



Dear Landfall Residents,

The Landfall COA Board of Directors has completed a two-year Sidewalk Study evaluating the potential for adding sidewalks along Landfall's two most-traveled roads: Pembroke Jones Drive and Arboretum Drive. The subject of installing sidewalks along these two roads has been discussed by multiple Boards, multiple times, over the past 20 years. The seven members of our current Board, all of whom are supporters of the sidewalk initiative, along with senior management staff have held thorough and extensive discussions and exploration sessions with engineering firms, city and state government agencies, Landfall's legal counsel, bankers, financing specialists, and construction companies during the course of evaluating our best options and barriers. This is by far the most time-intensive and in-depth study, to include the most agencies, in 20 years of evaluating additional sidewalks in Landfall. It has been a massive undertaking to evaluate all of the factors at play.

The outcome of this exhaustive Study is that the Board cannot find a path forward to install additional sidewalks in Landfall. Regretfully, the barriers that we have not found a way to overcome have led us to terminate further study and spending on this initiative.

These barriers include: a) significant funding obstacles, b) recent and retroactive regulatory requirements and associated additional financial considerations, c) the structural and legal limitations of our collective HOA governing documents, and d) other capital improvement plan projects necessary for long-term maintenance of Landfall.

We recognize and sympathize with all who were in favor of this sidewalk project, as we agree that additional sidewalks would have been a much-used amenity had they been installed back when Landfall was originally planned; however, trying to retrofit sidewalks on our main roads has proven to be unattainable on more levels than anticipated or imagined. We thank the entire community for your patience and understanding during these two years of exploration and due diligence.

Sincerely,

Your Landfall COA Board of Directors



**OPENING REMARKS**  
**LANDFALL COA**  
**CHAIR**

- Introductions
- Purpose of the Sidewalk Presentation/Forum
- Objective of the Sidewalk Presentation/Forum
- Sidewalks have been a Topic of COA Board & Committee Discussions and Considerations for the last 20 years

*Landfall*  
**COUNCIL OF ASSOCIATIONS**  
←  
**1749 DEYSDALE DR.**





## LANDFALL COUNCIL OF ASSOCIATIONS, INC. SIDEWALKS ACTIVITIES OVER THE PAST TWO YEARS

**During the Last Two Years the Landfall COA and Board have:**

- Prepared, Conducted, and Distributed a Community-Wide Survey, Focused on Sidewalks with Results Promptly Communicated to the Community and a Point of Presentation at the March 2021 Annual Meeting
- As a Result, the COA Contracted with KCI Engineering of Raleigh, NC to Produce a Complete Set of Engineered Survey Plans for Potential Installation and Construction of Sidewalks Along Arboretum and Pembroke Jones Drives
- The Following Sidewalk Funding Mechanisms have been Evaluated:
  - Special Assessment - Assessed Equally to all Owners
  - Budgeted Annually through Owner Assessment Increases
  - Loan from a Financial Institution to be Paid Back Over 2-10 Years via Monthly Payments Budgeted Annually and Funded through Owner Assessments
- Phasing the Project over Many Years, as Excess Funds are Available


