

# THE LANDFALL VOICE

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APRIL - MAY 2023

## LANDFALL COA BOARD CHAIRMAN'S MESSAGE

By Gary Caison, COA Board Chair

The Annual Meeting of the Landfall Council of Associations was held on March 30 with approximately 250 residents in attendance. Slides discussed during the meeting are available on the [landfall.org](http://landfall.org) website. The agenda covered: a) the role that resident volunteers play b) presentations from our LCOA Staff leaders on 2022 accomplishments and financials and c) an active Q&A session.

We are fortunate to live in a great and beautiful community! Our good fortune is not built on happenstance, but rather on the long established practice of active engagement from resident volunteers in setting expectations and priorities which our professional staff use to administer the Associations day to day operations. We have sixty (60) residents serving on

either the Board, or one of seven (7) committees. Each volunteer serves a three year term and every March we hold elections for exiting Board members and replace outgoing committee members through our Nominating Committee interview process. There is additional detail on the 2023 Board and Committee make-up in this newsletter, but I would like to take a moment to recognize some key individuals. Steve Bruni, Phil Ley and Randy Marshall are outgoing Chairs of the Nominating, Covenants & Security and Architectural Review Committees respectively and we are very appreciative for their leadership. Bill Hamlet has been the COA Board Chair for the past two years. We want to recognize him for his leadership and long term service to the

Landfall community! Finally, a warm welcome to Kelly Garnett, newly elected District 1 representative on the Board.

Our Staff leaders, Roxanne Powell, Charles Carr and Steve Hughes provided very positive reviews of our operations, results and 2023 priorities. Highlights from their presentations would begin with the financial strength of the Association. Our financial strength allowed the Board to hold the homeowner assessment increase to five percent (5%) when, during this period of high inflation, a majority of associations across the country were up eight to ten percent.

Landfall has purchased a new software system to manage gate and security activity that will improve traffic control and security within the community.

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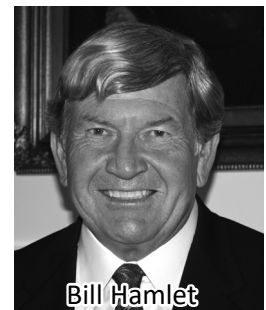
Kelly Garnett  
District 1 Secretary



Mike Hamby  
District 2 Vice Chair



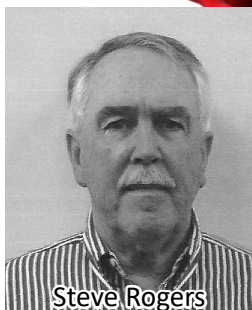
Jason Lumpkin  
District 3



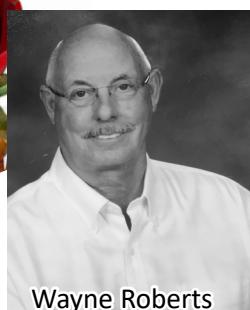
Bill Hamlet  
District 4



Gary Caison  
District 5 - Chair



Steve Rogers  
At-Large



Wayne Roberts  
At-Large - Treasurer

**2023 Landfall  
COA Board  
Members**

# CHAIRMAN'S MESSAGE

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Software will also be purchased to improve accounting and maintenance processes. To be implemented over the course of 2023, homeowners will have the ability to make on-line payments and the association will benefit from cycle time improvements in billing and accounts receivable.

Staff worked with Buildings & Grounds to locate, plan and build our new Community Gardens and 77 residents have begun using that amenity.

Staff continues to be engaged with the City in development projects around Landfall and they do a terrific job of keeping residents informed through their "When We Know You'll Know" Communications."

Staff did an excellent job of working through negotiations with our waste carrier to return back door service to residents.

The Architectural Review Committee continues to be very active overseeing the construction of 32 new homes, installation of 34 swimming pools and meeting with 77 owners for on site reviews and discussions.

