



COUNCIL OF ASSOCIATIONS, INC.

November 22, 2023

Dear Landfall Neighbor,

On November 7, 2023, the Landfall Council of Associations (COA) Board of Directors approved the 2024 Operations and Capital Improvement Fund (CIF) Budgets. As always, this annual process is both tasking and challenging, and one that the Board takes very seriously given the outcome is extremely important and affects us all.

The challenges associated with the budgeting process have proven to be especially difficult over the last couple of years. Fluctuating increases related to the cost of goods, services, fuel, and insurance, as well as supply chain issues are just a few of the variables that must be carefully navigated. All of these budget components translate directly to the bottom line and an increase in overall expenses. As a reminder, the COA is responsible for the maintenance and operation of the Shared Common Areas and facilities in Landfall. These include our three guarded, restricted access gates, 24-hour community patrol, 29 miles of private roads, 33 stormwater retention ponds and associated storm drains, as well as the medians and 720 streetlights. Of the community's 2,200 acres, 320 acres are protected conservation lands. Important components of the Board's responsibilities is the stewardship of your assessment funds and this unique property, in addition to the oversight of the COA Budgets.

During the budget season, we always want to reflect on what we have accomplished during the past year, while also considering the known challenges that will be faced in the coming year. During 2023, Landfall's accessibility was one of the Board's most important goals as we continued to work toward completion of the community's perimeter fencing, as well as the conversion to our new security gate access system. We consistently maintain our 35-year old infrastructure, funded solely by owner assessments, with a focus on manageable improvements and enhancements to keep Landfall one of the most sought after places to live in the Southeast. To assist in this area, a mobile application was added to enhance owner systems and to help make entering your guests and vendors more convenient and easier to access. The Board also recently executed an Access Agreement with AT&T permitting them to upgrade Landfall's telecommunication infrastructure by installing a complete fiber optic network in the community in 2024-2025 that will be available to all owners.

To ensure that the integrity and overall appearance of the community are not compromised, we will continue to update and refresh our many Shared Common Areas and amenities. These projects will include the required maintenance of our Lakes, Ponds, Recreation Site, Overlook Park, and the late 19<sup>th</sup> century Temple Gardens. Outside of Landfall's walls, the surrounding real estate development and road construction is expected to proceed at a near record pace. This development will include anticipated road construction on Eastwood Road and Military Cutoff Road, as well as Drysdale Drive. This type of growth and change will continue to bring additional challenges to the Landfall community and to the COA Board.

For 2024, the COA Board of Directors was able to hold the assessment increase to 5%. This increase will result in a semi-annual assessment amount of \$ 2,019.00, to be collected in January and July. A summary of the 2024 Budget is included on the back of this letter.

Please plan to attend our Annual Meeting scheduled for Thursday, March 28, 2024, at 5:00pm at the Country Club of Landfall so that you can receive more information about the COA financials, including an overview of the 2024 budget, as well as 2023 accomplishments and how we ended the year. We look forward to seeing you there!

For the Landfall Council of Associations Board of Directors,

Gary Caison, Chair