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A Message from Your COA Board Chair

by Bill Hamlet

The Holiday season is now underway with many of us having had joy filled visits by friends and family for Thanksgiving. Most everyone enjoys coming into Landfall and spending time here. They exclaim on the decorated entrance gates and the variety and attractiveness of the community's homes and landscaping.

As I reflect on my own favorable experience of living here for almost seventeen years, I recall a realized concept that was put forward by a good friend, Janet Burkholder, about ten years ago. Janet recognized (and documented in a video produced by UNCW) the unique aspects of living in Landfall which she titled, "The Landfall Experience".

It is likely that about half of our current residents were not here ten years ago. With that in mind, I want to reiterate aspects of The Landfall Experience that can make living here unique and more fulfilling than other similar communities. Roughly defined The Experience is about the opportunity of getting involved with the multiple organizations, clubs and charitable activities that are present

here. They are all noted on our Landfall website's home page under Associated Sites.

It starts with the Country Club of Landfall which visibly anchors our community. Its quality golf, tennis, fitness/pool and dining facilities are exceptional. A bit less than half of our residents choose to become members of CCL, but those who do join use it extensively and give it high praise on almost all fronts.

The Great Oaks Club (est. 1991) is a social and educational women's group that meets monthly (Sept. through May) and features programs which vary from gardening, theatre and film, local authors and historians, fashion shows, luncheons, tours and trips, etc. Open to all residents.

The Kenan Chapel is an interfaith facility that provides a setting for religious, spiritual and cultural activities, such as weddings, baptisms, recitals and concerts, memorial services and individual meditation and prayer. If you have not visited it before, please tour the Chapel and its beautiful architecture and stroll through the memorial garden located on

the grounds. You may also attend a free concert.

Lastly, one that is close to my heart (and is truly unique among gated residential communities in the Southeast) is The Landfall Foundation. Established over twenty-five years ago, it is a very effective vehicle for local, focused charitable giving to many smaller non-profits in the greater Wilmington area. The Foundation has given over \$6 million in grants to recipients in the fields of education, the arts and health and welfare. By having our residents pool their giving resources (in whatever amount) through The Foundation, we create a substantial impact in Wilmington, and enhance the community's view of our Landfall home. It provides residents with a rigorous grants screening and monitoring process. As it is totally volunteer staffed and run, almost all (97%) of donated monies get to the intended charities.

We hope that you will choose to immerse yourself in The Landfall Experience. It will enrich your living here.

Have a most Joyous Holiday Season.

2023 Landfall COA Board Election

The Landfall COA Board election will again be held via an electronic voting platform. The seats for District #1, District #2 and At Large are up for election. Candidate descriptions and ballots will be sent out via emailed links in late January.

Please ensure that your email address on file with the COA is current. There are a few owners that do not have an email address and those owners will receive their ballot via US post.

Landfall COA Annual Meeting

6:00 pm on March 30, 2023
Country Club of Landfall

Maintenance Update

by Steve Hughes, Chief Operating Officer

HAPPY

Holidays

Happy Holidays everyone! I hope everyone had a safe and wonderful Thanksgiving. As we approach year end, I want to thank everyone for another wonderful year at your Landfall COA. There are many new faces in the community and I welcome each and every one of you to your beautiful home within the world class Landfall community.

If I, or any member of our team, may be of assistance to you, please do not hesitate to contact us. This, of course, goes for all of our Landfall residents.

Inflation Impacts

Unfortunately, due to the high inflation rates we are all experiencing, we had to raise some of our LAS and LOS rates. I assure you that we are just trying to cover our rising costs. We do everything we can to provide top notch services at below market rates. I realize this is not always the case; however, we are not going anywhere; and we will always make it worth your investment in us.

Holiday Gratuities

I also want to thank everyone who has contributed to the team's holiday fund as it really makes such a huge impact on the holidays and celebration with family and friends. Again, a huge thank you!

Chief of Security News

by Chris Adam, Landfall COA Security Chief

The holiday season is upon us and during this time we tend to get an influx of guests coming in and out of Landfall. It is key to make sure you are calling in your guests ahead of time to avoid long lines at the gates. There have been occasions where Security has had to turn away guests because they have not been called in and we cannot reach the homeowners to verify entry. This can create an unpleasant and unwelcoming experience for your guests which we would like to avoid.

