



VOLUME 34, ISSUE 3

OFFICIAL PUBLICATION OF THE LANDFALL COA

JUNE - JULY 2023

Independence Day 2023

JULY 3RD ~ FANTASTIC FIREWORKS SHOW

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

TUESDAY, 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

Putt-putt course, inflatables, dunking machine, balloon toss, tug-of-war, face painting, and Pink Peppermint the Clown. Food and beverages will be available for purchase. Complimentary popcorn and sno-cones 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 CHAIRMAN

By Gary Caison

In the last issue of the Voice, the Chairman's message focused on high-lights and homeowner questions from the Annual Meeting. In this article we'll focus on providing additional action items taken relative to homeowner questions, provide updates on key projects, and close with some community reminders.

One of the resident suggestions at the Annual Meeting was that we consider placing reflectors on the roads to aid with driver visibility at night. The Board discussed and approved installing reflectors on Pembroke Jones Dr., Arboretum Dr., Deer Island Ln., and Odyssey Dr. The installation of these reflectors will begin this month. Suggestions about increasing the size and/or brightness of the street signs were also considered, but we are

making no changes at this time. Resident requests for off-leash dog space and improvements to the nature trail continue to be evaluated and we will provide more informative detail as studies are finalized.

The first key project update is a sidewalk study looking at the potential for adding sidewalks along our two most traveled roads: Pembroke Jones and Arboretum. For newer residents, the subject of sidewalks along these two roads has been discussed by multiple boards, multiple times, over the past 20 years. Our current study just entered its second year, following the last community-wide sidewalk survey. We have been involved with engineering firms, city and state agencies, legal counsel, bankers, and construction companies evaluating

best options and hurdles. It has been a huge undertaking to evaluate all of the factors at play and we have been very diligent in our efforts. We are close to finalizing the study and we anticipate sharing the results with the community within the next month.

The second project to discuss is the potential of bringing a fiber-optic network into Landfall. We believe that a premier community like ours should have a fiber-optic offering for current and future homeowners while retaining the current cable option for residents content with the status quo. We have been working with two companies: Spectrum and Cloudwyze to gauge their level of interest in this project.

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LANDFALL HAPPENINGS

By Steve Hughes, Chief Operating Officer

What a difference a few months makes. With the exception of a few cold nights in late April which included a killer frost, we have had a mild winter and spring. This late April heavy frost has taken its toll on our warm season grasses. Many of them were coming out of dormancy extremely well until the frost hit. This unfortunately caused wide spread turf damage. Increased fertilizer rates and extra irrigation times on your turf should help tremendously in its recovery.

We are also seeing increased numbers in Nematode counts in our area soils. This is also causing increased turf death on many yards. If you are having any issues this spring you should reach out to your landscaper and ask for their assistance. If you do not have one our team of professionals would be happy to help.

On a more positive note the spring and summer flowers are all currently being installed throughout the property and should soon start showing wonderful colors.

Please let me remind everyone if you haven't purchased your brick for the Landfall Celebration Walkway it is a great way to honor, celebrate, remember or thank all those wonderful family and friends of yours. Also, let's not forget our furry friends as well. Just as important with Memorial Day just passed, how about honoring all of our heroes that have served this wonderful

country over the years. I personally would like to thank each and every one of you for your service.

In closing, stay safe and be extra cautious as our streets and common areas increase with pedestrian and wildlife traffic with the warmer weather. Our potential for severe weather also increases this time of year. I know we all hear so much about hurricane season; however, we also live in an area for potential tornadoes and severe thunderstorms. These two do not give us a lot of warning sometimes. Please pay close attention to the sky and your local media for watches and warnings.

• LIGHTNING FACTS •

- You can be stuck by lightning up to 10 miles from the storm with blue skies above you.
- Average bolt of lightning carries one million volts of electricity.
- Lightning can travel underground for up to 3 miles.
- There is NO safe place outside from lightning.
- Every 5 seconds after seeing lightning and then hearing thunder represents the storm is 1 mile away.

Have a safe and wonderful summer everyone!

CHAIRMAN'S UPDATE

continued from page 1

Spectrum has withdrawn themselves from the process. AT&T has recently expressed an interest in the project. We are currently working with both AT&T and Cloudwyze and will keep the community updated as we move forward.

SOME COMMUNITY REMINDERS:

The new Resident Portal on the Landfall website is planned for rollout in late June to early July. Also on the technology front, our projects to transition to new software supporting Finance, Security and Traffic management is progressing nicely and new capabilities will be coming online between now and year-end. Hopefully, you've seen and walked through the first of several tutorials the COA staff sent out earlier this month.

