



THE LANDFALL VOICE

VOLUME 33, ISSUE 5

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OCT - NOV 2022

A MESSAGE FROM YOUR COA BOARD CHAIRMAN

by Bill Hamlet

I have been a property owner in Landfall since 1999. Over these past years I have been both a passive owner/observer and periodically an active participant as a volunteer on a COA committee, in the management of my local HOA and more recently, chosen to serve on our COA Board. Throughout these 23 years I've watched Landfall grow substantially in the number of completed residences and even more cars on the roads.

Over those many years, have I agreed with all of the decisions made by our professional managers and the COA's elected board? Of course not. But from my perspective they usually get it right.

We live in a very large community with 29 miles of roads, a large and

sophisticated water management system, miles of perimeter fencing and walls, three major entrances, a well-developed recreation area and playground, numerous community landscaped garden areas, and on average, about 100 full-time employees – all of which creates serious ongoing maintenance challenges.

Recently the economic environment, and specifically our regional labor market, has made it difficult for the COA, most all of our landscapers, builders, various tradesmen and trash collectors to remain adequately staffed. This has meant that some of the unique, quality services and amenities that we have come to expect as Landfall residents have been compromised. It is the reality of the market

environment in which we live.

Your COA management and Board are continuously working on your behalf to manage and improve on these challenging situations. Property owner involvement and constructive feedback is sought out and needed to keep us informed and focused on the essentials. While doing so in the past couple of months there have been numerous angry and intemperate emails and communications from our fellow residents.

To those of you that are most dissatisfied, I strongly encourage you to apply/volunteer for a committee or apply to run for the Board, and become part of the solution that you seek. We can use your energy and passion.

KENAN CHAPEL AND GREAT OAKS CLUB PRESENTS:

Landfall
**20TH
ANNUAL**

**FALL
FESTIVAL**



OCTOBER 22

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LANDFALL COA RECREATION SITE
10:00 AM - 2:00 PM RAIN DATE: OCTOBER 29

FALL FESTIVAL ~ FUN ~ FOOD ~ GAMES!



Costume Contest For all Ages

Magic Show & Balloon Animals

Caricatures

Haunted Hayrides

Kid's Activities

- Pony rides
- Squash Car Racing
- Trick or Treating
- Age Range
- Carnival Games

Silent Auction

50/50 Raffle

Fall Mum Sale

Pumpkin Painting \$5

Sand Art Bottles \$5

CAR EXHIBITION!

Great Food Trucks from
 Wheelz Pizza, PT's, A&M's Red Food Truck, and Berserker BBQ, root beer floats at Bill & Jacks Saloon, free popcorn & delicious homemade pies and pastries at the bake sale!

LANDFALL COMMITTEE VOLUNTEERS

The Landfall Nominating Committee for the Landfall Council of Associations encourages you to become involved in your community. Volunteering for one of Landfall's Standing Committees is an excellent way to 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 with LCOA Management, at the direction of the LCOA Board of Directors, on proposed new projects or improvements to the Shared Common Areas in Landfall. Additionally, B&G provides resident input into the long term plan for maintenance, improvements and care of the shared common areas, as it relates to prioritizing repair and replacement of facilities, structures and rejuvenation of landscape.

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 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.

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2023 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

____ Buildings & Grounds Committee

____ Communications Committee

____ Covenants & 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, 2023

Maintenance Update

by Steve Hughes, Chief Operating Officer

As all of us know the last three years have been something none of us ever expected and have never had to live through before. There were no set policies, documents or how-tos to guide us through such unexplored times. Our way of life has completely changed. Just like the days after the tragic events of 9/11 changed our lives forever. However, I can tell you one thing, the Landfall community's support of one another to include the team at the COA has truly been absolutely incredible. On so many occasions residents shared with me what a great comfort of relaxation and peace they feel once they enter the gates of Landfall. Those words are just wonderful to hear. Think about that just for a moment. With everything that has gone on over the past few years and continues to go on today, what an amazing accomplishment. Each and every one of you should be so very proud of yourselves with the community.

You have helped build and shape Landfall into one of the greatest places to call home. As we quickly move into all the hustle and bustle of the holiday season (have you been to the stores lately? Ugh!), please remember that feeling of home and community. Each of you are what makes Landfall so special.