Following the presentations, the Q&A discussion covered some of the following topics:

- a) Sidewalk study: An email update on the current state of this subject was sent the week of April 10.
- b) Fiber optic network: Board has held initial meetings with Spectrum and

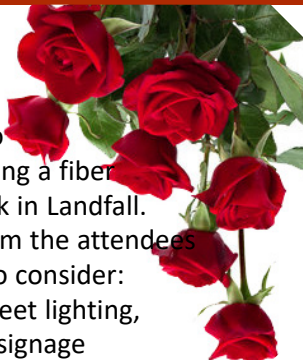
Cloudwyze to discuss building a fiber optic network in Landfall.

Suggestions from the attendees for the Board to consider:

- a) improved street lighting, more visible signage
- b) homeowners with dogs would like a location for off leash activity
- c) improvements to trail network

The Board and Staff will discuss these suggestions and provide responses in the next Voice newsletter.

Thank you to everyone who attended the Annual Meeting and our deep appreciation to all current and previous volunteers for helping to make this such a great place to live!



## COA MAINTENANCE UPDATE

By Steve Hughes, Chief Operating Officer



Weather inconsistencies cause many to expect the unexpected. This winter and spring we have seen temperatures all over the place. Mostly on the above average side causing many of us to believe our lawns should be beautiful and green by now. However, this is not the case for most of us. I say it every year. We need daytime highs and night time lows to add up to 150 before our warm season grasses really start to grow. Yes, some lawns in the neighborhood are almost fully green and look amazing. If you notice these yards are located in areas that have sun on them first thing in the morning and all day long. Our sun is very strong at this time of year and getting stronger. Just spend a few hours outside without sunscreen and you will notice really quickly. Please be patient when it comes to your lawns; I always say your lawns will look their very best on the 4th of July no matter if we have an early spring or not.

Just a reminder that four homes in Landfall and the Kenan Chapel are all

part of this year's Azalea garden tours. Outside traffic is by trolley only. Parking is very limited so you might find it more convenient to drive to Mayfaire and pick up a ride on the trolley around Landfall and tour the beautiful homes and Chapel within your amazing neighborhood. It is by far the most colorful time of year in Southeastern North Carolina. Some of you may also want to pack your favorite allergy medicine. It's also the runniest eyes and nose time of year as well.

### Recycling in Landfall

I have been asked if the Landfall COA recycles the trash from the post offices. Unfortunately, we do not. Why you ask? We have no way of policing what goes into the cans and they are constantly contaminated. A few other reasons are the limited space for dumpsters and monthly cost of these dumpsters. We feel this is not spending your assessment money wisely when everyone in Landfall has the option to recycle at their homes.

Please have a safe and enjoyable spring!

## Finance Report

By Wayne Roberts, Treasurer

The February 2023 financial statements have been approved by the Board of Directors. Financial results as of February 2023 are as follows:

YTD Revenues	\$2,106,000
YTD Expenses	\$1,615,000
YTD CIF Contributions	\$372,000
YTD Net Income	\$119,000

The Capital Improvement Fund (CIF) ended February at \$3,432,000 and is estimated to end the year 2023 at \$3,052,000. The 2022 audit is currently underway and the final audited financial statements should be available on the website by the beginning of June 2023. Please note that the Landfall COA semi-annual assessments will be invoiced by May 26, 2023. When remitting payment by check for the Landfall COA semi-annual assessments, please do not include any other association's assessments with Landfall COA as these assessments need to be deposited into separate bank accounts. Also, please ensure that your check is made payable to Landfall COA and includes the correct property address and invoice number.

## 2023 Landfall COA Committees

### Architectural Review

Tim Gardner, Chair  
Dilip Subramanyam  
Gary Barbato  
Greg Soltis  
Jim Spicuzza  
Thomas Keehn  
Helen Herbert

### Landscape

Deb King  
Mary Brown  
Katherine McKenzie  
Susan Egan  
Samantha Martin

### Landfall Voice Editor

Muffy Pepper

### Nominating

Julie Colclaser, Chair  
Ken Trojniar  
Mary McKenna  
Cris Elliot  
Jim Pierson  
Dianne Krantz

### Covenants & Security

Hal Hendershot, Chair  
Carol Trojniar  
Steve Crumrine  
Barry Selig  
Jim Crumpton  
Trish Chiarell  
Mike George  
Leon Levitt  
James Dvorak

