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A Message from Your COA Board Chair

By Gary Caison

In each issue of the Voice my primary objective is to keep you informed on the larger projects and issues that the Board is working on and discussing for consideration as a part of our monthly agendas. I will begin first with the sidewalk announcement released earlier this month ending the study we have been working on over the past two years. The COA staff has received and shared with the Board all feedback submitted by residents on the decision and we value your feedback and appreciation for the extensive effort that went into the study analysis.

The second major project to report on is the potential installation of a fiber optic network for the community. Working through the final phase of vendor selection and contract negotiations has proved to be a time consuming practice, but is nearing completion. We are excited about this potential improvement to our community's telecommunication infrastructure. We will keep you updated as things progress.

Project three to highlight is the recently initiated street sealcoating pilot. COA staff and the paving contractor

completing the seal coating were challenged by delays related to rain and traffic control issues. Based on their input, the Board has halted moving forward on additional sealcoating projects, with the exception of the 9/11 completion of the original section, pending further discussion.

Project four involves the on-going roll-out of our new gate access security software and its capabilities at our gates and in our security vehicles. Now available through the Apple and Google stores is the COA's first app for your phone! The ABDi GateAccess.net app will allow you to enter guest and vendor information directly from your mobile device. Check it out!

The last topic is not a project update, but rather an issue that is generating a lot of discussion within the community, the city and across the country. The subject is e-bikes and their legal, safe use on roadways. Please read Chief Adam's article in this issue providing more detail on current laws and guidelines for e-bikes in the city and community, especially in regards to young riders! Be safe out there!

Volunteer, Support and Make a Difference!

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 or have any questions, please contact the COA office at (910) 256-7651.

An application has been included 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.

Landfall Happenings

By Steve Hughes, Chief Operating Officer

I hope everyone is having a wonderful and safe summer. 2023 has been a very unusual year for weather which has played havoc on many of our landscaping plants. A vast majority of our turf grass had trouble coming out of dormancy and when it did there were several areas that needed a lot of TLC. Many of our Crepe Myrtles also bloomed much later than usual. Our Knock Out roses had a tough year and these are just a few examples of what took hits.

Why? So many different possibilities. However, I believe it was truly a perfect (or not so perfect) combination of many factors including a very warm winter and early spring. Then a very cold and dry spell. Then below average late spring and early summer temperatures. Finally, by early July, we received the hot days and warm nights on a constant basis and most everything slowly starting to recover. Many areas of turf grass were not so lucky. I'm sure many of you have noticed the large areas of turf we have replaced in the COA common areas.

We at the COA have also been changing up some of the common areas and transitioning from areas of turf to plant beds. Warm season grasses will not grow successfully in shady environments and with heavy tree root competition. Also

with the increasing population of Ground Pearls and Nematodes, our turf grasses continue to face major challenges.

It is so important to have all your turf areas under a good turf program and also extremely important to have any weak areas under an aggressive TLC program. I have been involved in growing grass for over the last 40 years and 2023 has been in the top five of being the toughest.

On a much, much lighter note, you will notice this guy on articles and emails I share with all of you in the future.



His name is P.J.

Yes, after Mr. Pembroke Jones himself. There is such an interesting history tied to the Jones family, not just to Wilmington, but right here in Landfall. His Lodge stood right on the Intracoastal Waterway across from the Temple garden which was created by his son-in-law Architect John Russell Pope. Mr. Pope was also the architect of the President Thomas Jefferson memorial in Washington DC.

Many very elegant garden parties were held at the Temple and quite often up in the large Live Oak trees. At these parties, the Jones' had live squirrels wearing red dinner jackets. So with this interesting little bit of history of Landfall, P.J. is a great way to remind us all what a Wonderful, Historical and Beautiful place for all our residents to call home.

I also want to thank everyone for your continued support of all our LAS and LOS services. We are always here to help our residents any way we can and to keep your money within your community. With our many professional and very experienced team members we offer many services to make the maintenance and landscaping of your properties a simple and peace of mind experience.

Enjoy the rest of your summer everyone. Please Be Safe!

HOLIDAY LIGHTS ARE BACK!

By Denise Baer, Buildings & Grounds Committee

This holiday season selected light poles within Landfall will be decorated with beautiful lighted garland and a festive bow! The COA board has approved the purchase of decorations for 50 light poles which will be located from the Eastwood gate to Drysdale Drive, from Drysdale Drive to Pembroke Jones Drive, from the Arboretum gate to the bridge and at key intersections (Pembroke Jones Drive and Arboretum Drive, Deer Island Lane and Arboretum Drive and at the end of Sun

Runner Place).

We will no longer be contracting with an outside provider, instead the COA will be responsible for purchasing, hanging and storing the decorations.

The COA is extending this program to all HOA's and each HOA has the opportunity to pay for any light poles within their geographic area. Previously, some individual homeowners had sponsored light poles in their neighborhoods.

If you are interested in doing this again,

please reach out to your HOA President who can coordinate this with the COA. We hope that many HOAs will elect to participate so that we have significant lighting throughout Landfall.

