

A vibrant background of colorful fireworks in shades of blue, yellow, green, and pink exploding against a black night sky.

# THE LANDFALL VOICE

VOLUME 30, ISSUE 3

OFFICIAL PUBLICATION OF THE LANDFALL COA

JUNE - JULY 2022

## **Independence Day 2022**

**JULY 3RD ~ FANTASTIC FIREWORKS SHOW**

Approximately 9:05 pm - visible from the Nicklaus Driving Range

**MONDAY JULY 4TH**

**9:30 am ASSEMBLE AT SUN RUNNER PLACE FOR DECORATED  
VEHICLE PARADE**

**10:00 am VEHICLE PARADE**

The parade will leave from Sun Runner Place at 10:00 am and will travel down Arboretum, then turn right on Pembroke Jones Drive to Drysdale Drive to meet the kids' parade.

**10:30 am KIDS' PARADE**

From Drysdale Drive, the children will join the motor vehicle parade with bikes, skateboards, strollers, etc. Kids of all ages - come join the fun, dress up and wave your flags. A special gift will be available for each child!

**11:00 am-1:00 pm KIDS' GAMES & FOOD TRUCKS AT THE  
COA REC SITE**

Cupcake eating contest, inflatables, dunking machine, balloon toss, tug-of-war, face painting, and Pink Peppermint the Clown. Food and beverages will be available for purchase from local food trucks. Complimentary popcorn will be provided.

**Flags For Sale!**

**Don't forget your American Flags! 12" X 18" cloth ~For sale at  
the COA office!**

**\$3 each or 10 for \$25**

## **UPDATE FROM THE LANDFALL COA CHAIR**

*By Bill Hamlet*

Thank you to all of you who choose to volunteer your time and talent in the management of our Homeowners Associations and our COA. Your involvement amplifies our professional staff's capabilities and reflects the residents' current concerns and interests.

There always has been, and always will be, disputes between a minority of Landfall homeowners and the COA. However, I believe that for the most part we're getting it right. Otherwise, we would not be seeing the above market home value appreciation and a waiting list of folks hoping to find a home in Landfall or to join the Country Club of Landfall. I understand that as of this article there are only 13 homes available for sale in our community (out of 1,833 completed homes). How many of us enter the

gates and say to ourselves "this is just lovely! I am truly happy to live here."

As noted, there are always some disputes or disagreements ongoing relating to our covenants and their application. Recently, this has led to an increased use of social media and extensive email distribution lists on certain issues. Resident involvement is always useful as it provides a feedback loop and can lead to positive change.

That said, you should correctly assume that there is more factual information and context available to your fellow residents who serve on our various committees than is publicly known and available. These volunteers have been successful in their careers and many have skills unique to the needs of the committees or boards on which they serve. They do not have an

agenda other than to assure that Landfall retains its consistent quality and evolves in a positive, predictable manner.

Recently, we had our outside Reserve Study completed and presented to your board. It recommended a meaningful increase in capital reserves (and thus potential assessment increases) primarily relating to the manner in which we maintain (repave/repair) our 29 miles of roadways. The topic requires further analysis and education of your board by paving professionals for us to consider any changes to our current approach. Our roads are in good shape but the increased volume and nature of traffic on our main arteries will need our continued attention.

*continued on page 2*

# Maintenance News

By Steve Hughes, Chief Operating Officer



I hope everyone enjoyed their Memorial Day weekend and remembered the amazing brave heroes who made the ultimate sacrifice for our freedom.

This spring has been the most difficult spring I have ever experienced with bringing our warm season grasses out of dormancy. However, the next ten weeks is warm season grasses time to grow and grow fast. Make sure you fertilize and water and you will see wonderful results.

All the summer flowers have been installed and are already showing wonderful colors. You may have noticed a few new hanging baskets have been installed along Pembroke Jones Drive to go along with the ones on Arboretum and Deer Island.

Your July 4th festivities return to a full community scale celebration this year with July 3rd fireworks and July 4th parade and kids' games. I look forward to seeing everyone there.



As always if you have suggestions, concerns or just want to say hi, please don't hesitate to call. I wish all of you a safe and wonderful summer.