If you have plans to travel this holiday season, do not forget to sign up for

Vandalism

The acts of vandalism with toilet paper littering Landfall over the last few months were deplorable. The number of resident cameras in both the front and backyards throughout all of Landfall is incredible. I'm confident if this behavior continues, we will be able to catch the individuals. Just to give you some idea of the cost of the investigation, report writing and cleaning up from such acts was over \$10,000 in labor and equipment. This does not include all your hard work cleaning up your own yards.

Positive Financials

On a more positive note, your Landfall is in the best financial shape that it has ever been. Your infrastructure is being updated and repaired at a very aggressive rate and the Capital Improvement Funds are growing as planned. This is so very important. Landfall is 37 years old, and we need to make sure all of our infrastructure, buildings, and assets are maintained to the highest quality. This is not only so that we stay fresh and manicured looking, it continues to increase your property values as well.

CFPUA Water Quality

As we have all heard in the news, water

issues in the nearby areas has many concerns regarding the water quality in Landfall. We reached out to the Cape Fear Public Utility Authority for some information and were provided some very encouraging great news.

We are blessed with water quantity and quality in the Wilmington area. Our water is drawn from the upstream portion of the Cape Fear River. This portion of the river has a very low mineral source.

The good news doesn't stop there. The water pipes in Landfall are made of PVC and are flushed out twice a year. This is an excellent form of preventive maintenance.

One more piece of good news is that there are plans of a continuation of one of their main waterlines down Eastwood road that will be capped before the Wrightsville Beach bridge. This will allow for plenty of water for all the new developments in the areas surrounding Landfall. This is currently planned during the same time as the Eastwood flyover/Military Cut Off Road construction. This should ease any concerns regarding your water quality and quantity in the future.

Thank you for all your continued support of the entire organization.



house checks so that we can watch over your home while you are away. In order to be on the list for house checks, you can fill out our house check form on line or drop it off at one of our gate houses on your way out. Please make sure you are filling out the sheet completely, providing us with accurate information, and listing an emergency contact should we need to make contact while you are away.

I want you all to know Landfall Security is here to assist our homeowners. Do not hesitate to call us when needed. If we cannot accommodate your situation, we

will point you in the direction of the right entity to handle your request. Please observe the speed limits and allow more time in daily travel as this time of year becomes very busy. Our Postal Stations experience quite an influx of large packages during this time of year and space is limited. Please ensure that you are picking up your packages as promptly as possible upon delivery.

We hope everyone has a wonderful time with their loved ones during this special time of the year. We wish you all a happy holiday and a prosperous New Year!

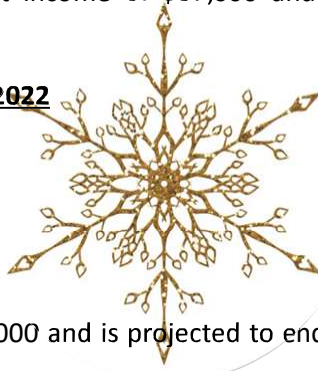
Finance Report

By Wayne Roberts, Treasurer & Finance Committee Chair

The Council has continued to maintain its positive financial position through October 31, 2022. September 2022 ended with a net income of \$37,000 and October 2022 ended with a net income of \$74,000.

Financial results as of October 2022

YTD Revenues	\$10,755,000
YTD Expenses	\$ 8,466,000
YTD CIF Contributions	\$ 1,906,000
YTD Net Income	\$ 383,000



The Capital Improvement Fund (CIF) ended at \$2,613,000 and is projected to end the year 2022 at \$2,561,000.

The 2023 budget was approved by the Board of Directors on November 1, 2022. With the current economic environment of ever increasing costs, a large majority of homeowners associations are facing assessment increases of up to 10% for 2023. However, with the overwhelming community support of Landfall Association Services (LAS) and Landfall Owners Services (LOS), the Board of Directors was able to reduce what would have been a 7.8% assessment increase to 5%.

The January 2023 semi-annual assessments were sent out on November 23, 2022. If you did not receive your invoice, either by mail or email, please contact the COA office and we will be happy to send you a copy. If you have elected to receive your invoice via email, please be sure to check both your inbox and spam folders.

Landfall Architectural Review Committee

by Randy Marshall, ARC Chairman

All of us at the ARC would like to wish you a very happy holiday season and all the best in 2023. The Landfall community continues to improve with owners repairing and replacing materials, painting their homes, replacing roofs and refurbishing the landscaping. The Architectural Review Committee is responsible for review and approval of these items. Familiarity with the Guidelines, and presenting submittals that are compatible with the Guidelines is ultimately most beneficial.