We have had a very busy first three quarters of 2022 with numerous road and storm water projects. Our aggressive maintenance plan for our infrastructure is really paying off. We are also continuing to replace and add new 8' privacy fencing around the outer perimeter of the property and should have this completed over the next few years. We will also continue to replace the landscape where needed, as well as perform the daily upkeep of all of our facilities and grounds to keep your community in world class conditions.

As always, please share your thoughts,

ideas and suggestions on anything you would like us to look into. I can't promise you everything will be done; however, we will definitely look into any requests and see what we can do. Added benches at some of our parks, opening up some blind intersections are just a couple of items we have taken care of with input from our residents.

Please also remember our Celebration Walkway at Overlook park is a wonderful way to leave a permanent stamp of a loved one or your family name symbolizing your wonderful days of calling Landfall home.

Thank you to everyone for your continued huge support of our Landfall Association Services (LAS), as well as our Landfall Owner Services (LOS). The last year has been our very best ever, and it's all because of you. Have a safe and enjoyable fall season!

Landfall Fall Festival 2022

Classic Car Show

Saturday, October 22

10AM - 2PM

Arrival time is 9:30am
departure 2:00pm



Finance Report

By Wayne Roberts, Treasurer & Finance Committee Chair

The positive financial position of the Council has continued through period ending August 31, 2022. July 2022 ended with a net loss of \$63,000. However, August 2022 ended with a net profit of \$32,000. Preparation of the 2023 budget is underway and the January 2023 semi-annual assessments should be sent by November 23, 2022.

Financial results as of August 31, 2022 are as follows:

YTD Revenues	\$8,652,000
YTD Expenses	\$6,855,000
YTD CIF Contributions	\$1,525,000
YTD Net Income	\$ 272,000

The Capital Improvement Fund (CIF) ended at \$2,670,000 and is projected to end the year 2022 at \$2,802,000.

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.

Security News and Reminders

by Chris Adam, Chief of Security

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 traffic cones as needed.

During the holidays, we know that

some of our residents go out of town to visit family and friends. Do not forget to sign up for house checks so we can watch your home while you are away. In order to be on the list for house checks you must fill out our house check form. You can fill out and submit this form online or drop it by the gate on the way out of town.

As you plan for travel this fall it may be a good time to contact your alarm company to make sure all codes and code words are up to date. Please know the only way to prevent the police or security from responding is for you or the alarm company to cancel. Be aware both the

City of Wilmington and Landfall have rules in place for multiple false alarms calls.

Overnight parking on streets and vacant lots is prohibited. Should a situation arise where you are in need of an exception, Security must be contacted so that necessary arrangements can be made. Vacant lot owners must be contacted and approve anyone parking or staging any kind of equipment on their lot. Violations of these rules and regulations could result in citations and possible fines.

Happy Fall from your Security staff!

Architectural Review Committee Home & Landscape Modifications

All proposed exterior additions, removals or modifications to any property must be submitted to the Architectural Review Committee for approval before beginning any work, including, but not limited to: play equipment (trampolines, swing sets, and basketball backboards), tree removals, pools and fencing. Most submittals for modifications to property (other than new homes) can be done by utilizing the following:

- Modification to Existing Homes Form available online at landfall.org/arc and in the ARC Guidelines
- A site plan showing the lot lines, home footprint and the location of the addition or modification
- A photo, drawing or brochure of the proposed addition
- A list of materials, colors and sizes of proposed modifications
- ARC fees and impact fees apply for home modifications requiring elevation drawings, increase in square footage or pool additions

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.

No, I am not a Snake!

By Brittini Laza, Executive Assistant to Stephen D. Hughes



Hello there! My name is Legolas, and I am an Eastern Glass Lizard, also known as a legless lizard. Yes, you heard right, I am a LIZARD, not a snake!

Although I may look like a snake, I have many differences! Some visible differences include the fact I have earholes and eyelids. Unlike snakes, I chew my dinners, and I prefer to eat bugs.

