



VOLUME 33, ISSUE 4

OFFICIAL PUBLICATION OF THE LANDFALL COA

AUG - SEPT 2022

A Message from Your COA Board Chair

By Bill Hamlet

Thus far in 2022 we have experienced a very good year. Our common areas continue to look attractive (with the nice enhancement of Overlook Park), our finances are tracking very positively, and in my opinion, we have not encountered any major conflicts. Recently we welcomed the return of a “normal” 4th of July celebration with the parade, well attended rec site festivities and awesome fireworks.

We have had some challenges in filling some staff positions. In this regard we recognize and appreciate the efforts of our folks to work beyond normal hours to keep work flowing smoothly. Both Landfall Owners Services (LOS) and Landfall Association Services (LAS) have meaningful increases in work orders and contracts in the first seven months of 2022. The manpower issue that is affecting all employers was recently evidenced by the necessary change in our trash collection service. We sought out two other major vendors and the City of Wilmington, but no one will currently provide back door pickup. It is not a price issue.

We are entering the peak of storm season and keeping our fingers crossed. Hopefully, we will not incur a major disruption.

About a year and a half ago, when I was entrusted with serving in this position, at our annual meeting I listed my five key guidelines in working with my peer board mem-

bers to serve the community. I'd like to reiterate them as most residents were not in attendance.

1. Maintain our Security – gates, perimeter walls and fencing, neighborhood surveillance
2. Maintain our critical infrastructure – streets, stormwater systems, bridges, bulkheads, pond/lakes, streetlights, recreational areas et al
3. Ensure the architectural quality and appearance of our residences – new and modified, and maintain the standard of care of same
4. Ensure that our financial records are accurate and transparent, budgets adhered to and that we remain in compliance with all local, state and federal regulations. We will use technology in a prudent and controlled manner (with security and backup) – and assure the confidentiality of our residents' information
5. Enforce and administer our COA rules and regulations (within State HOA law) on an ongoing, open/fair basis.

I stress the above as they need to be met and addressed before we consider any new projects. Our recent outside Reserve Study Review is leading us to spend more for roadway maintenance than previously projected. We also know that there will be sizable capital expenditures for one or two of our gates. We are doing well financially; we just need to be careful and thoughtful in making new project expenditures.

Volunteer, Support and Make a Difference!

The Nominating Committee is seeking volunteers willing to serve on the Council of Associations Board of Directors. This year District 1, District 2 and At Large representative seats are up for election. Candidates running for district representative 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 must be returned by October 3.



Architectural Review Made Easy With Complete Submittals

By Randy Marshall, Architectural Review Committee Chair

The Landfall Architectural Review Committee is responsible for the review of all home, accessory structures and landscape modifications, additions or removals. To consider a submittal, ARC members need to know what the change is, the location, and the materials to be used. The Committee considers each submittal as it relates to the existing home features and landscape; therefore, it is often important to show the existing home foundation, terraces, and hardscape features along with the proposed modifications and lot lines. If the property has slopes, hills or valleys, a site plan showing grading (existing and proposed) plan is usually necessary to reflect how the changes will impact or interact with the site conditions. These items are reflected on a site plan which is required to be drawn and presented at 1" = 10' scale and that the new components be labeled on the plan and dimensioned. Spot elevations for the existing features and spot elevations on all new, revised or renovated items show the ARC members the impact of the submittal as the features relate to one another and the existing home and landscape within the lot boundaries.

Home elevation drawings showing the front, right, left and rear sides of the home are required of new homes and additions, but usually not necessary for review of ground level projects such as ground level patios, landscape lighting and landscape renovations, revisions, additions or removals. A complete submittal should consist of the Modification to Existing Home and Landscape Form (www.landfall.org) detailing all proposed changes, color and material list and samples, and the scaled, dimensioned, labeled site plan. Landscape revision submittals will note areas where the landscaping will remain undisturbed and show the proposed plants within mulched landscape beds as individual symbols with leader lines to the plant names. A plant list is necessary to indicate the species of plant, quantity, gallon size, as well as height and width at installation. With these items, the ARC members will know what change is proposed, the location and the materials/colors to be used.

