in the financial markets. The organization meets nine times during the year on the first Thursday of each month (except January, July and August) at the Country Club of Landfall. Lunch is served at 12:00 noon, followed by the featured speaker, and a question and answer period ending at 1:30 p.m. Our speakers, recognized leaders in their respective fields, speak on subjects relevant to the

current investment environment. Guests are welcome and encouraged at all meetings.

Website: investors-roundtable.com



May 5, 2022

Dye Clubhouse

Speaker: Steve Vafier, Principal,
NextEquity Partners

Steve is a Principal at NextEquity Partners. Previously, Steve was a Principal

and prior to that a Senior Associate at Elevation Partners, where he participated in all aspects of the investment process, with a focus on investment analysis, due diligence, transaction execution and business analytics. He has broad consumer and enterprise technology investing experience, including working on investments in Yelp, Facebook, MarketShare, Sonos, Sharethrough, and Airbnb. Previously, Steve worked as an Investment Banking Analyst at Morgan Stanley in the industrials group. Steve graduated with a B.S. in Business Administration from UNC Chapel Hill.

Steve will discuss ecommerce 2.0 and a few stocks in that category.



Great Oaks Club

By Janet Pruden

May 11th-11:30- Luncheon and Fashion show

We hope to see everyone at the luncheon and fashion show! Our Great Oaks Club models will be wearing outfits from Meadowlark, Tres Bleu and Cool Sweats. Details to follow.

The May meeting will be our last Great Oaks Meeting for this season. After the summer recess- we will resume in September with an exciting new calendar of events. A big thanks to Barb Nevin and the Great Oaks Club Board for a tremendous year!

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 and are held at the Country Club of Landfall Nicklaus Clubhouse.

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

Frank H. Kenan Chapel Concert



Tallis Chamber Orchestra on May 8, 2022 at 5:00 pm

It's become a wonderful tradition for the Tallis Chamber Orchestra to perform for us at Kenan Chapel on Mother's Day. As many of you know the Tallis Orchestra is now celebrating 17 years of concerts in Wilmington and always exceeds our expectations. The orchestra is made up of 12-14 string players and one keyboard player.

The program will include music by Thomas Tallis, JS Bach, Joseph Haydn, and John Rutter and will feature a piece by composer Gwyneth Walker for Trumpet and Strings with Adam White on Trumpet. Of note, all of these very talented members of the ensemble are from the Wilmington area and volunteer their time and talent to this marvelous group.

Complimentary tickets are available beginning May 2nd at the NE Branch of the NHC Library. 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. Note that there will not be a reception following the concert.



New Owners & Recent Transfers

Dustin & Lyssette Mulhollen
856 Gull Point Road
of Wilmington, NC

Jeff Sackrison
2111 Bay Colony Lane
of Wilmington, NC

Frank & Terri Lynn Monaco
508 Moss Tree Drive
of Wilmington, DE

William & Anneliese Piatt
1441 Quadrant Circle
of Wilmington, NC

Lance & Marian Lazarus
1936 London Lane
of Wilmington, NC

Adlai & Ann Wood
513 Moss Tree Drive
of Fort Bragg, NC

Henry & Elizabeth Hawthorne
1728 Signature Place
of Wilmington, NC

Rob Gabbard
7125 Saybrook Drive
of Wilmington, NC

Alfonso Pozas-Guajardo
2001 Marsh Harbor Place
of Wilmington, NC

Neil & Robyn Henning
841 Fox Ridge Lane
of Wilmington, NC

Mark & Karen Lampkin
1432 Quadrant Circle
of Wilmington, NC

Jim & Jocelyn S. Searson
1508 Black Chestnut Drive
of Farmington, CT

Andrew & Leah Lucas
2171 Deer Island Lane
of Wilmington, NC

James & Mary B. Rich
1336 South Moorings Drive
of Wilmington, NC

Hal & Meredith Wells
1704 Fontenay Place
of Wilmington, NC

Daniel & Jacqueline Hedgecock
2103 Harborway Drive
of Wilmington, NC

Barrett & Anna Earney
1650 Verrazzano Drive
of Wilmington, NC

Eric & Andrea Taubenheim
1138 Arboretum Drive
of Fairfield, CT

Holt & Taylor Humphreys
2205 Ocean Point Drive
of Wilmington, NC

Sherry Jones
2216 Moreland Drive
of Holly Springs, NC

Jesse & Kelly W. Blanton
2220 Moreland Drive
of Wilmington, NC

Henry E. Miller, III
7258 Saddleworth Trail
of Wilmington, NC

Roger Mott & Debra Stratton
2021 Deer Island Lane
of Springfield, VA

LANDFALL FACTS

As of April 2022

Owned Lots Paying Dues	2019
Homes Complete	1833
Homes Under Construction	42
ARC Homes in Process	22
Homes for Sale	8
Lots for Sale	4
Homes Sold	16
Lots Sold	3

THE VOICE IS PRODUCED BY THE COMMUNICATIONS COMMITTEE:

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