



THE LANDFALL VOICE

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Message from the Landfall COA Chairman

By Gary Caison, COA Board Chair

Let's talk about speeding! The number one concern of Landfall homeowners is the high degree of speeding within the community. The COA Board is committed to addressing that concern. We will establish a reputation across homeowners, guests and vendors for being a community where speed limits are carefully monitored and reasonably enforced.

The COA approach to better managing speed limits is intentionally a gradual process. Education of staff, message communication and process controls take time to develop and implement.

Late last year the COA purchased our first traffic camera capable of monitoring speeds and issuing speeding tickets. After conducting testing and evaluation during November and December, the camera was activated in January. **Eighty-seven violations were processed in January.** These represent a combination of first warnings and actual fines. **Be aware that these violations were cars traveling well over the posted levels, at speeds that everyone should find egregious.** This number of tickets is higher than expected in a one-month period from a single camera and unacceptable in this community. **To get a handle on this problem additional cameras have been purchased and will be installed throughout this year.** As many as six cameras may be circulating across the community at any given time. The threshold for generating a ticket will also be monitored and adjusted as the camera safety initiative expands. The specific speed at which point a ticket is generated will vary based on the location of a camera.

It also bears mentioning that all Landfall Rules and Regulations on driving in Landfall and the responsibility of all owners for our guests remain the same as they have been for years; no changes have been made to our Rules enforcement or violations process as the result of adding cameras. The Board, Covenants & Security Committee and Staff will be monitoring speed limit controls and issues closely and will consider

changes when appropriate.

Speeding is the number one complaint in our community. This is a topic at every Annual Meeting, Associations' Annual Meetings and a reoccurring issue of concern at the Committee and Board level. The camera monitoring effort is solely about safety and came after much evaluation and consideration by the Board, Committees and Staff. Additional traffic calming measures such as speed humps, four-way stops at every intersection, roundabouts and median installation were discussed. Ultimately, Traffic Logix was seen as a cost effective tool to aid in modifying routine driving behaviors thus having a positive impact on speeding over time.

The community: a) needs you to opt in and respect the posted speed limits and b) needs your voice to help us communicate this message within your neighborhood, to your guests and vendors. With your help, we can build the reputation outlined in the opening paragraph.



*Overlook Park
photo by Scott Davis, LCOA Assistant Superintendent*

Architectural Review Recollections

By Tim Gardner, Architectural Review Committee Chair

As I near the close of my term on the Architectural Review Committee (ARC) and with this my final Voice article, I am reminded of my actually lengthy relationship with ARC. I was President of the Woodbridge HOA for several years and in that capacity reviewed plans for the Woodbridge community for everything from plant replacements, total landscape renovations, tree removals, home paintings, fences, renovations and sunroom additions. It all seemed relatively simple until I personally submitted plans for my own sunroom. It felt like the questions and required information would never end. Through open communication and mutual cooperation, we received approvals and added a beautiful sunroom. Several years later my wife & I decided to move and build a new home within Landfall. Our builder had been building in the area for many years but this was his first project in Landfall. I warned them to be prepared for push back from the ARC and to make sure they were completely familiar with the 70+ pages of ARC guidelines and application process! I share all

of this in case others have experienced this or are feeling the same way.

What I better understand now is that the ARC Guidelines are there to protect each homeowner and all property values. The ARC's main focus is on aesthetics and each and every detail requires review before approval can be granted. If for example the plans do not reflect the dimensioned location on a site plan, which includes the home foundation and lot lines, there is no way of determining where and how a proposed feature may affect the homesite. This could also include views of the site from neighbor's property, the golf course or the street. I know now how difficult it is to weigh the needs of the owner who wants to build the improvements with application of the Guidelines. Please note our overall concern is for consistency in the application of the Guidelines.

Working with each ARC Committee member, I have experienced how we are ready to meet with homeowners and seek common ground to try to be as fair and open to new ideas as possible while

adhering to the COA Board approved ARC Guidelines. Please remember the committee members are homeowners AND volunteers who feel responsible and take the role seriously. So, if you submit an application and receive a letter that asks for all specific materials including manufacturer name, all paint swatch colors for every component, scaled dimensioned drawings for each feature, and the ever necessary site plan, please know that you are not alone. Behind the scenes there is a group of volunteers appointed by the COA Board, (the Architectural Review Committee), the ARC Coordinators, and an architect advisor that care enough to spend numerous hours reviewing and approving these material submissions. We are here to support and work with you.