In addition to the lighted poles within Landfall, the COA will continue to have the Eastwood and Arboretum entrances professionally lit in a magnificent display of lights, as has been done for the past several years.



Security News and Alerts

By Chris Adam, Chief of Security

Well, it is hard to believe that summer will be coming to an end soon. With that said it is back to school time for our kids. Please be mindful and allow additional time when traveling through property, as traffic will increase in the mornings and late afternoons. Following the speed limit and other traffic rules is imperative to ensure the safety of everyone on our roadways, not just vehicles and bikes, but walkers and joggers also. Security will be monitoring closely during these times to help ensure a safe transition into the fall season.



Another reminder for walkers and bike riders, when enjoying these activities please dress in such a way to be easily seen by all other traffic utilizing the roadways. Bright colors help to draw attention and hopefully make it safer for you. We still have some high visibility vests and neon armbands available. If you are interested in a vest or armband, please contact Security at 910-256-5311 and we will arrange to make these items available to you. When walking please walk against the flow of traffic and when biking, please bike with the flow of traffic and maintain your position in traffic.



I know e-bikes are gaining popularity with each day, but please realize a few things as it relates to Landfall Rules and Regulations. Per the Rules, you must be 16 years or older to ride an e-bike on the streets of Landfall. You must also abide by the posted speed limits of the road on which you are traveling. E-bikes, golf carts and other motorized vehicles are not permitted on the nature trails. These trails are intended for walking and exercise; and due to the natural terrain, can be dangerous to navigate with a motorized vehicle. I hope this clears up the main concerns for e-bikes, but please visit landfall.org to review the Landfall Rules and Regulations in their entirety. Following Covenants & Security review and consideration, Security will be distributing educational flyers in this regard to bikers throughout the community.



Finally, I hope you find the new gate access software system and mobile application more user friendly and efficient in registering your guest and providing access to key information. Please be patient as the Security Guards are becoming acclimated to the new system and updating and editing information as we go along. If you have a password issue, please contact the Landfall COA Office at 910-256-7651, as the guards do not have access to your passwords. Thanks and stay safe!

Save the Date!

**Landfall's Fall Festival ~ Recreation Field on Drysdale Drive
October 14th from 10:00- 2:00 pm**

games and crafts . . . silent auction . . . bake sale . . . classic car show
food truck rodeo . . . live band . . . magic show . . . pony rides
haunted hay ride

All proceeds benefit the Kenan Chapel at Landfall and the Great Oaks Club.

Finance Report

By Wayne Roberts, Treasurer &
Finance Committee Chair

The June 2023 financial statements have been approved by the Board of Directors.

Financial results as of 2nd quarter ending June 2023:

YTD Revenues	\$6,988,000
YTD Expenses	\$5,653,000
YTD CIF Contributions	\$1,115,000
YTD Net Income	\$220,000

The Capital Improvement Fund (CIF) ended June 2023 at \$3,977,000 and is estimated to end the year 2023 at \$3,394,000. This decrease in the June 2023 ending balance and the projected 2023 ending balance is primarily due to the budgeted street and storm water repairs occurring in the second half of 2023.

The Landfall COA continues to maintain a positive financial position. Even though the financial statements as of July 2023 have not yet been approved by the Board of Directors, it is anticipated that the YTD net income will be \$233,000. In addition, we would like to thank the community for their continued support of Landfall Association Services (LAS) and Landfall Owners Services (LOS).



By Tim Gardner, Architectural Review Committee Chair

The Architecture Review Committee is an advocate for maintaining property values and insuring the quality and character of our community over time. The ARC is comprised of homeowner volunteers that devote significant personal time serving as a resource for property owners, architects, and contractors providing guidance as they explore possibilities for their home during the design, construction or improvement process.

It should be noted that the Architectural Review Committee Guidelines, periodically reviewed and approved by the COA Board, are comprehensive, detailed and structured so that the ARC submittal process can be as smooth as possible for both the applicant and the ARC members. Some property owners find the architectural review process frustrating, and no one understands this more than the Architectural Review Committee members who are tasked with, and have the responsibility for, reviewing and approving submittals for the Landfall community. This includes all modifications, eliminations or additions to the home exterior and landscaping. Familiarity with the Guidelines is crucial to preparation of an ARC submittal and an understanding of ALL of the items

needed for review by the Committee. Any submittal must be complete and clearly present to the ARC members the property changes that are to be reviewed and approved. What the modification looks like, the location, the size, colors and materials are all important aspects. Incomplete submissions may significantly delay the process. The Committee reviews all submissions within the context of the surrounding area and neighboring homes. The Committee's responsibility is to understand and approve a submission that meets the standards established by our approved ARC Guidelines, and to insure that the finished product can be inspected and compared to the approved plan.

Incomplete, unclear submittals, as well as submissions that are not prepared per the ARC Guidelines result in unnecessary delays and even property owner dissatisfaction.

Please note: For submittals requiring 1" = 10' (site plans for fences, pools, accessory structures, new homes, etc.) or ¼" = 1' (elevation drawings for homes, guest/pool houses, screen porches, pergolas and the like) scaled plans, these must be emailed to arc@landfall.org and printed to scale and dropped off at the

COA office on Drysdale Drive. All other submittals may be emailed.