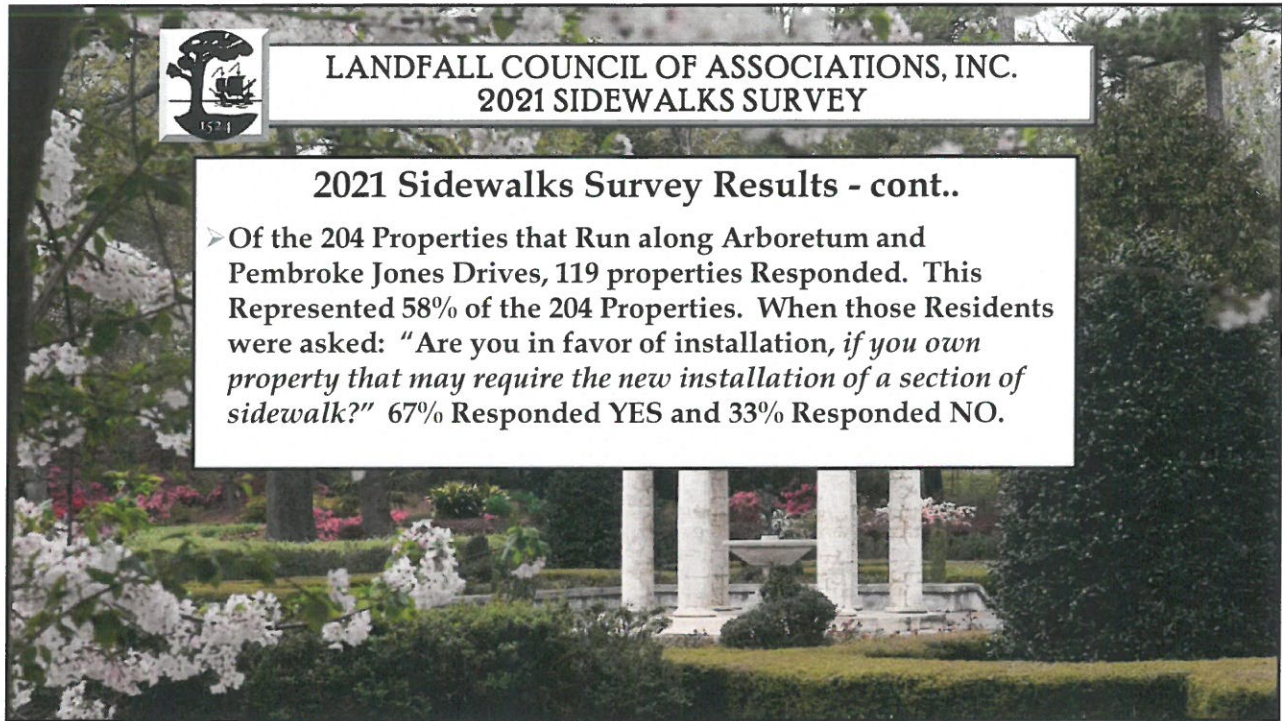


## LANDFALL COUNCIL OF ASSOCIATIONS, INC. 2021 SIDEWALKS SURVEY

### 2021 Sidewalk Survey Results

- Responses were received representing 1,227 properties within Landfall for a total of 61% of Total Properties Represented
- The Survey was NOT a Formal "Vote" by the Community on the Sidewalk Topic, but an Avenue to Provide the COA Board a Sense of the Community's Position on Installing Sidewalks along the COA Road Rights-of-Way of Arboretum and Pembroke Jones Drives
- Of the 1,220 Properties responding to the Question: "Given the Preceding Information, Would you be in Favor of Pursuing this *Multi-Year Phased Sidewalk Installation Project*?" 69% Responded YES and 31% Responded NO.





**LANDFALL COUNCIL OF ASSOCIATIONS, INC.  
2021 SIDEWALKS SURVEY**

**2021 Sidewalks Survey Results - cont..**


- Of the 204 Properties that Run along Arboretum and Pembroke Jones Drives, 119 properties Responded. This Represented 58% of the 204 Properties. When those Residents were asked: *"Are you in favor of installation, if you own property that may require the new installation of a section of sidewalk?"* 67% Responded YES and 33% Responded NO.



**LANDFALL COUNCIL OF ASSOCIATIONS, INC.  
SIDEWALKS - NOW**

**After all of that. . .  
Sidewalks, What's Next??**





## LANDFALL COUNCIL OF ASSOCIATIONS, INC. SIDEWALKS - "WHY NOTS"

- Clean Water Act
- Landscape Demolition Costs
- All Associated Costs
- Current and Ongoing Maintenance of Roads & Major Infrastructure, Including Traffic Levels
- Not Fair to Owners who have Maintained to the Street Curb
- Displacement of Other Important Projects
- Attorney Recommendations
- Remediation to Owners Property
- Stormwater Retention Expansion
- Dues Assessment Increase
- Future Cost of Materials
- Number of Residents Using Current Sidewalks
- Future and Ongoing Maintenance of Sidewalks and Grass Buffer
- Gas Lines Easement Considerations
- Remote Work - Outages
- Mature Trees - Best Route
- Remuneration to Owners




## LANDFALL COUNCIL OF ASSOCIATIONS, INC. SIDEWALK - "WHAT NOTS"

**Currently Landfall has a \$90MM Infrastructure**

- Current Value - Ongoing Maintenance & Replacement Costs will Continue to Increase
- Many Years of Continued Maintenance and Eventually Replacement
- \$3MM-\$5MM Investment for Sidewalks, Would this Money be Better Spent by Investing in Current Infrastructure, Streets, and Storm Drain Facilities?
- Some HOAs have 40+ Year old Structures
- Capital Improvement Expenses are Already Budgeted through the Capital Improvement Fund at \$2MM-\$3MM Annually and this is Funded through Owner Assessments and/or Excess Income, when Available






**LANDFALL  
COUNCIL OF  
ASSOCIATIONS,  
INC.**

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**SIDEWALK  
TIMELINES &  
FUNDING  
OPTIONS**

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- One Year Project Timeline is Not Reasonable and/or Possible
- If Fully Funded, 2 Years is Reasonable and/or Possible for Project Construction and Completion
- Funding Calculation #1: \$5MM Loan @ 6% Interest for 2 Years (24 Months) would Equate to Approximately \$221,000 per Month Payment- *Funded through Owner Assessments*
- Funding Calculation #2: \$5MM Loan @ 6% Interest for 10 Years (120 Months) would Equate to Approximately \$55,500 per Month Payment- *Funded through Owner Assessments*
- Phases - Phasing the Project to Complete 5% Annually would equate to 13 Stages/13 Years for Project Construction, Disruption and Completion



**REASONS OWNERS WANT SIDEWALKS**

- Safety
  - Level of Traffic Entering Landfall now at 50,000 Cars Weekly
  - Get Walkers and Bicyclist off of the Roadways
  - Allow a Place for Children to Walk, Ride and Play
- Amenity & Lifestyle
  - Bicyclist and Walkers Wishing to Share the Roads
  - Connectivity from Arboretum to Drysdale Recreation Site to Eastwood





## THE FACTS

- **Installing Sidewalks will not Eliminate the Levels of Traffic on our Roadways**
  - Bicycles will Continue to Utilize the Roads
  - Golf Carts & Equipment will Continue to Utilize the Roads
  - Pedestrian Traffic May Still Utilize the Roads
  - Young Children will not Walk or Bike Alone on the Main Roads
  - Contractors will Continue to Park Roadside
- **Lawsuits Associated with the Construction & Installation Process are Eminent**
  - Owners that have Maintained to the Street Curb for 39 Years
  - Owners that Refuse the Installation along their Property, Period
  - Owners that Refuse to Pay any Associated Assessment Related to Sidewalks
  - Owners that Challenge the Overall Project
  - Lawsuits Cost Money to Defend - Right or Wrong

**Thank You for Joining Us  
We Hope You Found the  
Information Shared Helpful**

**Q & A**

Or Email [coa@landfall.org](mailto:coa@landfall.org)

**Your Landfall Council of Associations, Inc.**