## CHAIRMAN'S UPDATE

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A couple of months ago several COA staff members and board members met with the NC Department of Transportation engineers to get updated on the Drysdale extension project (connected to the Center Point development) and the Eastwood Flyover project. Both of these projects may have an impact on our gates (and the potential for material expenditures). The good news is that they will be impacting us a bit further into the future than originally planned.

The Drysdale Extension project is to be let for bids this month and the projected first phase of construction (on Drysdale on our side of Military Cutoff) most likely will not occur until late 2023.

Have an enjoyable and safe summer. Drive slower and with caution for our walkers, joggers and bikers.

## CALLING ALL CARS FOR 4TH OF JULY PARADE!

Uncle Sam wants you and your decorated vehicle in Landfall's own parade of cars! If you own a classic or antique car, Humvee, motor home, motorcycle, classic truck, funny car or any vehicle, please decorate and join in the fun of parading through Landfall on the way to the festivities at the Landfall recreation site.

The parade will assemble at 9:30 am on Sun Runner Place across from the Landfall Clubhouse. The kids of Landfall with their decorated bikes, wagons, carriages, etc. will join the parade on Drysdale Drive at 10:30 am.



## Landfall Security Update

By Chris Adam, Landfall Chief of Security

With the school year ending and summer upon us, we tend to see more bikers and walkers out in Landfall. Please be mindful of the posted speed limits and use caution while sharing the roadways. If you are riding a bike or in-line skating, you must be traveling in a single file line, with the flow of traffic. Anyone walking or jogging in Landfall must travel against the flow of traffic, and should use sidewalks where available. Landfall CERT has donated Hi-Viz reflective vests for our residents to wear while they are walking and riding. If you are interested in getting one of these vests, please reach out to us at 910-256-5311 or by email at security@landfall.org. Additionally, please be aware of the biker and walker traffic just outside of our gates when entering and

exiting our community. The yield caution light when turning left out of the Arboretum gate is in place just for the purpose of yielding to this pedestrian traffic. Please remain cautious and careful for the safety of all.

Recently, while out on property, Security has noticed several dumpsters and trailers unscreened and being left onsite after construction hours. Most of these unscreened dumpsters have been located at properties that are not going through the Architectural Review process, and have been utilized for interior renovations. It is important to notify us, at Landfall Security, if you require the use of a dumpster on your property and the length of time it is proposed to be onsite. Typically, if the dumpster is required to be onsite for

more than a week then it should be screened from the street, neighbors, and golf course or common areas.

Lately, we have been receiving multiple complaints about trash cans being left out and visible from the street and/or surrounding neighbors. Trash receptacles should be stored in a screened-in area or garage, not visible from the road, neighbors, or golf course. As a reminder, Coastal Waste collects our residents' trash on Thursdays and Fridays unless otherwise announced. On the days of collection the trash cans should be returned to the screened area or garage as soon as practicable.

Congratulations to all of our Landfall graduates! We hope everyone has a wonderful summer and as always we thank you for all your help!

# Finance Committee Report

By Wayne Roberts, Treasurer

After ending 2021 with additional funds to be used for future capitalization projects, the 2022 year is off to a positive financial start. Despite the rising costs of most supplies and fuel, the financial position is a positive net income that is slightly over budget plan. Additionally, the community support of the LAS and LOS programs has been extraordinary.

Financial results as of 1st quarter ending March 2022 are as follows:

YTD Revenues	\$2,844,000
YTD Expenses	\$2,257,000
YTD CIF Contributions	\$ 572,000
YTD Net Income	\$ 15,000



The Capital Improvement Fund (CIF) ended at \$2,836,000 and is projected to end the year 2022 at \$2,930,000

Please note that the July 2022 semi-annual assessments have been sent; and if you did not receive your invoice, please contact the Accounting Department at the COA office for assistance.

## Rules and Regulations Revision

On May 24, the Landfall Council of Associations Board amended the Rules and Regulations to provide for proof of identification at our Security Gates between the hours of midnight and 5:00am. This will be effective July 1 and applicable to authorized personal guests. Please ensure that your guests and the vehicle driver are prepared to provide their driver's license, passport, or state issued photo ID to the Landfall Security Guard when entering Landfall's gates between the hours of 12:00am and 5:00am. If their photo identification is not available, you will be called by Landfall Security with notice of your guest's arrival.