For hardscape projects, home additions, accessory structures and the like, elevation drawings are necessary. Where applicable, the proposed addition should be shown along with the existing home

and intersection with the home elevations. As an example with a terrace addition, ¼" scale rear, right and left elevations are needed. The side elevations will include both the terrace features and several feet of the existing home so that the ARC can review the project as it is designed to be compatible with the existing home. All features and materials should be labeled and dimensioned on the plans with material and color samples provided.

The ARC Guidelines should be consulted prior to development of plans or concept plans in order to consider necessary design or landscape requirements. Complete and thorough submittals for projects designed per the ARC Guidelines will assist with an expeditious review. If you have questions regarding which submittal requirements are necessary for a particular project, email arc@landfall.org with a project description, general location of the improvement and your Landfall address, and a detailed list will be sent to you. The Committee looks forward to working with you and is thankful for the many, many home and landscape improvement projects that have been completed and are underway.



Maintenance News

By Steve Hughes, Chief Operating Officer

As we quickly approach summer's halfway mark we continue to feel the pain with the quickly changing economic conditions, workforce shortages and now the rainy weather. This hasn't stopped your Landfall COA Maintenance department. Yes, we have been out many weeks to meet your landscaping needs, and I thank everyone who has patiently waited for us to get to your projects. The overwhelming compliments have been so much appreciated. Keeping your money in Landfall has never been more important and beneficial. Our team of professional and dedicated individuals have your best interest always on their minds. Yes, mistakes are made; however, we will be there to make it right.

Many of you might not be aware of this but, when a lost pet or child, fire, broken down vehicle or any emergency within the community takes place many of these employees stop what they are doing and respond to search and/or aid in any way they can. This is what we have worked diligently on over the many years to make your Landfall community the world class neighborhood you call home.

Please keep watching for more emails as we announce late summer sales and specials.

Thank you again for all your business and support as we continue to improve and continue to make Landfall better and better. Have a safe and enjoyable summer.

Security News and Alerts

By Chris Adam, Chief of Security

With summer vacation coming to an end and the new school year approaching, traffic in the mornings can become congested. Please be mindful of the posted speed limits, stop signs, and children walking to the bus stop. It is important that we all remain cognizant of our surroundings to help ensure everyone's safety on the roads. Landfall Security is here to help our residents in any way that we can. Please alert Security immediately if you see unsafe conditions or have concerns so that we can address them promptly.

PARKING REGULATIONS

Per Landfall's Rules and Regulations, overnight parking is prohibited on all Landfall roads, vacant lots and common areas other than designated parking areas. When attending events in Landfall that might require roadside parking, vehicles should be parked on the same side of the road as the other parked vehicles. All construction vehicles must park at the site. If there is insufficient space on the site, the parking of construction vehicles may be permitted on the construction side of the road pavement for short periods, at the sole discretion of the LCOA Chief of Security. In the event that other vehicles are already parked roadside, stay on same side of the road as the other vehicles parked closest to the site. All roadways must provide one full lane of passage for residents and guests.

PET RESTRAINT

Recently we have received an increase of reports in regards to pets without leashes. Please keep in mind that all household pets while not at their residence must be on a leash or similar restraint. Pet owners are responsible for clean up after their pets and must have the means to do so. If you see any loose pets or come across any other animal related concerns, please be sure to call Security and notify us of the situation.

FISHING RULES

We would also like to remind our residents of Landfall's Rules and Regulations regarding fishing within Landfall. Any Personal Guest using the lakes, ponds, creeks and marshes must be accompanied by the host. Motorized boats, boating and swimming are prohibited in these areas. Fishing in Landfall's COA retention ponds and lakes is for recreational purposes only. All fish caught must be released back into the retention pond or lake. Catch and release fishing is prohibited from the following areas: street paving, bulkheads and bridges. Parking is not permitted on or adjacent to the road rights of way for fishing.

We, at Landfall Security, are here to assist. Please do not hesitate to call us if needed. If we cannot accommodate your situation, we will point you in the direction of the right entity to handle your request. Thank you for all your support.