Have you ever seen a lizard lose its tail when it is scared? Unbelievably, I can drop mine too! It is really important that if you see a snake, or a snake like creature (like me), that you leave us alone. This will ensure your safety and the safety of unique species like myself!

Frank H. Kenan Chapel Concerts

The "Carolina Classical" Ensemble:

Featuring: Violin, Piano, Viola, Cello, Double Bass

When: October 9 at 5:00 p.m. at Kenan Chapel

This wonderful Wilmington based Chamber Ensemble is devoted to high quality, fun performances of beautiful music. The performers include violinist Beverly Andrews, the Artistic Director and for many years concertmaster of the WSO; Domonique Launey, piano; Bernard McWilliams, viola and principal in WSO; Kathy Birch, cello; and Vince Stout, double bass.

The program includes Boccherini's "Procession of the Military Night Watchman in Madrid" for strings. The theme from the movie "Master and Commander" is part of this delightful musical scene painting of the military watchman marching in Madrid. You'll hear the tolling of church bells and the rat-a-tat-tat of the drums as well as drunken beggars and an evening rosary prayer. Also in the program is Schubert's "Trout" Quintet op. 114. This is a lighthearted, exuberant, brilliant, nimble piece featuring sparkling trout stream arpeggios as well as growling, rolling, bottom fish.

The concert begins at 5 p.m. Complimentary tickets will be available at the NE Branch of the New Hanover County Library on October 3rd. Please note that there will be a reception that follows the concert at the Country Club of Landfall

This Kenan Chapel concert is made possible in part through a generous grant from the Landfall Foundation. For more information about this wonderful music program and how to support the Chapel, see Kenanchapel.com and "Like" us on Facebook



ALL-BACH MOTHER - DAUGHTER CONCERT

When: November 6th at 5:00 p.m. at Kenan Chapel

This outstanding ALL BACH concert features organist soprano Nancy Novelly and her daughter soprano Anne-Michele Maher with guest artist flautist and alto Angela Harrington. Organist Nancy Novelly performs all 11 chorale settings of Bach's Klavierübung III, written for "small organ," enhanced by a cappella vocal singing the chorales from Luther's Mass. Interspersed are two soprano arias, from Cantata #140 and Bach's Magnificat; Bach's Toccata, Adagio and Fugue, BWV 564; and Nancy's lively explanations of the music and Kenan Chapel's unique Taylor & Boody handcrafted pipe organ, Op. 43. All three of our very talented artists hold advanced degrees in music while Nancy currently serves as the Dean of the Wilmington chapter of the American Guild of Organists.

The concert begins at 5 p.m. Complimentary tickets will be available at the NE Branch of the New Hanover County Library beginning October 31st.



INVESTORS ROUNDTABLE OF WILMINGTON

By Lynne Craighill

The Investors Roundtable of Wilmington normally meets monthly 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 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.

On **November 3**, 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.

Kenan Chapel Annual Christmas Carol Sing

Sunday, December 11th
5:00 pm

Salvation Army Brass Band will play Traditional Christmas carols
(Song sheets will be provided)

Reception to follow at Country Club of Landfall

Santa will arrive at 4:45 and will be available for children, young & old!

Open to all Landfall Residents and their accompanied guests.

www.kenanchapel.com



Great Oaks Club Invitation

by Janet Pruden

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

Two upcoming meetings:

OCTOBER 12 - 1:00PM

Wilmington is a big player in the film industry having hosted multiple films, and television series. Come listen to **JOHNNY GRIFFIN**, Director, Wilmington Regional Film Commission, tell us about how, why and what's happening in the film world in Wilmington.

NOVEMBER 10 - 1:00PM

HEDA WALDREP, owner of Heda the Table, a tablescape stylist, will share with us tips for creating beautiful tablescapes whether it be holiday celebrations, cocktail parties, business events, showers and more. Learn how to entertain with style for your next event with ideas and inspiration from Heda.

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).

Please visit our website:

www.greatoaksclub.com to find out about membership, events and much more.

Cleaning up Our Beautiful County with "Keep New Hanover Beautiful"

By Dick Brightman

This month we will focus on understanding landfills and specifically, our New Hanover County landfills. But before we dive into talking about our NHC landfills, let's talk about opportunities to improve our recycling habits in Landfall.