The recycling containers at our two mail locations have been well-received and are heavily used. Unfortunately, we have had a number of instances where people are placing trash in these units which contaminates the container. **We encourage everyone to use these containers for recycling mail only!** Please take your plastics home and recycle using your home bins. We appreciate your cooperation.

Last, but not least, mark your calendars for the joint COA and CCL Landfall Fireworks on July 3 at 9:05 pm at the CCL clubhouse, as well as the 4th of July festivities planned by the COA !

COMING SOON! GATEACCESS.NET APP

A new Mobile App is on the way from the Landfall COA to simplify guest entry, and your ability to manage your guest list. Say goodbye to remembering to call in each of your guests and say hello to a new, simplified and secure guest authorization process. Stay tuned for more information from the COA in the coming months.

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 and Colony Club, which require 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.

Landfall Security Update

By Chris Adam, Landfall Chief of Security

Summertime is steadily approaching and I just wanted to send out a few reminders about parking and fishing. First, 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. In the event that other vehicles are already parked roadside, stay on the 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, guests, and emergency vehicles. If you have special circumstances for parking, please contact me as I deal with these on a case by case basis.

Second, I 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.



In the spirit of putting a name with a face, I am planning to highlight a member of your Landfall Security staff in each issue of the Landfall Voice. The first two officers I would like to introduce you to, I also want to honor; Sandra Moore and Ivan Rossinskiy. Sandra is one of the

dayshift Sergeants and has worked for Landfall for 19 years. She comes from a fire service background, and in her free time loves doing crafts. Ivan is one of the dayshift Corporals and has been a member of the Security team for 12 years. Ivan came to us from Kyiv, Ukraine where he worked in the Embassy. Ivan became a US citizen 5 years ago along with his mother.

On April 19, Sandra and Ivan responded to an assist EMS call where a Landfall resident was unresponsive. Upon arrival at the residence, Sandra started CPR while Ivan set up the AED (Defibrillator). Ivan gave the resident a single shock just prior to Wilmington Fire Department (WFD) personnel arriving. WFD responders were able to then get a pulse before transporting. When I spoke with the WFD Captain, he said that because of the efforts of Sandra and Ivan, the resident had a fighting chance. Just a short time ago that resident was able to shake Ivan's hand and thanked them both for what they did. Great work team!

We, at Landfall Security, are here to assist. Please do not hesitate to call us if needed. Thank you for all your support.

Let's have a great and safe summer!!!

Landfall COA Board Of Directors Election

By Julie Colclaser, Nominating Committee Chair

The Nominating Committee is seeking volunteers willing to serve on the Council of Associations Board of Directors. The Directors oversee the Landfall organization business planning, liaison with the Standing Committees, approve the COA budget to ensure adequate funding for operations and asset maintenance, repair, and replacement, as well as attend Board meetings, special workshops and meetings with the LCOA Chiefs Roxanne Powell and Steve Hughes. Regular Board meetings are held bi-monthly on the 4th Tuesday at 3:00pm.

There are five (5) District Representatives and two (2) At Large Representatives on the Council Board of Directors. This year there are two seats up for election: District 4 and At Large. 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 landfall.org website. Applications should be returned by October 3. The Nominating Committee will interview all qualified candidates. Ballots will be distributed in mid to late January and owners will have 45 days to return the ballot.

Volunteer, support and make a difference!



Landfall Wants You!



24TH ANNUAL ART SHOW & SALE AUGUST 2-4, 2023 10AM-7PM

By Jane Carlson, Landfall Foundation Board Member



purchase beautiful works of art and photographs by some of our very talented area neighbors.

Have out of town visitors this summer? What a great opportunity to share with them the unique creations of our local area artists! While admission is free, we do welcome donations to support our grants programs.

A portion of the art sale proceeds also goes to supporting the Landfall Foundation's grants. Last year the Foundation raised \$560,000 to support local non-profits in the Arts, Education and Health & Welfare and funded over 80 projects throughout our community.

For more information about the Landfall Foundation, or to volunteer, please visit www.LandfallFoundation.org.

The Landfall Foundation's 24th annual Art Show & Sale will be held at the Country Club of Landfall Nicklaus Clubhouse from August 2nd through August 4th from 10am-7pm.

This year's event promises to be sensational with exhibits from over 100 North Carolina artists. Open to the public, the show is a wonderful chance to view and purchase

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.