LANDFALL FACTS

August 2022 year to date

Owned Lots Paying Dues	2019
Homes Complete	1838
Homes Under Construction	46
ARC Homes in Process	14
Homes for Sale	25
Lots for Sale	6
Homes Sold	59
Lots Sold	13

Finance Report

By Wayne Roberts, Treasurer &
Finance Committee Chair

The positive financial position of the Council at the end of the 2nd quarter 2022 is \$113,000 better than the 2nd quarter ending 2021. This despite several unforeseen challenges in 2022 including the increased cost of most supplies and fuel; staffing shortages due to the ever changing labor market; and implementing the necessary changes to our information systems to meet the needs of our community. However, the overwhelming community support of our Landfall Association Services (LAS) and Landfall Owner Services (LOS), the Council has a positive net income that is well above budget plan as of 2nd quarter 2022. The continued support of LOS is a great way of keeping your money within Landfall!

Financial results as of 2nd quarter ending June 2022:

YTD Revenues	\$6,478,000
YTD Expenses	\$5,031,000
YTD CIF Contributions	\$1,144,000
YTD Net Income	\$ 303,000

The Capital Improvement Fund (CIF) ended at \$2,937,000 and is projected to end the year 2022 at \$2,873,000.

Investors Roundtable of Wilmington

By Lynne Criaghill

The Investors Roundtable of Wilmington was founded almost thirty years ago in Wilmington, NC. It was set up as an educational forum for the presentation and exchange of financial, economic, and business information to assist private investors with the management of their financial assets. The membership includes both individuals with an interest in the financial markets as well as people working in the financial services industry. With the exception of January, July and August, the group meets monthly on the first Thursday of each month 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 around 1:30 p.m. Our speakers, recognized leaders in their respective fields, speak on subjects relevant to the current investment, business, and tax environment. Guests are welcome and encouraged at all meetings.

The Roundtable is a valuable local opportunity for people to receive timely financial and economic information from industry experts. Importantly, Investors Roundtable is not an investment club,

and speakers are not making sales presentations. This is in keeping with the vision of the founders, Frank Dunne Jr., Dick Kapsa, Herb Harding, Kent Pepper, and Edward L. Kiefhaver.

The Investors Roundtable has hosted speakers from up and down the east coast, including Guy Adami - Fast Money Analyst & Professional Investor, Dr. Adam Jones - Economics Professor and Regional Economist at UNCW, Shayan Hussain - Managing Director of the Multi-Sector Fixed Income Product Strategy Team at BlackRock, Philip Orlando - Chief Equity Market Strategist and Head of the Client Portfolio Management Team at Federated Hermes, George Shipp - Senior Managing Director of Sterling Capital Management, and Linda Duessel - Senior VP and Senior Equity Strategist at Federated Investors.

This Fall we have an exciting lineup of speakers starting on October 6th with Brian Essig and Jim Bergeron of Nuveen. They will address "Planning Amid Tax and Market Uncertainties". In November we will host Billy Mills, Wealth Management Consultant from The Capital Group|American Funds. In December

Charlie Banks, Managing Director at Venture South, an Angel and early-stage venture firm focusing on the southeast, will be our presenter.

The Investors Roundtable is always open to new members and applications are available on our website at www.investors-roundtable.com. If you have any questions, the group's email address is Roundtable477@gmail.com. The membership fee (currently \$190 per calendar year) covers the cost of meals and programs. Dues are prorated after February so new members are welcome all year. Guests are also welcome for \$25 per meeting.

The Investors Roundtable is a volunteer run, not-for-profit organization. As such, Wilmington Investors Roundtable donates revenue in excess of expenses to the Frank Dunne, Jr. Memorial Endowed Scholarship at the Cameron School of Business at UNCW. This scholarship is granted to a student with demonstrated scholastic ability, need, and strong character.

We welcome you to join us this Fall!