Recently, our COA procured 2 recycling bins - one for each of our mail centers. We purchased these bins so that residents would have a convenient way to recycle their junk mail, rather than tossing it into the trash cans.

PLEASE help us improve our footprint by throwing your unwanted mail into these bins, being mindful to remove any plastic wrapping that may be a part of the parcel.

Plastic wrapping IS recyclable, but NOT at our NHC landfills. You can combine these with plastic bags and other plastic wrapping (such as wrapping from paper towel packages, bubble-wrap, etc.) and drop them off at any grocery store drop-off location.

Note: If there are any printed paper labels on the plastic, please be sure to remove them before placing the plastic in the recycle bin at the grocery store. We do this because paper labels contaminate the plastic so that it cannot get recycled AND it takes time to sort out these contaminants at the recycling facility.

Understanding Landfills Did You Know?

- A landfill and a dump are not the same thing!
- A dump is an excavated piece of land used for waste disposal, but, unlike a landfill, it is completely unregulated. Some important things you should know about dumps:
 - People drop off whatever they want because it is entirely uncontrolled and unmonitored. This includes illegal chemicals and hazardous waste.
 - Dumps have no system integrated to protect ground and surface water quality.
 - When a dump is full, it is filled with no protective barrier. You could stumble upon a buried dump and see car tires sticking out of the ground.
- A landfill safely handles waste disposal while also addressing environmental concerns. It is government controlled with systems and regulations in place to keep the environment healthy. Some important things you should know about landfills:
 - A landfill has an integrated liner system to protect the ground and surface water quality.
 - Everything that comes into a landfill is monitored and inspected by trained staff.
 - Water and land quality is frequently tested at the site and the surrounding areas.
 - When a landfill is capped, it is maintained for 30 years to ensure it is not affecting the environment.
- The fluid that percolates through a landfill is called leachate.
 - If you're wondering what happens to this leachate, stay tuned for a future VOICE article for more on this and the very inventive solutions from our county professionals.

NHC Landfills

- Since New Hanover County's soil is mostly made up of sand, our landfill has designed a synthetic bentonite clay liner to ensure that all trash residue stays within the liner system. The liner has actual bentonite clay in it, so when it is exposed to water it swells. That means if something ever pokes a hole in it, it plugs itself.
- Currently, under every NHC Landfill cell, there are 5 layers of uniquely designed liners to ensure groundwater safety and then 2 feet of sand on top of that!
- The NHC Landfill has recently added a new copper filament grid system to their installation process. With this, they are able to use a detection instrument to determine exactly if the liner has been compromised. Remediation must be considered at this point.
- The current NHC landfill's property is 277 acres, with 170 acres permitted for waste disposal. Other areas are designated for buffer zones, wetlands, con-

struction, and other waste diversion activities. The current NHC Landfill was designed to last for 90 years.

- The first cell was built in 2019 and 30% of all cells have already been used.
 - Hurricane Florence put a huge dent in the amount of space available with the significant amount of debris it left in our county. It was estimated that the amount that came into the landfill could fill up an entire football stadium.
 - If we see another hurricane this size it could be devastating to the future of the NHC landfill. It's for reasons such as this that we stress "WASTE DIVERSION". One of the easiest methods of "waste diversion" is to compost food waste: It's estimated that 40-50% of what gets thrown in the trash is food waste. If you'd like more information on this, please contact us at: keepnhcbeautiful@gmail.com.
- When a landfill cell reaches capacity (or its permitted height), it must be "capped" to prevent further rain water intrusion into the waste. This involves placing an impermeable liner over the waste and sealing it with a 24 inch layer of soil, which is then vegetated to provide habitat for wildlife and reduce erosion.
- After the last cell has been capped, the NHC landfill will enter a 30-year post closure period. During this time the site will be monitored by professionals to evaluate the state of its effect on the environment.
- The New Hanover County landfill team has developed a plan for the future use of the site after its post-closure period as a nature park and Environmental Education Center. There will be more on this in a future VOICE article.
Additional source: <https://recycling.nhcgov.com/about-us/environmental-stewardship/>
If you're interested in learning more about what Keep New Hanover Beautiful is all about, or how YOU can be involved, please visit our website: <https://www.keepnhcbeautiful.org>.

