



# THE LANDFALL VOICE

VOLUME 34, ISSUE 7

OFFICIAL PUBLICATION OF THE LANDFALL COA

DEC 2023 - JAN 2024

## A Message from Your COA Board Chair

by Gary Caison

With the last Voice issue of 2023, I would like to express my gratitude and appreciation as a resident and Board member for the staff and employees of our COA. From our staff leaders, Roxanne Powell and Steve Hughes, our office staff, security personnel and maintenance staff we are very fortunate to have employees who are proud to work in support of the Landfall community. They are proud of their roles and contributions to building, maintaining and improving our beautiful community. I know that a majority of our residents share this perspective. I would like to remind the readers that the best

way to recognize the contributions of the COA employees is by making a contribution to the Holiday fund. Later this month the staff leaders and Board will host a holiday party and share your financial gifts across the workforce. Please consider a contribution to the Holiday fund and drop off your donation at the COA office.

When the books close on 2023 we'll look back on another year of progress in our community and look forward, with optimism, to another year of amenity enhancements, improvements in community safety / security, and on-going

financial strength.

The first, important COA action in 2024 will be the election of new Board members who will be beginning a three year term. We're hoping for a large vote turn out and counting on each of you to review candidate bio's and participate in the election.

To close, I'm pleased to pass on the Board's thanks to you for your input, feedback and support over the past year.

Best wishes for the holiday season, Christmas and the New Year!

## Chief of Security News and Updates

by Chris Adam, Landfall COA Security Chief

### Guest Authorization

The holiday season is upon us and during this time, we tend to get an influx of guests coming in and out of Landfall. It is very important to be sure you are using the new gateaccess.net app or calling in your guests ahead of time to avoid long lines at the gates. There have been occasions where Security has had to turn away guests because they have not been called in and could not verify entry. This can create an unpleasant and unwelcoming experience for your guests that we would like to avoid.

### House Checks

If you have plans to travel this holiday season, do not forget to sign up for house checks so that we can check your home while you are away. In order to be on the list for house checks, you can fill out our

house check form on line or drop it off at one of our gatehouses as you exit the community. Please make sure you are filling out the sheet completely, providing us with accurate information, and listing an emergency contact should we need to make contact while you are away.

### Parking Reminders

With the number of holiday parties scheduled over the next few weeks, please be aware that overnight parking is prohibited on all Landfall roads, vacant lots and common areas other than designated parking areas. If you find the need to park a vehicle overnight, please reach out to Security to make appropriate accommodations. Please inform your guests that when attending events such as these in Landfall, vehicles should be parked on the same side of the road as

the other parked vehicles.

### E-Bike Regulations

During this season of gift giving, please be reminded of Landfall's Rules and Regulations around Electric Assisted Bicycles (E-Bikes). Per Section E. Vehicle Regulations; Item 1.k., E-Bikes are permitted on our Landfall roadways, but as in the State of North Carolina, they are considered a motor vehicle. As a result, you must be a minimum of 16 years old to operate an E-Bike on Landfall roadways. In addition, an E-Bike operator must adhere to all posted speed limits, not utilize the shoulders of the roadway to pass other stopped motor vehicles, and must maintain lane position in traffic.

*continued on page 3*

# Architectural Review - Perspective of a New Committee Member

by Helen Herbert

It was about this time last year when I decided to apply to serve on the Architectural Review Committee (the ARC). I was curious about the ARC process. My family recently moved to Landfall, relocating from Charlotte in 2021. Prior to moving here, I had never owned a home in a community with architectural guidelines. When talking to neighbors and contractors about making changes to my home, they implied that getting work approved by the ARC was difficult. However, I also felt like the guidelines and the process must be doing something right, because I loved the feel of the community created by the quality and diversity of the homes and the beautifully landscaped and well-maintained yards.

Since joining the ARC, I have learned so much and thought my fellow homeowners might be interested in knowing as well. So here are five things I have learned in my first year on the ARC:

## **1. Staff and committee members want to help homeowners achieve their goals**

The ARC committee and staff recognize when homeowners submit an application, they want to invest in their home and we want to support their ability to do that. Generally when a submission is not approved, it is not because of ARC committee's discretion because he or she likes or doesn't like the plan, but because a part of the submitted plan is in conflict with the guidelines.

## **2. It is helpful to have a contractor who is familiar**

## **with the Landfall ARC guidelines**

Shelly, Hannah, and Crystle invest a lot of time speaking to contractors to ensure they understand the process to avoid unnecessary delays and changes to plans that are not compliant with the guidelines. The more experience your contractor has with the Landfall guidelines, the more he or she can serve as a resource to you during the design process and can explain the requirements for approval.