I have enjoyed meeting homeowners and working with the ARC & ARC Coordinators, Shelly, Hannah and Crystle and if you have any questions, they would love to help you as well by email to arc@landfall.org or phone 910-256-7651.

Finance Report

By Wayne Roberts, Treasurer & Finance Committee Chair

The Landfall COA Board of Directors approved the pre-audited year-end 2023 financial statements at their regularly scheduled Board Meeting on January 23, 2024. These year-end financial statements showed that the Council ended in a positive financial position.

Financial results as of the year ending December 31, 2023:

YTD Revenues	\$13,797,000
YTD Expenses	\$11,244,000
YTD CIF Contributions	\$2,473,000
YTD Net Income	\$80,000

The Capital Improvement Fund (CIF) ended the year 2023 at \$4,054,000 and is estimated to end the first quarter 2024 at \$4,207,000. Thanks to the overwhelming support of Landfall Association Services (LAS) and Landfall Owners Services (LOS), the Council was able to make an additional unbudgeted contribution to the CIF of \$242,000. Furthermore, the YTD Net Income of \$80,000 has been earmarked by the Board of Directors as a carryover into 2024 for some much needed enhancements to the community. Once the 2023 audit has been completed and approved by the Board of Directors, a copy will be uploaded to the gateaccess.net app owner portion of the Landfall COA website.

LANDFALL COA ANNUAL MEETING

The COA Annual Meeting will be held Thursday, March 28 at 5:00 pm at the Country Club of Landfall. There will be a short social prior to the informational meeting.

We hope to see everyone there.

LANDFALL HAPPENINGS

By Steve Hughes, Chief Operating Officer

As we start 2024, numerous activities are taking place throughout the property.

The Landfall Lake annual cleanup has taken place. Working with the Conservancy, we removed more trees than ever to allow the remaining trees more room to reach their maturity heights. We also limbed up the remaining trees to allow for better sight lines as you walk around the lake.

The Pembroke Jones and Drysdale intersection center median was completely redone to greatly improve the visibility at that intersection, as well as provide for some new color combinations during the spring, summer and fall.

We are in the process of grinding down and replacing sections of sidewalks throughout the property to eliminate the potential tripping hazards.

The road improvement program is off to an early start this year; and we have, and will continue, to send out mass emails to keep you updated on these roadwork areas and potential slight delays.

Duke power is replacing over a mile of power lines along Arboretum Drive due to a severe lightning strike late last summer. Please use caution as there will be lots of equipment and personnel in the area. Traffic control will be on site to help everyone navigate the area safely.

In the not too distant future, AT&T should be starting their installation of fiber optic lines, and we will keep you updated on this project as we learn more.

The over two miles of stormwater ditches are in the process of being cleared. This has been very labor intensive this year due to the number of trees that have fallen into many of these ditches. We will have them all done well in advance of storm season.

Many small projects have taken place down at the Temple Garden. We are also planning a few much larger projects in the coming months; however, depending on the final designs and scope of work, this may take place very late in the year.

Some new landscape lighting projects are also being planned. There will be

more information to come on this. If anyone is interested in landscape lighting, please do not hesitate to contact 910-256-7604 or email maintenance@landfall.org and our team of professionals will be there to help you design and install a beautiful nightscape around your home and gardens.

Additional parking spots will be added to Overlook Park this year which has been getting a lot more use lately. Just a reminder, if you haven't purchased your brick for the Celebration Walkway at the park, please do and become part of the history of Landfall.

Finally, I have to thank all of you on two very important records set in 2024. First off the continued support of both the Landfall Association Services and the Landfall Owners Services has caused both divisions to have a record breaking year. I can't tell all of you how big of an impact these services have, not only on your home values, but on the overall success of the Landfall COA.

The number of new residents that have commented that they have never heard of a single community offering so many different services to its residents is incredible.



One phone call and most of your needs are taken care of. Please call us again or reach out for the first time and see how our team of professionals can help make your life around the house or yard easier and more convenient.

Additionally, I want to thank all of you who contributed to the holiday fund for the team. An all-time record of donations was also received. The Landfall team was extremely humbled by your generosity and helped each of them have a wonderful holiday season.

As you all can see we have an exciting and busy 2024 planned. Thank you again and have a safe and enjoyable winter.