Please visit <https://www.landfall.org/policies/> for the current Landfall Rules and Regulations and reference Section B. Access to Landfall.

## ARC Submittals for Sunrooms, Screen Porches and Fences

By Randy Marshall, ARC Chair

The Architectural Review Committee Guidelines provide details for design and submittal requirements for sunrooms, screen porches and fences. Owners wishing to construct these features should reference the relevant Guidelines sections which are available on our website at <https://www.landfall.org/arc/>. Please note that these items are referenced in both the architectural design section, as well as the landscape portion.

Whether under an existing porch or as an addition, both sunrooms and screen porches require ¼" scaled elevation drawings, dimensioned with materials labeled. The drawings must include the existing home and the proposed improvements so that the ARC can review the aesthetics of the final project as incorporated with the home and property. A floorplan and wall section will also be needed as this will clearly confirm compliance with the Guidelines.

Sunrooms must be constructed within a framework of wood or paintable composites such as Azek or Miratec. If a composite is chosen, it should be smooth and not wood grain, stamped. The windows should coordinate with the existing home

windows as double hung with SDL mulions or casement style. Prefabricated sunrooms are not approved.

Overall, retractable screen porches with the housing on the interior are preferable to constructed screen porches as this option allows for the gracious, columned, open air terrace to be present. Please carefully consider the screen porch design as there are many options with some more attractive than others. Please visit the Guidelines for available framing options and additional information.

Fences often make for good neighbors; however, careful consideration should be given to landscaping which softens the look when planted on the interior and screen nicely when planted on the exterior. It is advisable to install side lot line fencing up to the property line in order to facilitate future neighbors' fences. Fencing on the golf course requires additional consideration for placement, substantial screening from the exterior, and columns when landscaping from the interior. The location of the fence, existing landscaping and any new landscaping must be shown on a 1" = 10' scale site

plan which includes the home foundation and lot lines. The reason for this specific scale is to facilitate ARC review of the adequacy of the landscaping which should be shown by symbols with leader lines to the plant names along with a plant list which indicates species of plant, quantity, gallon size, as well as height and width at installation. The Committee will review the spacing, the size and the height. Please keep in mind that if you wish to install a pool in the future, there are height requirements established by New Hanover County.

The ARC continues to receive a significant number of sunroom, screen porch and fence submissions for review and approval. Please note that all changes, revisions, eliminations, material replacements, etc. for both the home and landscaping require ARC review and approval. Complete the ARC modification form online at <https://www.landfall.org/arc-form-3-online-submission/> with each submittal. If you wish for additional information, please email [arc@landfall.org](mailto:arc@landfall.org) or call Shelly, Hannah or Crystle at 910-256-7651.



# COA Board Of Directors Election

The Nominating Committee is seeking volunteers willing to serve on the Council of Associations Board of Directors. There are five (5) District Representatives and two (2) At Large Representatives on the Council Board of Directors. This year there are three seats up for election: District 1 represented by Gregg Pfund, District 2 represented by Mike Hamby and At Large represented by Wayne Roberts.

Candidates running for district repre-

sentative must be a property owner in that district. If you are unsure of your district, please contact the COA office at (910) 256-7651.

An application has been included herein or can be printed from our website, at <http://www.landfall.org/admin>.

Applications for the Board of Directors should be returned by October 3. The Nominating Committee will consider each candidate, meet with several candidates and attempt to put forth no less than two

candidates for each vacancy for election. You can anticipate delivery of your ballot in mid to late January, whereupon property owners shall have 45 days to return the ballot.

Volunteer, support and make a difference!



## Creature Feature

By Brittini Laza, COO Executive Assistant

Hello! My name is Cooper the Copperhead.

I am one of North Carolinas six venomous snakes. If you see me around, I may frighten you, but I am just as afraid as you are. It is a myth that I will chase you or intentionally harm you. If you don't want me around, you can spray me with a garden hose and I will find a new place to hang out! Do not try to touch me, and for the sake of our environment (and your safety) please do not harm me. I help control rodent populations, and by doing that, I also keep tick populations down and stop the spread of disease! My venom is being used in breast cancer research studies, and has been having great results. I am a very important part of what makes North Carolina so beautiful and I hope that we can co-exist respectfully and peacefully.