Lower Cape Fear Life Care Veterans Recognition

By Mike Hamby, District 2 Representative

Veterans are all too often a forgotten group of citizens. There is a bond that veterans have that can never be duplicated. Lower Cape Fear Life Care (LCFLC) or hospice has started a program to honor veterans and their families when the veteran enters hospice in other counties. For this reason, we have now formed a group to honor fellow veterans in New Hanover County. I have become an LCFLC Veteran Volunteer to perform Veteran Pinning's in New Hanover County. After performing several ten-minute ceremonies,

the Veteran Pinning was very rewarding and an emotional experience for the Veteran's family, as well as myself.

When I served in the US Army, my MOS was a bugler and during the Vietnam time period I performed too many military funerals from 1967-1973 while serving in the 282nd and 30th Infantry Army Bands. I am now a member of the American Legion Post 10, the Vietnam Veterans of America 885 and a Colonel in the Commemorative Air Force to support and honor Veterans.

I would like to encourage you to give some thought to getting involved in this effort to honor your fellow veterans.



If you are interested in participating, please contact me via email mshamby@att.net for more details.

Summer Fun and Architectural Review

By Tim Gardner, ARC Chairman

With summer quickly approaching many homeowners are focusing on outdoor living spaces adding features such as stone fire pits, pergolas, outdoor kitchens, cabanas, swimming pools and pool houses to name a few. The design process, including landscaping, is critical to ensure that walls, patios, pool decks, firepits, etc are an integrated part of the entire site development scheme. When planning it may be easier to imagine your yard / garden as several different "rooms" in the same way you compartmentalize your interior space.

Accessory structures such as pool houses, cabanas, or pergolas should incorporate design elements and materials consistent with the primary building. The structures must be located within the established Landfall setbacks. It should be noted that Landfall's setbacks are more restrictive than City setbacks. The property plat and covenants should be consulted to insure the design meets the applicable requirements. Email arc@landfall.org to request a complete list of applicable Landfall documents.

You may want part of your outdoor

living space to be more private than another area. Shrubs or dwarf trees are an easy way to accomplish that goal or a planted trellis with vines is another good screening option. Pathways, stone steps and terraces using natural materials are encouraged. The design objective is that the outdoor living area will blend the project into a natural setting. All project elements, including the landscape design, must be consistent with the ARC guidelines.

In order for the ARC to review your plans, the committee needs to know the structure location in relation to the existing site features, the design and materials that will be used. Therefore, the ARC will need the following for a review of your outdoor living features:

- Modification to existing home form available online at www.landfall.org with a description of the project and scope of work.
- A 1"X10' scale site plan showing the home foundation, lot lines, setbacks, spot elevations for existing/finish grade, current landscaping and hardscape features, platted easements (if any), and proposed

hardscape and landscape improvements.

- Dimensioned elevation drawings with materials labeled. These drawings should be submitted at 1/4" scale and include dimensions for all components of the feature.

- Material and color samples along with a complete list of all materials to be used.

- The landscape plan must label the location of new landscaping with leader lines to the plant names. Include a plant list which indicates species of plant, quantity as well as height and width at installation and gallon size. Include existing and surrounding landscape plants.

Interactive ARC Guidelines are available online at www.landfall.org. The Guidelines contain detailed sections for pools, fences, pool houses, and landscape requirements. The Guidelines should be consulted prior to working with a design professional. The deadline for submittals is the 1st and 3rd Mondays of each month by noon. Email arc@landfall.org or call Shelly, Hannah or Crystle at 910-256-7651 with any questions or need for additional information.

Gone to the Dogs

By Kelly Garnett, District 1 Representative and Woodbridge President

Swedish-born Woodbridge at Landfall resident Christina Lindroos and her trained therapy dog, Buddy the French Bulldog, are a dynamic volunteer duo team that serve as part of the Novant Health Therapy Dog program. The program pairs hospital and clinic patients with canine volunteers and their owners.

Christina, who is a retired intensive-care nurse, knows well the needs of patients who can feel alone and scared in hospital and treatment environments, and she wanted to do something to be of service. Her sweet Buddy actually arrived to her family over two years ago when her husband was quite ill with Covid, and the tending doctor's cousin had a new litter of French Bulldog pups. It seems



Buddy was born to be a therapy dog!

Buddy was trained in a six-week class at Four Paws and a Wake-Up NC Canine Services, and is registered with the AKC for his service approval. He was taught to not be afraid of wheelchairs, to pass food and not eat it, and to be friendly with patients. Christina and Buddy visit several different Novant hospital wards and

clinics, including the Zimmer Cancer Institute, the pediatric clinic, the Rehabilitation Center, and the Orthopedic Clinic, twice per week. Christina said that Buddy really loves kids so much, and will lick their hands and feet, while the young children will take a stethoscope to Buddy to "check him out." Parents in the children's ward are grateful for the distraction that

Buddy and Christina provide.