SAVE THE DATE

Easter Egg Hunt

**Temple Garden
Saturday,
March 30 at 11:00 am**

**Come join us for this delightful event and take
photos with the Easter bunny!**

**Be sure to stick around for cookies & lemonade
after the hunt!**

**Please call CCL at 910-256-8411 to make a
reservation.**

SECURITY NEWS AND REMINDERS

By Chris Adam, Chief of Security

I want to thank everyone for your patience as we continue to transition to ABDi, our new Security gate access system. Many of you have signed up for and are utilizing the app, Gateaccess.net, to enter your guests. If you still need to sign up and/or have any questions about using the app, you may contact the COA office for assistance. Please include Uber and food deliveries entries in Gateaccess.net to speed up the check-in process at the Security gates.

During this time of year, there are a number of phone and email scams so please beware. Unfortunately, a popular phone scam revolves around people calling a victim and claiming that the victim's

grandchild has been involved in an accident and needs money. The caller can be very convincing and on some occasions, they have a person that sounds like the victim's grandchild speak to them via phone. Please be mindful before you send anyone funds, especially if they request money orders or app transfers.

We are still getting reports of dogs not being properly controlled while off their leash in the community. Please remember that pet owners are responsible for controlling their pets at all times. It is considered a public nuisance for any animal found off the property of its owner and not under the owner's control/restraint in New Hanover County. Always

remember to respect residents and their pets and maintain control of your pets.

Also, on the rise are complaints received about children ringing doorbells and running off - the old prank of "ding, dong, ditch". While this may seem harmless, it can be very annoying and unnerving for someone that is elderly or lives alone. Parents, please be mindful and speak with your children so that they will consider the impact of such actions. As a result, they may also discourage their friends from taking part in such nuisance activities. I do not want to see anyone get hurt or get into trouble for such unnecessary, mischievous actions. Thank you all. Have a safe day!

What is The Landfall Council of Associations?

Currently, the community of Landfall is comprised of 26 homeowners associations; in 1990 Landfall consisted of eight homeowners associations. Those eight associations established The Landfall Council of Associations, Inc. (LCOA) to enforce the Rules and Regulations and manage the maintenance of Landfall's Shared Common Areas, which include maintenance, repair and replacement of the following: roads, storm drainage facilities, nature trails, streetlights, perimeter fencing, three guardhouses and Security gates, the LCOA offices and maintenance compound, two postal stations, Overlook Park, Temple Garden, and the Drysdale Recreation Site, as well as retention ponds for water quality.

Everyday operations are organized

under team leaders Roxanne Powell, Chief Administrative Officer and Steve Hughes, Chief Operating Officer. Mrs. Powell manages Accounting, Security, Architectural Review, Human Resources and Administration. Mr. Hughes manages the Shared Common Area maintenance and repair, as well as the two for profit businesses: Landfall Association Services (LAS) and Landfall Owners Services (LOS).

The elected Board of Directors for the LCOA oversee the community financials, approves the annual budgets, and appoints volunteer members to Landfall's Standing Committees: Architectural Review, Buildings & Grounds, Covenants & Security, Communications, Nominating and Finance. The Standing Committees

assist the Board and staff in review and execution of the Committee functions. A LCOA Board member liaison is assigned to each Committee to observe and report on Committee activities at the LCOA Board meetings.

This is the first in a series of "What is" articles, as in "What is the Covenants & Security Committee?" or "What is the Country Club of Landfall?" which is not The Council of Associations. The Council does not operate a golf course or a tennis center.

This is an overview of the Council. If you would like more information, please email coa@landfall.org, and the LCOA experienced staff will get back to you.

SAVE THE DATES! 2024 LANDFALL FOUNDATION EVENTS

Mark your calendars now for these upcoming Landfall Foundation events. Fundraisers like this are fun to attend and importantly support our grants programs for local non-profits in Education, the Arts and Health & Welfare. Our volunteers are busy now planning to make these events better than ever.

Annual Gala – Saturday, May 18

Art Show & Sale – Wednesday July 31- Friday August 2

Holiday Marketplace – Monday, December 9

In the coming months, additional information will be available online at www.LandfallFoundation.org.



Thank you!
Landfall residents
for your generous
contributions to our COA
Employee Holiday
Gratuity Fund!

Frank H. Kenan Chapel Welcomes:



North Carolina School of the Arts ~ violin & piano

When: February 18 at 5:00 p.m. at Kenan Chapel

Kenan Chapel will be presenting a concert featuring two very accomplished faculty members from North Carolina School of the Arts. Duo partners Kevin Lawrence on violin and Dmitri Shteinberg on piano will return to Kenan Chapel to perform sonatas for violin and piano by Franz Schubert and William Walton, as well as short pieces by Aaron Copland.