New Owners & Recent Transfers

Ron & Tanya Vetter
1301 Regatta Drive
of Wilmington, NC

Rene & Leslie Bermudez
1208 Rising Tide Court
Of Wilmington, NC

Matt & Elizabeth Robertson
2106 Medeira Court
Of Wilmington, NC

Ken & Karen Hirst
1424 Quadrant Circle
Of Wilmington, NC

Rob & Michele Banks
7117 Saybrook Drive
of Wilmington, NC

Chris & Stephanie Dunn
1433 South Moorings Drive
of Wilmington, NC

Jimmy & Alan Hopkins
1433 South Moorings Drive
of Wilmington, NC

Tom & Elizabeth Lilly
1700 Verrazzano Place
of Newton, NC

Jean York
7204 Winchester Terrace
of Arden, NC

Stephanie Speros
805 Gull Point Road
of Wilmington, NC

Chris Whitney
644 Bedminister Lane
of Wilmington, NC

Marcelo & Rosa Piccirillo
1228 Arboretum Drive
of Wilmington, NC

Louie & Vanessa Pullen
1168 Arboretum Drive
of Wilmington, NC

Ryan T. & Rachel Lisk
1625 Landfall Drive
of Wilmington, NC

Kathy Jackson
2130 Bay Colony Lane
of Texas

Misael Otero
304 Fair Lakes Drive
of Wilmington, NC

Jeremy & Calan Faulkner
1914 Hallmark Lane
of Wilmington, NC

Jack & Mickey Holt
1806 Gleneagles Lane
of Wilmington, NC

Anne McCarthy
7206 Prince Albert Court
of Wilmington, NC

Steve Russell
2000 Spinnaker Place
of Wilmington, NC

Bruce & Leeanne Trojan
1412 South Moorings Drive
of Annapolis, MD

BJ McIntyre
2001 Northstar Place
of Wilmington, NC

Tim & Amy J. Neathery
605 Dundee Drive
of Wilmington, NC

Leo Andrades
2208 Mason's Point Place
of Wilmington, NC

Charles & Christopher Medlin
1039 Ocean Ridge Drive
of Wilmington, NC

John & Roxanna Barber
1709 Pembroke Jones Drive
of Wilmington, NC

Christopher & Tennille Pope
1902 Cliffmore Place
of Wilmington, NC

Zach & Lisa Tran
311 Fair Lakes Drive
of Elon, NC

Will & Annah Knecht
1843 Cricket Court
of Wilmington, NC

Alex & Nancy Patch
1516 Landalee Lane
of Wilmington, NC

Michael Maynard
1709 Pope Court
of Wilmington, NC

Gary & Lisa Zullo
1720 Galaxy Court
of Wilmington, NC



TULIP



ELM



BIRCH



DOGWOOD



MAPLE

Holiday MARKETPLACE

By Jane Carlson

Your holiday shopping chores are about to get easier and a lot more fun! That's because the Landfall Foundation's annual Holiday Marketplace returns for its 11th run for one day only on December 5 from 4-8 PM.

The Landfall Foundation is pleased to welcome back many traditional vendors to this year's Holiday Marketplace as well as new ones. Over 50 vendors offering curated goods including jewelry, clothing, one-of-a-kind items for the home and seasonal décor will all be showcasing their wares in the Nicklaus Clubhouse at the Country Club of Landfall. To add to the holiday fun, there will be a wine pull and 50/50 raffle. Your ticket price includes hors d'oeuvres and there will be a cash bar. What better way to experience a unique holiday tradition while also benefiting a great cause!

Tickets are available from October 17 at www.LandfallFoundation.org/events. Proceeds benefit the Landfall Foundation's grants program helping underserved non-profits in the community.

LANDFALL FACTS

September 2022

Owned Lots Paying Dues	2019
Homes Complete	1838
Homes Under Construction	46
ARC Homes in Process	13
Homes for Sale	18
Lots for Sale	10
Homes Sold	87
Lots Sold	18

THE VOICE IS PRODUCED BY THE
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