## **3. Not all existing homes in Landfall are fully compliant with the ARC guidelines**

The ARC guidelines are regularly updated. For example, the guidelines have not always required an HVAC and trash container enclosure with a solid masonry wall and a solid gate. However, a prior ARC decided this would add to the aesthetic quality design of the community and approved adding this requirement to the guidelines. Thus, any current submission must have this feature. If your neighbor's home does not have such an enclosure, it is likely because the home was built before the requirement was added to the guidelines. If such a home does make a change to the yard affecting that space, then the homeowner may be required to add such an enclosure.

## **4. Just because you have an approved plan, you may not be done with the ARC**

Any exterior changes made to the plan after final design approval must be submitted in writing to the ARC for

review. In addition, the job site must be kept clean which means free of trash and debris during the construction process. The job site may be inspected periodically to keep the ARC informed of the progress of the work and any discrepancies from the approved plans. Finally, the ARC does a final inspection before returning any of the Builder's or Construction Deposit. The ARC has the right to deduct amounts from the Construction Deposit or impose fines. Schedule G of the Guidelines provides the amounts of deductions for various violations.

## **5. ARC staff and personnel have a good deal of experience**

Landfall COA has 3 full-time employees who assist in the architectural review process and with covenants and security. They have years of experience, as well as credentials in reading building plans. In many instances, they know why certain requirements

were added to the guidelines and the problems Landfall homeowners were having before imposing such a requirement. In addition, Landfall COA hires Cothran Harris, a highly regarded registered architect, to review all new home and major modification submittals. Cothran provides his expertise on whether such submittals meet the guidelines and often makes recommendations that are intended to help the homeowner in having a home that is elegant and efficient.

In summary, I can understand the sentiment that the ARC process may seem confusing and slow. The ARC is constantly thinking about the homeowners and ways to improve the process for you. During the process, please try to keep in mind that the ARC shares your goal: to maintain and improve the Landfall community. If you have any interest in serving on the ARC, I would encourage you to apply!

---

## Frequent Visitor Barcode Renewals

Frequent visitor barcodes are set to expire on December 31st. The \$35.00 annual fee is due to renew the barcode pass for the 2024 calendar year without interruption.

Please send \$35.00 for each existing barcode already authorized along with the name of whom the barcode is to be renewed. Make checks payable to Landfall COA and send to 1749 Drysdale Drive, Wilmington, NC 28405.

Those eligible for frequent visitor barcodes are resident status individuals, renters and immediate non-resident family members which include: spouse, parents and grandparents, children (including adopted and step) and grandchildren, brothers and sisters, mother-in-law and father-in-law, brothers-in-law and sisters-in-law, and daughters-in-law and sons-in-law.

# Landfall Happenings

by Steve Hughes, Chief Operating Officer

Happy Holidays everyone!

As we approach another holiday season and the beginning of another New Year, I want to ask everyone to help me bring something back to the Landfall Community. Many years ago, when Landfall was just beginning and "everyone knew everyone", we would all wave to one another. Really this is the way it was! Now with close to 1900 homes and 50,000 cars a week on our streets and the hustle and bustle of the work week and holiday errands we are all running we can get distracted and forget how much that friendly gesture may mean to your neighbor!

As you are driving through this beautiful community, maybe this suggestion will come to your mind, and you will remember that friendly wave! What a wonderful way to display the unity and kindness this amazing community has, not only for each other, but for friends and family and visitors from all around. Yes, I know this sounds kind of corny but maybe corny as it sounds it will bring a smile to you and your neighbors.

Merry Christmas, Happy Hanukkah and Happy Holidays to each and every one of you and your entire family, and may you all have the Happiest of New Year! Have a safe and wonderful Holiday Season.



## Finance Report

By Wayne Roberts, Treasurer & Finance Committee Chair

Happy Holidays Landfall property owners. As we approach the end of the year 2023, it is anticipated that the Council will be in a positive financial position.

The October 2023 financial statements will be presented to the Board of Directors for approval at their meeting on December 12, 2023.

Financial results as of period ending October 2023:

YTD Revenues	\$11,560,000
YTD Expenses	\$ 9,376,000
YTD CIF Contributions	\$ 325,000

The Capital Improvement Fund (CIF) ended October 2023 at \$3,525,000 and is estimated to end the year 2023 at \$3,764,000.

The January 2024 semi-annual assessments were mailed and emailed to all owners in November. Please contact the Landfall COA Accounting Department at (910) 256-7651 or via email at [accounting@landfall.org](mailto:accounting@landfall.org) if you did not receive this invoice. Wishing everyone a safe and prosperous new year.

## Christmas Tree Pick Up

The COA Maintenance department will begin early morning tours to pick up undecorated Christmas trees on January 2 and will continue pick up until February 1. If your tree pick up is missed, please email [maintenance@landfall.org](mailto:maintenance@landfall.org).