Professor Kevin Lawrence, a graduate of the Juilliard School, is the String Department Chair at UNCSA and Professor Dmitri Shteinberg, a graduate of The Manhattan School of Music, is the Clifton Matthews Distinguished Professor of Music at UNCSA. Both of these very accomplished musicians have performed with orchestras around the world.

This will be a wonderful music experience. 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 February 13th.

Kenan Chapel concerts are 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.



From the Wilmington Symphony

The Brierwood Ensemble

When: March 24, 2024, at 5:00 p.m. at Kenan Chapel

Wilmington is fortunate to have its own symphony orchestra and Kenan Chapel is thrilled and honored to host and present four superb musicians from this wonderful orchestra. The Brierwood Ensemble is a group of Wilmington musicians who enjoy sharing their love of music through stories, history, and engaging programming for all. The ensemble includes violinist Linda Estep, violist/violinist Clark Spencer, bassoonist Helena Kopchick Spencer, and harpist Christina Brier.

Of particular interest is that harpist Christina Brier and violinist Linda Estep have been lifelong friends, playing music together since 1994 when they met in kindergarten.

This Brierwood Ensemble concert "Romance in the Air" features Henriette Renie's trio for violin, bassoon, and harp. Renie's four movement trio recalls music by Saint-Saëns and Fauré in its grandiose Romanticism and charming elegance. With its unusual instrumentation of violin, viola, bassoon, and harp, the Brierwood Ensemble brings a new repertoire, and fresh re-imaginings of classic pieces to Wilmington's concert stages.

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 March 18th.

BLUEBIRDS SEARCH FOR A HOME

By George Wesoloski



Landfall encourages the propagation of Bluebirds. You can take part by putting up a Bluebird nest box in your yard. Once a

pair of these beautiful birds takes residence in your yard and produces a clutch of eggs, you'll be hooked.

It takes about three weeks for the eggs to hatch and another three weeks for the hatchlings to grow feathers and leave the nest. All the while you can observe their progress. Peeking in the nest does no harm and does not disturb them. You'll be amazed.

Bluebird nest boxes have specific size openings and dimensions. Bluebirds prefer open spaces not too close to shrubbery. Please, never place a box on a tree—too easy for predators. Poles are

best.

Plenty of local help is available to offer guidance on where to get a suitable nest box, poles, placement, and how to successfully attract a pair of Bluebirds. Bluebirds search where to have their brood in February and March. That is the best time to attract a pair to your yard.

For expert help speak with George Wesoloski (910)233-0007, Carol Trojnar (910)679-4030, or Charlie Owens (910)520-0222. They will be happy to give you the advice you need.

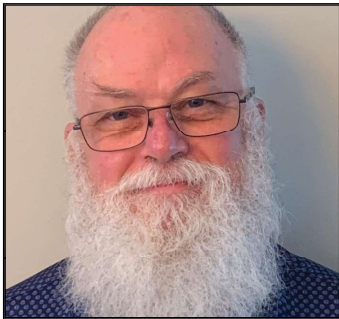
*George Wesoloski NC Bluebird Society
drgeorge940@gmail.com (910)233-0007*



2024 Landfall COA Board Election

The Landfall COA Board of Directors Election is underway via the Election Buddy electronic platform. If you have not voted, please do so no later than March 4. The candidates for District 4 are Tammy Darazdi and Mike Grice. The candidates for At Large are Hal Hendershot and Arnie Leonard. The candidates' bios have been printed herein. If you have not received your Election Buddy email and opportunity to cast your vote, please email boardofdirectors@landfall.org. Please be reminded there is one vote per household.

Biographical Information for Hal Hendershot At Large Representative Candidate



Harold "Hal" Hendershot
1808 Newington Court

I have been a resident in Landfall for the past seven and ½ years. I have been active in the community as a member of the Covenants & Security Committee for the past 6 years, with Chairing this Committee for the last year. As a member of this Committee, I strived to ensure the fair treatment of all Community Members as well as their safety and security.

Serving on the COA Board will allow me to actively participate in the continued support of the Landfall Community. It gives me an opportunity to contribute to the community's well-being and development. As a member of the COA Board, I will continue to make positive changes within the Landfall Community. I will continue to work on projects and initiatives that enhance the quality of life for all Landfall residents.

