



THE LANDFALL VOICE

VOLUME 34, ISSUE 5

FALL FESTIVAL THIS WEEKEND!

OCT - NOV 2023

Message from the Landfall COA Chairman

By Gary Caison, COA Board Chair

With the arrival of fall, the COA Board and Staff leaders begin shifting their attention to end of year activities including budgeting, committee staffing, holiday planning and 2024 priority setting. For this autumn issue, I would like to continue to focus and update you on active projects within the community.

The Board recently signed an "Access Agreement" with AT&T providing for them to install a fiber optic network within their current utility easements throughout the Landfall community. This agreement triggered the next phase, which is the development of an engineered design plan, led by AT&T and coordinated with our Management and Board, on their recommended build and rollout plan for the community. Following engineered design plan development and individual HOA notification, actual installation will begin within six months. The current estimated project completion of full community installation is eighteen to twenty-four months. We will keep you well informed as each phase is completed and the build-out begins. Once the installation of each phase is completed, AT&T will begin reaching out to those owners to market their offerings. Each homeowner will have the option of staying with their current provider(s) or contracting with AT&T.

Throughout the year, our COA Staff leaders have been upgrading the IT systems throughout our various divisions so that we are able to deliver more convenient and remote service capabilities to our residents, improve our operational productivity and increase the security of

our data systems. This effort will continue to evolve well into 2024. One enhancement to our systems that has been completed and implemented is the ABDI gate security feature that allows us to have better visibility and security of non-residents and vendors inside the gates on a daily basis. We want to encourage everyone in the community to download and use the gateaccess.net mobile or website application. More details on the application, log in and support are available by contacting the COA office at coa@landfall.org or (910) 256-7651.

I would like to close on a project that indirectly affects the Landfall community. Duke Energy/Progress will begin in the next few weeks a maintenance project along their utility easement that abuts Landfall. This planned maintenance will remove a significant number of trees and be noticeable to Landfall residents living, or traveling along roads bordering the easement property lines. Duke is performing this maintenance within their easement rights, and to preserve the overall health of our utilities infrastructure.

Annual Fall Festival

Saturday, October 14 ~ 10-2 at the Landfall Recreation Site

By Jessica Spencer

Join your neighbors, friends, and kids of all ages for the fun-filled Annual Fall Festival in Landfall benefiting the Kenan Chapel and the Great Oaks Club.

NEW this year: we will host live music from the Maggies Kitchen Blues Band, Reds Photo Booth, mini-golf, and a dunk tank! We will feature traditional favorites such as balloon clowns, haunted hayrides, pony rides, sand art, pumpkin painting, a silent auction, and a 50/50 raffle.

Plan to shop for your fall plants and flowers and take home sweet treats from the Great Oaks Club bake sale.

Stroll along our midway row lined with community interest and craft booths, plus a unique car show, demonstrations by the Cape Fear Community College cheerleaders, and the ever popular magic shows from No Sleeves Magic. Make plans to stay for lunch from the food truck alley: PT's Olde Fashioned Grille, A&M's Red Food Truck, Wheelz Pizza, Trolley Stop, and Los Comas Taco Zone plus the refreshing Sabino's Italian Ice. Please stop by and enjoy a special-tea boba drink from Tap Tea Bar!

CHIEF OPERATING OFFICER UPDATE

By Steve Hughes



As we come to the end of another extremely busy summer, I once again come to the same conclusion as I do every year; the Wilmington North Carolina area has to be one of the toughest areas in the country to grow a constant healthy stand of turf grass. I have been growing grass for over 40 years and living in what we call the transition zone we are continually facing ongoing challenges. Many of these we have no control over. Cold winters can kill warm season grasses or as we saw this spring, warm winter and a few cold days in late spring can also kill warm season grasses.

Warm season grasses will not grow in the shade. Yes, certainly varieties and hybrids perform better in shady conditions; however, none of them will survive in full shade for very long. So if we think about that for just a minute this includes under trees, shady sides of the house and property lines that have privacy plantings along them just to name a few.