For color changes, the color sample from the manufacturer's color wheel or a physical sample of the paint color must be dropped off at the COA office. Color revisions cannot be reviewed by digital or printed reproductions.

Landscape plans for new construction and landscape revisions should include the contractor's name and email address. Work must not begin until approval from the ARC has been received.

Please visit www.landfall.org/arc for a current copy of the Guidelines and submittal forms. An interactive table of contents is included for ease of reference and facilitation of content.

The number of applications submitted to the ARC has significantly increased in recent times. Property owners should work closely with their contractors to insure their initial applications are complete.

The deadlines for ARC submittals are noon on the 1st and 3rd Mondays of each month. The ARC meets on the 2nd and 4th Mondays of each month. If you have any questions, please email arc@landfall.org or contact the ARC Coordinators, Crystle, Hannah or Shelly at 256-7651.

LANDFALL FACTS

August 2023 year to date

Owned Lots Paying Dues	2023
Homes Complete	1853
Homes Under Construction	49
ARC Homes in Process	14
Homes for Sale	11
Lots for Sale	6
Homes Sold	51
Lots Sold	8



4TH OF JULY MEMORIES



The Great Oaks Club Welcomes You

By Mary Vaughn

Mark your calendars! The first Great Oaks Club meeting (luncheon) will take place September 13th at 11:30am in the Nicklaus ballroom. Find out how to sign up by visiting our website at www.GreatOaksClub.com.

The Great Oaks Club is a social and educational group that is open to all women who are Landfall residents, property owners and/or CCL members. Meetings are the second Wednesday of each month from September through May.

Membership dues are \$40.00 and must be paid prior to attending the September luncheon or your first meeting. We hope you join us, and we are looking forward to seeing you in September!



Save The Date! Landfall Foundation's Legends of Tennis September 30, 2023



The Landfall Foundation's fundraiser, the Legends of Tennis, is back in 2023! The event will take place on September 30, at the Drysdale Sports Center of the Country Club of Landfall.

This year's tournament features tennis pros Ellis Ferreira, Mikael Penfors, Luke Jensen and Will Bull.

When you purchase a ticket to the Legends of Tennis, you are doing more than just ensuring you're going to have a great day of tennis. You will also be helping the Landfall Foundation raise funds in support of underfunded local non-profits in our community. In 2022, the Landfall Foundation raised over \$560,000 providing grants to 88 organizations.

For full information about the participating pros, the day's events and festivities and to purchase sponsorships and tickets, please visit www.LandfallFoundation.org/events.

New Owners & Recent Transfers

David & Vikki Soja
1829 Gleneagles Lane
of Wilmington, NC

Robert & Nina Berke
1870 Senova Trace
of Wilmington, NC

Scotty Shivar
1321 Regatta Drive
of Wilmington, NC

Joshua & Elizabeth Johnson
610 Gunston Lane
of Wilmington, NC

Hendrik & Annette Fischer
1842 Senova Trace
of Wilmington, NC

Jay & Amy Witmer III
821 Fox Ridge Lane
of Wilmington, NC

Larry & Karen Thomas
1903 Edgemont Lane
of Davidsonville, MD

Steve & Mary Saieed
1702 Landfall Drive
of Wilmington, NC

Ray & Terri Smith
1908 Lunar Lane
of Durham, NC

Daniel & Catherine Myers
1612 Landfall Drive
of Charlotte, NC

Louise & Edward Howell
1718 Signature Place
of Wilmington, NC

Kay Boone
2019 Kenilworth Lane
of Wilmington, NC

Chris & Andrew Ainsworth
2201 Mason's Point Place
of Wilmington, NC

Bob & Pauline Haran
7206 Prince Albert Court
of Wilmington, NC

John & Pamela Blakely
1240 Arboretum Drive
of Wilmington, NC

Paul & Martha Van Cleve
1012 Deepwood Place
of Wilmington, NC

Bill & Deborah Fitzsimons
712 Autumn Crest Place
of Wilmington, NC

Irma Geib
1840 Odyssey Drive
of Wilmington, NC

Russell & Allison Laing
2120 Spanish Wells Drive
of Wilmington, NC

David & Jennifer Acosta
1929 Senova Trace
of Wilmington, NC

Nathan & Camille Bailey
7230 Saddleworth Trail
of Wilmington, NC

Griffin & Ashleigh Leuck
1524 Black Chestnut Drive
of Wilmington, NC

The Frank H. Kenan Chapel Welcomes: Elizabeth Loparits



**When: September 17 at 5 p.m.
at Kenan Chapel**

For the opening concert of the 2023-2024 Kenan Chapel at Landfall concert season, Kenan Chapel is honored to present a very special pianist: an audience favorite, Elizabeth Loparits. 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.

The concert begins at 5 p.m. Complimentary tickets will be available at the NE Branch of the New Hanover County Library on September 11th. 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. Note that there will not be a reception following the concert.

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

**MUFFY PEPPER, EDITOR
MIKE WILLIAMS, OFFICE MANAGER
GARY CAISON, COA LIAISON
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