The Great Oaks Club Welcomes You

By Janet Pruden

The Great Oaks Club kicks off its 2022-2023 membership year on Wednesday, September 14th with a luncheon at 11:30A.M. at the Country Club of Landfall. Details about the luncheon will be emailed to all members who have registered and paid their 2022-2023 dues. The website will also have information. The club is a social and educational group 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 each month from September thru May. There will be luncheons, a fashion show and speakers on topics ranging from the Blue Bird Project, Canines for Service, beautiful table décor, a motivational speaker and much more. (Details will be available on the website and emailed to members.)

Returning and new members please visit our website www.greatoaksclub.com for annual registration and payment information. Yearly dues- \$40 (checks to be made payable to The Great Oaks Club). The Great Oaks Club is a great way to make and renew friendships with the women of Landfall.

Save the Date!

For the Fall Festival in Landfall Lots of Family Fun!

When: October 22, 2022 from 10 am to 2 pm

Where: Landfall Recreation Site

Meet your friends and neighbors for children's games, a car show, pony rides, food trucks such as Wheels Pizza, Berserkr BBQ, A&M's Red Food Truck, and PT's, pumpkin painting, a magic show, bake sale, silent auction and much, much more!

Hosted by the Kenan Chapel at Landfall and the Great Oaks Club in conjunction with the COA

To volunteer or become a sponsor or vendor please email:

mikekane1800@gmail.com



Come for a Day of Tennis and Family Fun

By John Earl

After a two-year hiatus, the Landfall Foundation has announced that the Legends of Tennis is back in 2022 for what promises to be the best Legends of Tennis ever! This community one-day charitable fundraising event will take place at the Country Club of Landfall's Drysdale Sports Center and has been specially organized to provide fun and activities for the entire family. Mark your calendars now for Saturday, October 1st.

This year's pro's lineup promises plenty of great tennis: Luke Jensen (1993 French Open Doubles Champion), Mikael Pernfors (1986 French Open finals, defeated Boris Becker in quarter finals), TJ Middleton (1987 UGA national championship team) and Ellis Ferreira (2000 Australian Open Doubles Champion and 2001 Australian Open Mixed Doubles Champion).

There will be a sponsor clinic by the pros in the morning and a competition between the pros with the participation of the UNCW Tennis Team in the afternoon. The CCL tennis staff will conduct a clinic for members of the Boys & Girls Club in the morning, and for all the kids there will be tennis activities, games and fun in the afternoon. Family and individual tickets are available now for purchase on-line at www.LandfallFoundation.org/events.

Proceeds from the Legends of Tennis help raise money to support underfunded non-profits in our community in the areas of education, health and welfare, and the arts. Since its inception in 1995, \$6 million has been raised and distributed to hundreds of non-profits and to area schools. The Foundation is not affiliated with the Country Club, rather it is the



work of dedicated individuals and volunteers that keep overhead low. For more information about the Landfall Foundation and the Legends of Tennis event, please visit LandfallFoundation.org. For any inquiries, send us an email at tennis@landfallfoundation.org. Sponsorship opportunities are still available.

Woodbridge Happenings

By Kelly Garnett, Woodbridge at Landfall President

The Woodbridge community held its annual Woodbridge Block Party on June 25, with a celebration of neighbors coming together to share delicious dishes and camaraderie among the 39 properties' owners and residents. They even had a few former Woodbridge owners come join the fun!

The next Woodbridge event is the second annual Woodbridge Friendsgiving Celebration, held the Saturday before Thanksgiving, November 19. Sign-ups will be sent out closer to the date!

Landfall Rentals and Lease Addendum Reminder

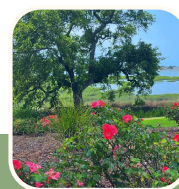
Please be reminded that **Landfall's Rules and Regulations prohibit the rental of homes for less than six months with the exception of Prestwick, which requires a minimum of a twelve month lease.**

For Landfall owners who are renting their homes, a lease addendum may be helpful to you. You may stop by the COA office to pick up a copy, e-mail coa@landfall.org to have a copy sent to you or visit www.landfall.org.