The COA Board is responsible for establishing and maintaining fair and equitable community standards, which positively impact our property values. By ensuring that the neighborhood looks attractive and is well-maintained, I will indirectly safeguard the investment of all Landfall homeowners.

Serving on the COA Board allows me to be a fair voice for all Landfall residents. I will help address your concerns, suggest improvements, and work towards solutions to common problems. I will continue to promote a Sense of Pride, contributing to a well-organized and harmonious community. Knowing that I play a role in creating such an environment will be incredibly satisfying for me.

For the past fourteen plus years, I have worked for Amazon.com and Amazon Web Services supporting Security (both Physical and Cyber (logical)). Prior to joining Amazon.com, I worked for approximately three years as a contractor supporting the United States Government to enhance their Cyber Security. I was also an FBI agent for 23 years, retiring as a Deputy Assistant Director in the FBI.

My education includes a Master of Business Administration, with a thesis regarding the need for Federal legislation for Computer Crime, and a Bachelor of Science in Commerce with a major in Accounting, and I am a CPA. I was a volunteer Firefighter and Medic for 10 years.

Continuing to serve the Landfall Community, as a member of the Landfall COA Board, will be personally fulfilling to me. It is a way for me to give back, contribute meaningfully, and create a positive impact on the lives of others.



Biographical Information for Arnie Leonard At Large Representative Candidate



Arnold "Arnie" Leonard
1408 Regatta Drive

Maria and I have lived in Landfall for 5 ½ years. We retired from our hectic work lives in Northern Virginia and moved here to find a satisfying retired life and to be close to our daughter, son-in-law, and grandkids. We searched for a home over the course of many visits to Wilmington, and settled on Landfall for its beauty, architectural diversity, security, amenities, and high standards of quality.

I believe that public service is an important obligation. I find it personally satisfying to serve and take an active role in preserving, promoting, and improving the community and organizations to which I belong. I have acted on this belief by serving as a Board member of Landfall's Lakeside

Villas HOA, in the role of VP for lawncare, for nearly five years.

Throughout my 45-year career, I was consistently involved in visualizing, defining, and developing values, missions, goals, and objectives for organizations ranging in size from a couple of dozen members to many thousands. I worked as a member of a team to not only establish the direction of organizations, but also to design and implement programs and plans to pursue the organizations' missions, goals, and objectives. This work required the full range of project management skills: foresight, analysis, detailed planning, negotiation, problem solving, decision making, monitoring, supervision, and resource management. I believe that I can bring these skills to the COA Board of Directors and use them to benefit the Landfall Community.

If elected to the Board, my personal, overarching goal would be to serve as an active team member working to maintain and improve Landfall as the most desirable place to live in coastal North Carolina. I think that some of the key objectives for Landfall, that serve the aim of this goal, are fiscal strength and resilience, infrastructure quality and robustness, and community attractiveness (which includes visual attractiveness, amenities, services, security, etc.). It would be very gratifying to me to contribute to the achievement of these objectives.

Work History

- United States Army – 27 years as an active-duty U.S. Army Infantry officer with a mixture of assignments including command, leadership, and staff roles in six tactical units; human resources officer at battalion and brigade levels; Inspector General for the 3rd Infantry Division for 2 years; and instructor or professor at the U.S. Military Academy, U.S. Army Command and General Staff College, College of William and Mary, and Christopher Newport University for a combined total of 10 years. One combat deployment. Retired as a Lieutenant Colonel.
- Northrup Grumman, ICF International, Deloitte Consulting, and Human Capital Works – 18 years working as an organizational psychology consultant primarily for Federal Government clients including the Department of Defense, U.S. Forest Service, Customs and Border Protection, and various agencies within the U.S. Intelligence Community. This work involved designing, managing, and conducting applied human capital and organizational development research-to-practice efforts addressing leadership assessment and development, training and education, employee satisfaction and retention, job analysis and certification, employee selection, and organizational performance.

Education

- BS, biology, Virginia Military Institute
- MS, counseling psychology, Kansas State University
- PhD, higher education, The College of William and Mary

Biographical Information for the District 4 Candidates



Tammy Darazsdi
405 Marshland Drive

I worked in accounting for a number of years before becoming a stay at home mom. Our son at 2 ½ went through two cross country moves and a baby sister in less than a year, this was not the last move we made. We lived in Pennsylvania (9 months), Phoenix (3 years), Sydney, Australia (2 ½ years), Hong Kong (2 ½ years), Richmond, VA (9 months), Randolph, NJ (9 years) and finally Wilmington in 2007, and holding! This however gave me the opportunity to volunteer at their schools in the many places we lived. I firmly believe that getting involved in your community and giving back is important and I have tried to demonstrate that to my children.