Let's not forget about the natural predators that also love to kill our turf, Ground Pearls, Nematodes, Chic Bugs, Army and Web Worms, Mole Crickets and the burrow digging Moles. Even with this list of just a few predators, know that there is no control or easy control of some of them. For example, Ground Pearls and Nematodes. As more and more insecticides are removed from the shelves, due to Environmental Protection Agency (EPA) new regulations, the treatment will become even more difficult.

So with all these discouraging facts re-

garding turf grass what can we do to still have beautiful landscape yards? I believe that we may need to change our thinking of our landscaping. Turf grass is still a key part of landscaping; however, not to the degree it has been in the past. Some options include larger plant beds under trees, planting shade tolerant plants (there is a huge selection of these plants), hardscape sitting areas, fountains, walking paths etc. in areas of Ground Pearls and other areas infiltrated with pests. There are also many types of ground cover that will also grow in these same areas. By thinking outside the box, the ideas are endless. If you need any help in these areas please do not hesitate to call us and our team of professionals would love to take away your worries and restore your landscape to a look of beauty.

Our 2023 portion of the road plan is now complete, as we continue our aggressive road maintenance program. All of the remaining roads that have not yet been resurfaced should be completed by 2030. This will be around the 45 anniversary of the first shovel going into the ground to start Landfall.

Our storm drains are also being cleaned, camera imaged and repaired at the same pace as our streets. This may sound like it has taken a long time to move through our streets and stormwater system repair process, and it has. Given the fact that Landfall was under developer control for the first 15 years and it took an additional 7 years to accumulate the plans and funding to begin this maintenance

program, it has been a huge success. It would be hard to find a similar private community, managed as we are, and as large as Landfall that has a maintenance plan in place for its infrastructure as substantial as ours.

I would like to remind all of our fishing enthusiasts in the community to please do everything you can to remove all your fishing line from the ponds. We continue to see increasing cost in fountain repairs due to fishing lines being tangled up in the fountain pumps and motors.

Seems a little early to talk about the holiday season, however, starting November 1st you will see the latest additions to the holiday decorations starting to be installed. Our plans are currently to have the holiday lights turned on the Friday before Thanksgiving.

One last thing. I once again want to thank the 18 Associations that use and support the Landfall Association Services (LAS), and all the residents who take advantage of Landfall Owners Services (LOS). This year will be an all-time record for both companies. The entire team and I want to thank everyone. It means so much to us and it reflects on the huge benefits of keeping your hard-earned money in Landfall.

Have a safe and enjoyable fall everyone, and always here if I may assist you and/or your guest.

ARC 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), beehives, 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
- 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

The ARC deadlines for submittals are the 1st and 3rd Mondays of each month.

FINANCE REPORT

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

Financial results as of period ending August 2023:

YTD Revenues \$9,282,000

YTD Expenses \$7,538,000

YTD CIF Contributions \$1,487,000

YTD Net Income \$ 257,000

The Capital Improvement Fund (CIF) ended August 2023 at \$3,568,000 and is estimated to end the year 2023 at \$3,532,000.

Security News and Updates

By Chris Adam, Chief of Security



With Halloween festivities quickly approaching, please ensure that all guests are added to your guest list in a timely manner and that you adhere to Landfall's Halloween Guidelines. For the complete list of Halloween Guidelines, please visit www.landfall.org in the Policies section under the Administration tab. Additionally, feel free to reach out to Security when hosting your holiday parties or large events so that we may assist with parking and providing cones as needed. We work to keep parking to one side of the street, allowing for a full lane of passage for emergency vehicles.

In Landfall, overnight parking on streets and vacant lots is prohibited. Should a situation arise where you are in need of a temporary exception for a special circumstance, Security must be contacted so that necessary arrangements can be made to consider your request. Vacant lot owners must be contacted and approve anyone parking or staging any

kind of equipment on their lot. Violations of these Landfall Rules and Regulations could result in citations and possible fines.