CUSTOMIZED CELEBRATION
WALKWAY BRICKS

\$250.00



For more Information:
www.landfall.org

New Owners & Recent Transfers

John & Reyna Vento
1457 Quadrant Circle
of Wilmington, NC

Mike & Jessica Levanchy
806 Fox Ridge Lane
of Wilmington, NC

John & Tammy DiPasquale
2100 Auburn Lane
of Wilmington, NC

Rob & Ginger Reynolds
1909 Hallmark 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

Jeff & Gina Harrison
1800 Newington Court
of Wrightsville Beach, NC

Robert & Jill Roop
7234 Saddleworth Trail
of Hockessin, DE

Mike & Kristi Grice
805 Swift Wind Place
of Wilmington, NC

Ada Legg
1909 Staunton Court
of Wilmington, NC

John & Jessica Spencer
2030 Balmoral Place
of Ellicott City, MD

Paul & Lauren McCallum
905 Arboretum Drive
of Wilmington, NC

Mark & Annette M. Ellison
1152 Turnberry Lane
of Wilmington, NC

Jeff & Kristine Jarrett
2021 Ashland Court
of Wilmington, NC

Michael & Meredith Pollak
2136 Bay Colony Lane
of Wilmington, NC

John & Cassie Lynn Havill
1907 Pembroke Jones Drive
of Wilmington, NC

Brian & Lisa Anuszewski
2122 Bay Colony Lane
of Wilmington, NC

Brian & Helene Ecclesine
733 Arboretum Drive
of Wilmington, NC

Ben & Megan Hermes
312 Moss Tree Drive
of Wilmington, NC

John & Nancy Glennon
7242 Saddleworth Trail
of Wilmington, NC

Mike & Lauren M. Valentino
1141 Turnberry Lane
of Wilmington, NC

Ashley & Kayleigh Kent
901 Bedminister Lane
of Wilmington, NC

James & Carol Delahunty
1937 London Lane
of Cary, NC

William & Maria C. Dudley
1024 Arboretum Drive
of Wilmington, NC

Greg & Sandra P. Files
2105 Boatswain Place
of Wrightsville Beach, NC

Christian & Katie Geannette
1121 Turnberry Lane
of Wilmington, NC

John & Tammy DiPasquale
1900 London Lane
of Wilmington, NC

Joseph & Virginia Helfrich
1933 Lunar Lane
of Wilmington, NC

Chad & Jordan Hooper
2109 Auburn Lane
of Raleigh, NC

Bruce & Jill F. Oakley
202 Moss Tree Drive
of Carolina Beach, NC

Robin Harms
1932 Sandwedge Place
of Wilmington, NC

Santo & Devon Scrimenti
804 Swift Wind Place
of Wilmington, NC

Gary Sherman
2032 Bay Colony Lane
of Mahwah, NJ

Boyd & Amy Harris
2105 Stillwater Place
of Wilmington, NC

Zachary & Bethany Welch
1833 South Moorings Drive
of Wilmington, NC

John & Tammy DiPasquale
2024 Bay Colony Lane
of Wilmington, NC

John & Tammy DiPasquale
2022 Bay Colony Lane
of Wilmington, NC

The Frank H. Kenan Chapel Welcomes: UNCW Elizabeth Loparits “An Impressionist View”



**When: September 18 at 5 p.m.
at Kenan Chapel**

For the opening concert of the 2022-2023 Kenan Chapel at Landfall concert season, a very special pianist, Elizabeth Loparits, will share with us “An Impressionist View”. Elizabeth has a Doctor of Musical Arts and is currently a Lecturer of Music in Collaborative and Applied Piano at UNCW. She has performed in Europe and throughout the United States. Composers she is attracted to are Chopin, Debussy and the impressionist works of Liszt, Schumann and Bach.

Concert begins at 5:00 p.m. Complimentary tickets will be available at the NE Branch of the New Hanover County Library on September 12. Please note that there will be a reception that follows the concert at the Country Club of Landfall

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.

**THE VOICE IS PRODUCED BY THE
COMMUNICATION COMMITTEE:**

MUFFY PEPPER, EDITOR

MIKE WILLIAMS, OFFICE MANAGER

BILL HAMLET, COA LIAISON

SHELLY KEARNEY, COORDINATOR



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)

Why I would like to be a Council Representative:

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