We have fallen in love with the Landfall community and we are here to stay! We are on our third and last house in the neighborhood. It was decided early on when we landed here that this is where we would retire. We have also invested in the Wilmington community with a number of rental units that I manage.

Since moving to Landfall I have been involved with:

- ~ Landfall CERT as a Board member and coordinator of the SpringFest for a number of years.
- ~ Landfall Foundation as Assistant Treasurer for 6 years and was involved in every event to some degree in that capacity. I also co-chaired the Legends of Tennis in 2019 (one of the few that wasn't cancelled due to a hurricane) and have been on the Committee for that event since rotating off the board in 2019.
- ~ I helped to organize "Landfall for Habitat" in 2015 to sponsor a house build. I also was able to use a nail gun which was a highlight of the project for me! :)
- ~ I am currently on the Kenan Chapel Board as the Maintenance Coordinator for the building.

Landfall is a beautiful place filled with wonderful people; the COA is responsible for that and I would love to be a part of the team that keeps the legacy of excellence going.



Mike Grice
805 Swift Wind Place

They say that owners often mirror the traits of their preferred dogs. Frequently, these shared characteristics facilitate a strong bond. Similar to the Alaskan Malamute, I value a profound sense of community—the idea of prioritizing the collective well-being of our homeowner community, which we aim to create and sustain. You might have encountered me in District 4 neighborhoods—the approachable individual with the company of snow dogs.

I have chosen to run for the Board of Directors as a means of giving back to the community that my wife and I have cherished since relocating here in June 2022. My weakness lies in my limited experience with Homeowner Associations and volunteering for causes. However, this shortcoming can be transformed into a strength by offering a fresh perspective, unbound by traditional thinking. My volunteer absence is due to the time commitment of a progressive career in industry, exposing me to various facets of managing companies with revenues of up to \$50 million.

My educational background includes a Mechanical Engineering Degree from North Carolina State University and an MBA from Duke University. Further details about my professional background can be found online at <https://www.linkedin.com/in/michael-grice/>.

I can contribute insightful leadership, adeptly guiding a complex network of communities toward collective progress while respecting the distinct needs of each Association. I possess exceptional communication skills, fostering effective dialogue among diverse stakeholders, promoting transparency, and ensuring every voice is heard. I am committed to deeply understanding community management, combined with a dedication to fairness and impartiality, which are crucial for decision-making. Additionally, I will demonstrate adaptability and strategic thinking, essential for navigating diverse challenges, all while upholding a strong sense of accountability and dedication to the organization's values. This commitment ensures sustainable growth and fosters harmonious community development.

Muirfield Place 2023 Holiday Party



New Owners & Recent Transfers

Randy & Theresa Anderson
1947 Prestwick Lane
of Wilmington, NC

Brian & Allison Schultz
2213 Fox Hunt Lane
of Wilmington, NC

Victor & Mallory Marchioni
2004 Montrose Lane
of Wilmington, NC

Sherry Jones
1217 South Moorings Drive
of Holly Springs, NC

Brett & Ashley Marks
1642 Verrazzano Drive
of Wilmington, NC

Dan & Lucille Bartelson
2119 Bay Colony Lane
of Wilmington, NC

Teddy & Leslie Bennett
7214 Prince Albert Court
of Wilmington, NC

Fred & Virginia Smith
2103 Ainsdale Court
of Wilmington, NC

David Johnson
1111 Pembroke Jones Drive
of Wilmington, NC

Robert & Joanna Williams
1917 South Moorings Drive
of Wilmington, NC

Albert W. & Deanna Caiazza
2004 Bay Gull Court
of Atlanta, GA

Sandra Nixon
1636 Verrazzano Drive
of Wilmington, NC

Jerry & Patricia Van Schaick
2017 Seawind Lane
of Potomac, MD

Timothy & Phyllis Ellinger
1917 Hallmark Lane
of Wilmington, NC

David & Catherine Smith
722 Bedminister Lane
of Wilmington, NC

LANDFALL FACTS

Year end 2023

Owned Lots Paying Dues	2023
Homes Complete	1863
Homes Under Construction	48
ARC Homes in Process	10
Homes for Sale	26
Lots for Sale	5
Homes Sold	95
Lots Sold	12

**THE VOICE IS PRODUCED BY THE
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