## New Owners & Recent Transfers

### Grant & Brooke Meyers

1900 Sandwedge Place  
of Porters Neck, NC

### Rodney & Bobbi Baker

2108 Spanish Wells Drive  
of Wilmington, NC

### Robert & Andrea Sasser

1146 Arboretum Drive  
of Wilmington, NC

### Paul H. & Michelle Mullan

2208 Moreland Drive  
of Wilmington, NC

### Dominika Barnes

2013 Seawind Lane  
of Wilmington, NC

### Peter & Cynthia Dugan

2000 Bay Colony Lane  
of Wilmington, NC

### Bill Brown

1728 Pembroke Jones Drive  
of Wilmington, NC

### Marshall & Blair Pickett

1724 Pembroke Jones Drive  
of Wilmington, NC

### Jim & Kathy Emery

2132 Forest Lagoon Place  
of Wilmington, NC

### Michelle & Aidan Mayne

2109 Auburn Lane  
of Wilmington, NC

### Tony & Mary Smith

1318 Pembroke Jones Drive  
of Wilmington, NC

### Aran & Holli Kagan

1810 Mews Drive  
of Wilmington, NC

### John & Reyna Vento

1457 Quadrant Circle  
of Wilmington, NC

### David & Clairee Bahr

640 Bedminister Lane  
of Wilmington, NC

### David & Colleen Simonelli

1901 Summersands Place  
of Wilmington, NC

### Mike & Jessica Levanchy

806 Fox Ridge Lane  
of Wilmington, NC

### John & Penelope Van Horn

1816 Pembroke Jones Drive  
of Wilmington, NC

### John & Tammy DiPasquale

2100 Auburn Lane  
of Wilmington, NC

### Elizabeth Fulbright

1807 Prestwick Close  
of Wilmington, NC

### Tyler & Cassandra Duncan

2216 Deepwood Drive  
of Wilmington, NC

### Kendall & Cassandra Pick

1237 Arboretum Drive  
of Wilmington, NC

### Robert & Lorrie Ridder

1905 South Moorings Drive  
of Wilmington, NC

### Joseph & Olivia DeCourcy

2016 Spanish Wells Drive  
of Wilmington, NC

### Jeff & Gina Harrison

1800 Newington Court  
of Wrightsville Beach, NC

## LANDFALL FACTS

Year to date as of May 2022

Owned Lots Paying Dues .....	2019
Homes Complete .....	1833
Homes Under Construction .....	42
ARC Homes in Process .....	20
Homes for Sale .....	13
Lots for Sale .....	4
Homes Sold .....	32
Lots Sold .....	6

THE VOICE IS PRODUCED BY THE  
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MIKE WILLIAMS, OFFICE MANAGER  
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## 2023 COUNCIL BOARD OF DIRECTORS APPLICATION

If you are willing to be a candidate for election to the Council Board of Directors, please fill out this form and return it to the COA; Attn: Nominating Committee.

The Nominating Committee greatly appreciates your consideration of service. We are seeking a diverse representation of property owners willing to volunteer their time, their expertise and their enthusiasm to continue to make Landfall a distinguished living environment.

For the three year term beginning April 2023, there are three (3) expiring terms to be filled on the Council Board of Directors: District 1, District 2 and At Large.

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Tel: \_\_\_\_\_

E-mail: \_\_\_\_\_

Please provide the following information (on this form or on an attachment):

Interests & Qualifications (e.g. Education; Prev./Current Work Exp.; Prev./Current Volunteer Exp.; Other Interests or Activities)

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Why I would like to be a Council Representative:

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Any member of the Nominating Committee would be pleased to answer your questions. (Steve Bruni, Ken Trojniar, Mary McKenna, Christine Elliot and Julie Colclaser)

Please return to: Landfall Council of Associations; Attn: Nominating Committee  
1749 Drysdale Drive, Wilmington, NC 28405

Please return application by October 3, 2022