In addition to Christina's amazing service to Novant, she is an active member of the Landfall Country Club and is in the Nine-Hole Golf League, and is on the Board of Directors and is Historian for the Great Oaks Club in Landfall. Additionally, she is in a knitting club and a book club, and recently became a first-time grandmother to baby Oliver, 11 months; and Mila, six months. She loves to cook (especially Swedish meatballs and cinnamon buns!), and loves to travel. She and her husband expect to hit Denmark, Sweden, Budapest, and Prague before the year is over!

We in Landfall are grateful for our amazing volunteer neighbors!



Mark your Calendar!
Landfall's Fall Festival
October 14th from 10:00- 2:00 pm.

This premier community event is not to be missed. From games and crafts for kids of all ages along with a famous Silent Auction and Bake Sale, there is something for everyone. Cruise the Classic Car Show, enjoy the Food Truck Rodeo and our live Band and Magic Show performances.

Be sure to take a pony ride and don't miss the Haunted Hay Ride. If you are a business owner join in as Festival Sponsorships and Silent Auction Donations are available at all levels.

Volunteers are always welcomed to help create the fun. All proceeds benefit the Kenan Chapel at Landfall and the Great Oaks Club.

Contact Mike Kane at 910-515-0412 for details.

FINANCE COMMITTEE REPORT

By Wayne Roberts, Treasurer

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

YTD Revenues	\$4,424,000
YTD Expenses	\$3,485,000
YTD CIF Contributions	\$744,000
YTD Net Income	\$195,000

The Capital Improvement Fund (CIF) ended April 2023 at \$3,719,000 and is estimated to end the year 2023 at \$3,063,000.

The 2022 Audit has been completed and accepted by the Board of Directors. There were no required changes to the year-end financial statements that were presented at the Annual Meeting on March 30, 2023. This 2022 Audit Report will soon be made available on the resident portal of the Landfall COA website.

New Owners & Recent Transfers

Andy & Frances Jones
2213 Moreland Drive
of Wilmington

Dave & Kathryn Spetrino
1005 Turnberry Place
of Wilmington, NC

Esteban De Castro
2017 Balmoral Place
of Wilmington, NC

Jimmy & Debbie Smith
1325 Regatta Drive
of Mount Pleasant, SC

Ricardo & Anna Senor
1056 Ocean Ridge Drive
of Potomac, MD

Scott & Nicole Dziedzic
1512 Landalee Lane
of Wilmington, NC

Dave & Susan Paterson
1431 Quadrant Circle
of Wilmington, NC

Ann Lowery
1702 Signature Place
of Raleigh, NC

Daniel Haigney
1400 Landfall Drive
of Charlotte, NC

Mary Margaret Latham
705 Planters Row
of Wilmington, NC

Brad & Elizabeth Restel
1446 Quadrant Circle
of Wilmington, NC

Greg & Jeanne Tornquist
1513 South Moorings Drive
of Wilmington, NC

Tim & Jeanne Brauer
1904 Cliffmore Place
of Kapolei, HI

Brett & Anne Bloomquist
1723 Verrazzano Drive
of Wilmington, NC

Stephanie Fredericks
205 Moss Tree Drive
of St. Petersburg, FL

LANDFALL FACTS

Year to date as of May 2023

Owned Lots Paying Dues	2021
Homes Complete	1850
Homes Under Construction	50
ARC Homes in Process	9
Homes for Sale	13
Lots for Sale	10
Homes Sold	36
Lots Sold	6

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

MUFFY PEPPER, EDITOR

GARY CAISON, COA LIAISON

MIKE WILLIAMS, OFFICE MANAGER

SHELLY KEARNEY, COORDINATOR



2024 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 2024, there are two (2) expiring terms to be filled on the Council Board of Directors: District 4 and At Large.

Name: _____ Date: _____

Address: _____ Tel: _____

E-mail: _____

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

Education: _____

Previous/Current Work Experience: _____

Volunteer Experience: _____

Interests: _____

Activities: _____

Why I would like to be a Council Representative:

Any member of the Nominating Committee would be pleased to answer your questions. (Julie Colclaser, Christine Elliot, Diane Krantz, Mary McKenna, Jim Pierson, or Ken Trojniar)

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

Please return application by October 3, 2023