### Buildings & Grounds

Denise Hendershot, Chair  
Nick Giachino  
John Hodgson  
Lynn Anderson  
Denise Baer  
John Dorland  
Bill Piatt  
Walter Mebane  
Gilbert Laite

### Finance

Wayne Roberts, Chair  
Steve Rogers  
Mike Hamby  
Jason Lumpkin  
Jerry Van Schaick  
Peter Criddle  
Bill Monast

## Security News

By Chris Adam LCOA Chief of Security

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



As we prepare for warm weather, it is important we pay closer attention to our driving. The statement “If you’re texting, who’s driving” should ring home with a lot of us as it has become one of the most dangerous habits while driving in recent years. Please help me set the example for young drivers as learning to drive in Wilmington is hard enough without adding texting to the mix.

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, Wall Recycling collects our residents’ trash on Thursdays and Fridays unless otherwise announced. On the days of collection, cans should be returned to screened areas. If you experience issues with this process, please contact Wall Recycling to get this addressed right away.

Additionally, we have had an increased number of complaints about children ringing doorbells and then running away. While this may seem harmless, it is very annoying not to mention unnerving for someone that lives alone. Parents, please be mindful and speak with your children so they may pass it on to their friends.

I do not want anyone to get hurt or get into trouble as a result of such senseless pranks.

In the coming weeks Security will be transitioning to a new gate access software program. While this will include changes to the Resident Portal, it will not have an impact on the Landfall.org website. Please continue to utilize the website as it houses a lot of valuable information about Landfall Security and its functions. The website provides quick links to access House Check Forms, Barcode Request Forms and Pet Registry, as well as Landfall Rules and Regulations.

Let's get ready for  
a great summer!



## Frank H. Kenan Chapel Concerts

**From the Wilmington Symphony**  
**Harpist Christina Brier and Violinist Linda Estep**  
**When: April 23, 2023 at 5:00 p.m. at Kenan Chapel**

Wilmington is fortunate to have its own symphony orchestra and Kenan Chapel is thrilled and honored to host and present two superb musicians.

Of particular interest is that harpist Christina Brier and violinist Linda Estep have been lifelong friends, playing music together since 1994 when they met in kindergarten. They participated in the same studios and orchestras including the Milwaukee Youth Symphony Orchestra. Both have graduate degrees and have performed around the world.

Their desire now is to share the gift of music with their own community here in the Cape Fear area. Both Linda and Christina play with the Wilmington Symphony Orchestra and Linda is the Conductor for the Wilmington Symphony Youth Orchestra.

The concert begins at 5 p.m. with a reception following at the Country Club of Landfall. Complimentary tickets will be available at the NE Branch of the New Hanover County Library on April 17th.



**Tallis Chamber Orchestra**  
**When: May 14 at 5:00 p.m. at Kenan Chapel**

It's become a wonderful tradition for the Tallis Chamber Orchestra to perform for us at Kenan Chapel on Mother's Day. As many of you know, the Tallis Orchestra is now celebrating 18 years of concerts in Wilmington and always exceeds our expectations. Made up of 12-14 string players and one keyboard player, the Tallis Orchestra is a community orchestra dedicated to providing free concerts, supporting local charities and encouraging music education in the area. All of these very talented musicians are from the Wilmington area and volunteer their time and talent to this marvelous group.

The concert begins at 5 p.m. Complimentary tickets will be available at the NE Branch of the New Hanover County Library on May 8th. Note that there will not be a reception following the concert.



*These Kenan Chapel concerts are 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](http://Kenanchapel.com) and "Like" us on Facebook.*

## LANDFALL FACTS

*As of April 2023*

Owned Lots Paying Dues	2021
Homes Complete	1850
Homes Under Construction	39
ARC Homes in Process	18
Homes for Sale	12
Lots for Sale	9
Homes Sold	12
Lots Sold	2

## Great Oaks Club News

*By Janet Pruden*

### May 10th-11:30- Luncheon and Fashion show

We are looking forward to the upcoming Great Oaks Club meeting! Great Oaks Club members year-end luncheon and fashion show! Our Great Oaks Club models will be wearing outfits from cabi, J. Mc Laughlin and Chico's. Luncheon details will be sent to members. The May meeting will be our last Great Oaks Meeting for this season. After the summer recess, we will resume in September with an exciting new calendar of events. A big thanks to Nancy Solis and the Great Oaks Club Board for a tremendous year!