Current submittals must meet the current Guidelines which are available online at www.landfall.org along with the online Modification Form. For more extensive projects, a detailed narrative is always helpful. The Committee needs to know what is being removed or demolished and what the homesite will look like with the new improvements. In order to evaluate the proposed features, the following is needed: dimensions (both

overall and the components), materials, colors (color swatch or painted sample) and location.

The location should be shown on a scaled, dimensioned site plan that includes the home foundation, lot lines, grading (existing/proposed) and other surrounding hardscape features and landscaping.

Note the chosen material and color on the Modification Form. That the material will match existing is important. If the material is brick, the chosen brick such as General Shale (manufacturer) Providence (model/style/color) should be listed; if the trim is composite or cementitious the manufacturer should be noted.

It is the responsibility of the ARC to know what they are approving, what it looks like, how it fits within the existing environment and what is the impact on Landfall. The Committee thanks your builders, designers and landscapers that assist you with the ARC process.

LANDFALL FACTS

November 2022 year to date

Owned Lots Paying Dues 2020

Homes Complete. 1849

Homes Under Construction. 36

ARC Homes in Process. 12

Homes for Sale. 16

Lots for Sale. 6

Homes Sold. 112

Lots Sold. 22

Standing Committee Applications

The Landfall COA is still accepting Committee applications. Please visit <https://www.landfall.org/admin/> for Committee descriptions and application. The deadline is January 16.

Landfall Community Garden

by Leslie Farinella

We are excited to announce the formation of the Landfall Community Garden! The mission of the Landfall Community Garden is to create an attractive garden space where all property owners and residents of Landfall can share the joy of gardening through access to assigned garden beds, common garden areas, and education events. The garden site is located across from the Arboretum Mail Station, and site preparation has already started. The site will include an attractive fence, raised beds available for rent, and several community beds with herbs and berries available to everyone.

We will begin taking membership applications in January. If you are interested, please send an email to: landfallcommunitygarden@gmail.com

Landfall Rules and Regulations Amendments

VEHICLE REGULATIONS, TRAFFIC RULES

j. "Street Legal" golf carts must be plated, registered in NC, operated only by licensed drivers able to provide a valid ID and display a Landfall ID sticker. All other motorized recreational vehicles, including but not limited to the following; golf carts, go-carts, dirt bikes, mini bikes, small engine stand up vehicles, electric scooters, skateboards, hover boards and all-terrain vehicles (ATVs) are prohibited on the roads, trails, and sidewalks of Landfall. Residents should contact the LCOA Chief of Security to determine if additional vehicles not listed above are allowed on Landfall roads, trails or sidewalks before operation of the same within Landfall.

k. Electric Assisted Bicycles (E-Bikes) are motorized vehicles that are permitted on the Landfall roadways. All E-Bikes must adhere to all NC traffic laws and are subject to the operational laws for vehicles in NC. You must be a minimum

of 16 years old to operate an E-Bike on Landfall roadways, and must adhere to all posted speed limits. For the safety of all, E-Bikes shall not utilize the shoulders of the roadway to pass motor vehicles stopped at stop signs or intersections. Therefore, the E-Bikes must maintain lane position in traffic and not advance.

ANIMAL CONTROL

No animal or animals, birds, livestock or poultry of any kind shall be maintained on any lot or in any dwelling except that dogs, cats, pet birds or other domestic household pets may be kept or maintained by Residents provided that they are not kept or maintained for commercial purposes and are controlled in accordance with applicable governmental ordinances and are not a nuisance to other owners.

Control, in this instance, is defined to require that pets be contained on the resident's property unless on a leash

accompanied by their owner or handler. Continuous barking by dogs shall be deemed a nuisance to other owners and a citable offense. Ongoing violations of this nature may be referred to Animal Control and/or WPD.

Pet owners will be responsible for clean up after their pets and must have the means to do so whenever they are utilizing any portion of Landfall other than their own property at all times. Violations are subject to the Violation Fee Schedule.

Pet owners are responsible for their pets at all times. The LCOA is not responsible for damage or injury caused by or suffered to any owner's pet.

Landfall inhabits many varieties of wildlife and some of this wildlife may be dangerous. In the event of a potential hazard, Animal Control and/or WPD should be contacted.