With the increasing popularity of e-bikes, I wanted to remind everyone that to operate an e-bike on Landfall roadways, the driver must be at least 16 years of age. E-bikes must adhere to all speed limits and other rules of the road, as well as stay on the roadway, as they are not permitted on sidewalks, Landfall Nature Trails, around Landfall Lake or any other common area walking paths. Despite our efforts to communicate these Rules, we have recently cited six speeding and/or underage drivers on our Landfall roads. Please make sure that your guests are aware of Landfall's policies in this regard, as underage e-bike drivers will not be permitted entry at Landfall's gated entrances riding an e-bike. Addressing e-bike violations has become of high priority to Landfall's

Board of Directors, as well as Landfall's Covenants & Security Committee. As a result, Security will be increasing our vigilance in this regard and Wilmington Police Department (WPD) will be aiding in patrolling our roadways.

Landfall Security is here to assist our homeowners. Do not hesitate to call us at (910) 256-5311 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 posted 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, and space is limited. Please ensure that you are picking up your packages as promptly as possible upon delivery to the postal stations.

We hope everyone has a wonderful holiday season, your Security Team!

New Owners & Recent Transfers

David & Jennifer Acosta
1929 Senova Trace
Of Wilmington, NC

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

Sean & Albany Harrington
307 Fair Lakes Drive
of Wilmington, NC

Judith Godwin
900 Bedminister Lane
of Wilmington, NC

Chip & Linda Tondreau
1906 Summersands Place
of Wilmington, NC

Bud & Kelly W. Blanton
1201 Rising Tide Court
of Wilmington, NC

Marty & Alesia Kocurek
1900 Inverness Lane
of Wilmington, NC

George Pocheptsov
1521 Landfall Drive
of Wilmington, NC

Elizabeth Luke
2106 Medeira Court
of Wilmington, NC

James & Joanne Delahunty
1310 Regatta Drive
of Cary, NC

Allen & Mary Van Dyke
801 Oyster Landing
of Wilmington, NC

Adam Pullan & Carey D. Brown
1720 Landfall Drive
of Wilmington, NC

Donna Cote
1825 South Moorings Drive
of Wilmington, NC

Nicholas & Shepherd Joseph
7217 Prince Albert Court
of Wilmington, NC

Alex & Julia Oberlander
1912 Hallmark Lane
of Wilmington, NC

Keith & Sylvia K. Kochler
1331 Landfall Drive
of Wilmington, NC

Gordon & Marion Dalgleish
1529 Landfall Drive
of Yanceyville, NC

Nelson & Leigh Hughes
2011 Pembroke Jones Drive
of Wilmington, NC

Erik & Meredith Hershey
1729 South Moorings Drive
of Wilmington, NC

Bud & Kelly W. Blanton
1737 South Moorings Drive
of Wilmington, NC

Landfall Holiday Lights Contest!

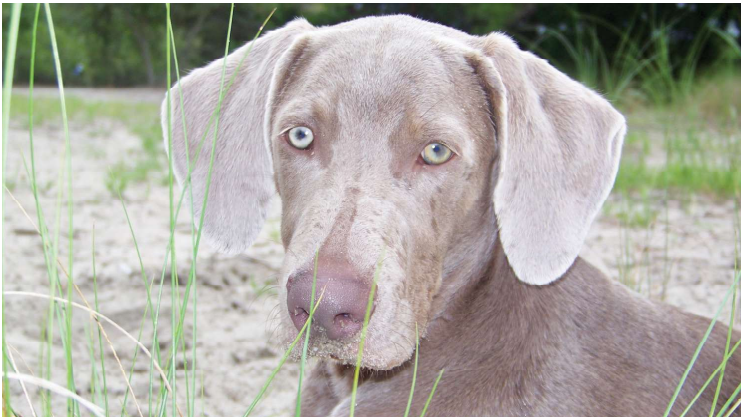
It's officially Fall and the holidays will be here before you know it! We are lucky that so many of our residents choose to decorate their homes and yards to celebrate the season and to make our community so festive.