The Great Oaks Club is open for membership to all women who are Landfall residents, property owners, and /or Country Club of Landfall members. For more information, please visit our website: [www.greatoaksclub.com](http://www.greatoaksclub.com).

# Landfall Community Garden Grand Opening

By Leslie Farinella, LCG Secretary

Landfall's newest amenity formally opened on April 1st!! The area just inside the Arboretum Gate has been fully fenced and 5' x 10' raised beds are built. With room for over 150 plots, this will be a place where neighbors will gather with their families to grow flowers, vegetables, and herbs. Classes will be available with the help of master gardeners, so regardless of your skill level, you can participate and learn.

Membership in the Garden is open to all Landfall residents. For a first year fee of \$100, a raised bed will be built, and organic mulch will be provided. Hose attachments are available with well water provided at no cost. Most of the area gets full to partial sun, and there are also portions of shaded ground for plants that do

not like the heat. After the first year of membership, you may renew for two more years for only \$50 per year.

If you have any questions about the garden that are not answered here, please contact any of the members of the Landfall Garden Sub-Committee shown below. To obtain application forms to volunteer or purchase a plot, email [landfallcommunitygarden@gmail.com](mailto:landfallcommunitygarden@gmail.com).

## LANDFALL COMMUNITY GARDEN SUB-COMMITTEE

Co-Chairs: Tom Thompson and Cathy Crumpton

Treasurer: Rosemary Russo

Membership: Martha Bachman

Secretary & IT Support: Leslie Farinella

Master Gardener Support: Sylvia Kochler

COA Liaison: John Hodgson



## New Owners & Recent Transfers

Duke & Heather Zander  
1216 Pembroke Jones Drive  
of Wilmington, NC

David & Linda Dockhorn  
1227 Pembroke Jones Drive  
of Wilmington, NC

Steve & Linda Boyden  
301 Fair Lakes Drive  
of Wilmington, NC

Logan & Chelsea Fritts  
1236 Arboretum Drive  
of Wilmington, NC

Jon & Monica Massey  
1249 South Moorings Drive  
of Wake Forest, NC

Sandra & Chloe Luihn-Argay  
1616 Landfall Drive  
of Wilmington, NC

Oakey & Mary Mertz  
2101 Stillwater Place  
of Wilmington, NC

Bill & Risa Hoag  
2012 Bay Colony Lane  
of Westwood, NJ

Dan & Nancy Wall  
824 Gull Point Road  
of Raleigh, NC

Stephen & Amy Luck  
1937 London Lane  
of Wilmington, NC

Raymond & Frances Tatonetti  
1903 Cliffmore Place  
of Wilmington, NC

Devlin & Liz Horton  
706 Bedminister Lane  
of Wilmington, NC

Daniel & Rachel Kendall  
1425 South Moorings Drive  
of Wilmington, NC

Matthew & Allison McKenzie  
1704 Bellevue Court  
of Wilmington, NC

Greg & Rosemary Soltis  
1416 South Moorings Drive  
of Wilmington, NC

David & Beth Stevens  
1701 Verrazzano Drive  
of Wilmington, NC

Dane & Tiffany Milligan  
1633 Pembroke Jones Drive  
of Sunset Beach, NC

Michelle Mayne & Aidan McKeena  
1642 Verrazzano Drive  
of Wilmington, NC

Timothy M. Antal  
1642 Verrazzano Drive  
of Wilmington, NC

Jason & Diane Byrd  
1212 Forest Island Place  
of Wilmington, NC

Ericka Shepard  
1871 Senova Trace  
of Wilmington, NC

Michael & Kelly Medvin  
2105 Bay Colony Lane  
of Wilmington, NC

Stephen & Marianne Phillips  
305 Fair Lakes Drive  
of Wilmington, NC

Kelly Ann Tomblin  
1816 Verrazzano Drive  
of Wilmington, NC



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