Visit www.landfall.org/policies/ for the complete Rules and Regulation.

New Owners & Recent Transfers

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

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

Christopher & Tennille A. Pope
1902 Cliffmore Place
of Wilmington, 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

Steven & Judy Herbst
2020 Graywalsh Drive
of Long Beach, NY

Beth Traynham
2113 Forest Lagoon Place
of Wilmington, NC

Jon & Chelsey Stucker
2139 Harborway Drive
of Wilmington, NC

Michael & Heather Lautenbach
1854 Senova Trace
of Wilmington, NC

Candy Thompson
1813 Prestwick Close
of Wilmington, NC

Don & Patsy Quattrucci
1929 South Moorings Drive
of Narragansett, RI

Santiago & Roxana Vazquez
1008 Turnberry Place
of Scottsdale, AZ

Daniel T. & Miriam H. Kent
7214 Saddleworth Trail
of Wilmington, NC

Robert & Emily Beale
416 Marshland Drive
of Wilmington, NC

Chase & Jo Anne Thomas
2006 Bay Gull Court
of Wilmington, NC

Tom & Nancy Birney
1526 Landalee Lane
of Wilmington, NC

Christopher & JoReha Wright
1511 Pembroke Jones Drive
of Wilmington, NC

Sherry Jones
1822 Senova Trace
of Holly Springs, NC

James & Kathleen Stamer
7218 Saddleworth Trail
of Wilmington, NC

Justin & Sara Vandermolen
1859 Senova Trace
of Chapel Hill, NC

John & Christine Gordon
912 Bedminister Lane
of Wilmington, NC

Linda Hemby
1614 Landfall Drive
of Wilmington, NC

Michael & Victoria Ellington
2200 Mason's Point Place
of Wilmington, NC

Ralph & Pamela M. Bradley
1711 Landfall Drive
of Wilmington, NC

Peter & Lisa Arakelian
1517 Black Chestnut Drive
of Wilmington, NC

Pete & Mary D. Allan
2015 Kenilworth Lane
of Wilmington, NC

Frank H. Kenan Chapel Welcomes:

A Holiday Chorale Concert

When: Friday, December 16 at 7:30pm



This very special Friday Holiday Chorale concert features the premier performance of New Hanover County's only professional choir, the Wilmington Voices. Composed of twenty professional singers, each of these wonderful musicians is either a teacher, conductor or vocal expert in their own right. The Artistic Director is Angela Burns who has created what will truly be a real magical musical Christmas treat. The concert will include both sacred and secular selections as well as portions of Handel's Messiah culminating in a singalong portion of the Hallelujah Chorus.

So please join us at Kenan Chapel for an uplifting holiday experience.

Note that the concert begins at 7:30 p.m. Complimentary tickets will be available at the NE Branch of the New Hanover County Library beginning December 12th. There will not be a reception following the concert.

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 Kenan Chapel, please see Kenanchapel.com and "Like" us on Facebook.



Frequent Visitor Barcode Renewals

Frequent visitor barcodes are set to expire on December 31st. The \$35.00 annual fee is due to renew the barcode pass for the 2023 calendar year without interruption.

Please send \$35.00 for each existing barcode already authorized along with the name of whom the barcode is to be renewed. Make checks payable to Landfall COA and send to 1749 Drysdale Drive, Wilmington, NC 28405.

Those eligible for frequent visitor barcodes are resident status individuals and immediate non-resident family members which include: spouse, parents and grandparents, children (including adopted and step) and grandchildren, brothers and sisters, mother-in-law and father-in-law, brothers-in-law and sisters-in-law, and daughters-in-law and sons-in-law.

Holiday Office Schedule

The COA office will be closed on December 23-26, and will reopen on December 27 at 8:00 am. The COA office will also be closed on January 2 to observe the New Year's Day holiday and will reopen on January 3. Please plan ahead for guests by updating your resident portal account or by calling 910-256-5311.

Christmas Tree Pick Up

The COA Maintenance department will begin early morning tours to pick up undecorated Christmas trees on January 3 and will continue pick up until February 1. If pick up of your tree is missed, please email maintenance@landfall.org

THE VOICE IS PRODUCED BY THE COMMUNICATION COMMITTEE:

MUFFY PEPPER, EDITOR

MIKE WILLIAMS, OFFICE MANAGER

BILL HAMLET, COA LIAISON

SHELLY KEARNEY, COORDINATOR