This year, the contest for the "Best Decorated" homes within Landfall will again be held. There will be two categories: Best White Light Display and Best Colored Light Display.

The winner in each category will receive a dinner for two at either the Bistro or Pete's courtesy of CCL. Judging will take place the week of December 11th so have your decorations up no later than Monday, December 11th .



Please email Denise Baer at baers@snet.net if you would like to have your home entered into the contest.



Love me, leash me, clean up my poo and other people will love me too!

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.

SAVE THE DATE

is pleased to present the 12th Annual

Holiday Marketplace

Monday, December 4, 2023
4:00-7:30pm

Country Club of Landfall
Nicklaus Clubhouse • 800 Sun Runner Place

Tickets on sale October 30
www.landfallfoundation.org/events

\$25 until December 3
\$35 day of event

Country Club of Landfall Reminders

- *The Country Club of Landfall golf courses, sports center facilities and clubhouses are only available for use by Members and their guests.*
- *Non-member Landfall residents, their pets and guests are not permitted on the cart paths or any other club grounds unless accompanied by a Member.*
- *Members and their guests must adhere to the Club Rules and Regulations regarding cart path usage only during non-golf hours and all pets must be on a leash at all times. Electronic leashes are not permitted.*

Thank you for your attention to this matter.

LANDFALL FACTS

September 2023

Owned Lots	Paying Dues	2023
Homes	Complete	1857
Homes	Under Construction	43
ARC Homes	In Process	15
Homes	for Sale	12
Lots	for Sale	9
Homes	Sold	66
Lots	Sold	8

THE VOICE IS PRODUCED BY THE COMMUNICATION COMMITTEE:

MUFFY PEPPER, EDITOR

MIKE WILLIAMS, OFFICE MANAGER

GARY CAISON, COA LIAISON

SHELLY KEARNEY, COORDINATOR

The Frank H. Kenan Chapel Welcomes:

UNC School of the Arts Music Faculty

"Too Hot Too Handle" with:

Cellist Brooks Whitehouse and Double Bass Paul Sharpe

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

The Kenan Chapel is honored to present two very accomplished music professors from the UNC School of the Arts on November 5th. Cellist Brooks Whitehouse has taught at UVA and the U. of Florida and has performed in over 300 concerts in the US, Europe and Australia as well as soloist with the Boston Pops. Double bass Paul Sharpe has performed and received many awards and recognitions as a soloist with orchestras all over the world. This will be a high energy memorable performance.

These two accomplished musicians form a duo called "Low & Lower" and describe this evening's performance like this:

"Get lit with Low & Lower's new show "Too Hot to Handle," as Paul and Brooks use their fiery virtuosity to recount epic tales of conflagration by Robert Service, and wage the war of 1812 wielding two large flammable instruments. This program includes musical settings of "The Cremation of Sam McGee" and "The Three Bares," and a special bonus pre- Thanksgiving sneak peek at Low & Lower's upcoming Yuletide special, "Christmas on Ice."

The concert begins at 5 p.m. Complimentary tickets are required and will be available at the NE Branch of the New Hanover County Library on October 30th.



Daughter/Mother Classical Treat: Violin & Piano

When: November 19 at 5:00 p.m. at Kenan Chapel

We are honored to welcome violinist Molly Hines and her mother, pianist Domonique Launey to our Kenan Chapel for a powerful classical treat. Molly and Domonique have been performing together for many years as a daughter/mother duo. Tonight, they will present an intriguing program of the charming and spirited Sonata No. I in D Major of Beethoven as well as the powerful, virtuosic and poetic Sonata No. 1 in G Minor of the late-Romantic composer Robert Kahn. Molly Hines' violin is an Italian "Bella Rosa."

The concert begins at 5 p.m. with a reception following at the Country Club of Landfall. Complimentary tickets are required and will be available at the NE Branch of the New Hanover County Library on November 13th. 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.



Kenan Chapel Annual Christmas Carol Sing
Sunday, December 10 at 5:00 pm

Reception to follow at Country Club of Landfall