## Chief Adam

continued from page 1

### Pet Leash Requirements

Recently we have received an increase of reports in regards to pets without leashes. Please keep in mind that all household pets while not at their residence must be on a leash or similar restraint. Pet owners are responsible for clean up after their pets and must have the means to do so. If you see any loose pets or come across any other animal related concerns, be sure to call Security and notify us of the situation.

### Observe Speed Limits

Please observe the posted speed limits and allow more time in daily travel, as this time of year becomes very busy.

### Postal Station Courtesy

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.

### New Home Construction

Our new homeowners and their builders would appreciate it if you would please not tour their new home construction sites. It is dangerous, disrespectful and you are trespassing. Please wait to be invited once they have moved in. Many sites have video cameras so your image has been captured.

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.



## Holiday Office Schedule

The COA office will be closed December 25 and 26 and will reopen on December 27 at 8:00 am. The COA office will also be closed on January 1 for the New Year's Day holiday and will reopen on January 2. Please plan ahead for guests by updating your resident portal account or by calling 910-256-5311.



## Frank H. Kenan Chapel Welcomes:



### Wilmington Voices: "Silent Night"

**When: Friday, December 15th at 7:00 p.m. at Kenan Chapel**

This special Friday Holiday Chorale concert features the Wilmington Voices' interpretation of "Silent Night." Composed of twenty professional singers, under the direction of Angela Burns, these voices will truly be a real magical musical performance. With a lineup of both sacred and secular music, Wilmington Voices invites everyone to consider that, if we listen closely, we may find grace in the silence of a winter's night or the light of sunrise on a crisp winter's morning. So please join us at Kenan Chapel for an uplifting holiday experience.

Note that this Friday concert begins at 7:00 p.m. and with no reception following. Complimentary tickets are required and will be available at the NE Branch of the New Hanover County Library on December 11th.



**Nancy King, Soprano, Tanya Hanano, Mezzo Soprano  
Elizabeth Loparits, Piano**

**When: January 14, 2024, at 5:00 p.m. at Kenan Chapel**

For a wonderful musical treat, please join these three amazing musicians: Nancy King, soprano, Tanya Hanano, mezzo soprano and Elizabeth Loparits, piano, as they present *Reflections of Love*, a recital which traverses the many types of love: sisterly, romantic and obsessive. Their high energy performance features arias, songs and duets from Mozart, Rossini, Mendelssohn and more!

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 January 8th. 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](http://Kenanchapel.com) and "Like" us on Facebook.

## New Owners & Recent Transfers

Stuart & Mallory Flynn  
1700 Crestland Circle  
of Wilmington, NC

John & Nadja Earl  
1818 Gleneagles Lane  
of Charlotte, NC

Grady & Lisa Brosier  
201 Moss Tree Drive  
of Wilmington, NC

Marco & Valerie Vialpando  
2017 Graywalsh Drive  
of Wilmington, NC

Marc & Amber Vanover  
856 Bedminister Lane  
of Wilmington, NC

Ronald & Cynthia Pickett  
1714 Signature Place  
of Wilmington, NC

Robert & Jeanne Ducharme  
929 Arboretum Drive  
of Wilmington, NC

Ryan & Yelena Vahue  
1208 Arboretum Drive  
of Wilmington, NC

Quinn McArthur  
805 Wild Turkey Place  
of Wilmington, NC

Matt & Kathleen Timberlake  
2208 Mason's Point Place  
of Cornelius, NC

Henry & Desiree Harris  
1201 Rising Tide Court  
of Wilmington, NC

Josh & Charissa Benson  
1232 Great Oaks Drive  
of Wilmington, NC

## The Great Oaks Club Meetings

*By Mary Vaughn*

The Great Oaks Club's next meeting will be Wednesday, January 10th at 1:00pm in the CCL Ballroom. The speaker will be Savanna Wright from Sky Watch; a sanctuary for domestic and exotic birds. On February 14th, we will hear from Kenneth Waldroup from the Cape Fear Public Utility Authority; primary water and wastewater provider in Wilmington.

This social club welcomes all Landfall residents and/or CCL members. Meetings take place every second Wednesday of the month (Sept-May). The yearly membership fee is \$40.00. Please visit our website for more information at [www.GreatOaksClub.com](http://www.GreatOaksClub.com).





# FALL FESTIVAL FUN



## LANDFALL FACTS

November 2023 year to date

Owned Lots Paying Dues .....	2023
Homes Complete.....	1857
Homes Under Construction.....	43
ARC Homes in Process.....	10
Homes for Sale.....	9
Lots for Sale.....	22
Homes Sold.....	83
Lots Sold.....	10

THE VOICE IS PRODUCED BY THE COMMUNICATION COMMITTEE:  
 MUFFY PEPPER, EDITOR  
 MIKE WILLIAMS, OFFICE MANAGER  
 GARY CAISON, COA LIAISON  
 SHELLY KEARNEY, COORDINATOR