



VOLUME 34, ISSUE 1

OFFICIAL PUBLICATION OF THE LANDFALL COA

FEB - MAR 2023

Message from the Landfall COA Chairman

By Bill Hamlet, COA Board Chair

Another one of our six week winters is about over. Lately, I'm starting to see shoots of daffodils in my front yard. I trimmed my roses back about three weeks ago and my local HOA is set to trim my Crepe Myrtle this week. During this dormant period many of us are cleaning up our yards, putting down mulch and preparing for spring.

One of the many reasons that we choose to live in the Landfall Community are the uniquely attractive appearances of our private homes and landscapes, as well as that of our COA maintained Shared Common Areas. As residents we jointly agree to abide by a certain quality and standard of care for our properties, which is a benefit to all owners. In Section 16 of Landfall's Rules and Regulations, it is clearly spelled out what is expected of all of us when we choose to live in our community.

About two years ago we decided to employ an individual to assist us with upholding what is referred to as our Standards of Landfall. This Quality Control

Coordinator position in our COA organization is under the guidance of our Architectural Review Committee. This staff addition was implemented to allow us to be more consistent and timely in identifying properties that need some landscaping and/or home maintenance attention.

This program is not intended to be an adversarial effort. We work collegially with our fellow residents to bring maintenance issues to their attention and allow for reasonable timeframes to rectify the situation. Obviously, because of this time of year certain turf issues may need patience and a longer-term action plan. If turf issues are under shade trees, then perhaps alternatives to turf should be considered. Many of you do your own yardwork; others employ outside landscapers or use Landfall Owners Services. Whatever suits your interests and gets the job done is great.

This year the COA is initiating additional focus on our own Shared Common Areas relative to land-

scape maintenance. We've asked our Buildings & Grounds Committee (your fellow residents) to work with the staff to inventory all of our landscaped Shared Common Areas, assess where there could be improvements or special maintenance efforts, and prioritize as to which should be addressed in what timeframe. Where we might make improvements, we will do so within prudent budgetary guidelines.

One such unique area to Landfall is the Temple Gardens. There are some landscaping and structural issues and repairs that have been considered by staff for a couple of years. Rather than simply repairing some concrete or replacing some flora, we might take this time to consider a more substantive rework of these gardens. We will await the Committee's thoughts on the matter. In the meantime, are there any of you with landscape architectural credentials that would like to provide some pro bono assistance?

Finance Report

By Wayne Roberts, Treasurer & Finance Committee Chair

The pre-audited 2022 financial statements have been approved by the Board of Directors and these statements will be provided to our independent auditing firm in preparation of our 2022 audit. Financial results as of year ending December 31, 2022 are as follows:

YTD Revenues	\$12,747,000
YTD Expenses	\$10,055,000
YTD CIF Contributions	\$ 2,287,000
YTD Net Income	\$ 405,000

The Capital Improvement Fund (CIF) ended the year 2022 at \$3,225,000. The 2022 YTD net income of \$405,000 was mainly due to the overwhelming community

Innes Park at Thalban Hall



Bijou Park



Story Park at the Library



support of the Landfall Association Services (LAS) and the Landfall Owners Services (LOS). At the January 2023 Council meeting, the Board of Directors approved the following allocations of the 2022 YTD net income of \$405,000.

- \$214,000 was utilized in the 2023 budget in order to reduce the assessment increase from 7.8% to 5% and was transferred to the CIF.
- \$150,000 was approved as an additional CIF contribution for the repair and replacement of the capital infrastructure assets and the LAS/LOS equipment and vehicles.
- \$41,000 was allocated to the CIF for future capitalization projects.

CHIEF OPERATING OFFICER UPDATE

By Steve Hughes

The Wonderful World of Social Media

I totally understand this is the world we live in today; however, I want to remind everyone that here at the Landfall COA we cannot answer your questions or address your concerns if we don't know about them. Of the 100s of articles I have written over the years, in 90% of them I encouraged everyone to reach out to us so we can do everything possible to help or assist you in your needs. I continue to see on several social media sites upset individuals airing out their frustration regarding Landfall.

Fortunately, the positives far outweigh the negative and so they should. The 2200 acres of Landfall truly is a special place. It's beauty and its residents make it one of the most desirable places on the east coast to call home. Property values continue to climb, homes sell in record times

and in some cases, before they even get listed. All the hard working resident volunteers, the separate organizations who do so much not only for Landfall but the entire region all located within Landfall, not to mention the hundreds of employees that are dedicated to serving each and every one of our residents, members and guests are just some of the multiple reasons Landfall is considered a world class gated residential community.

Negative publicity doesn't help anyone or the community you call home. In fact, it hurts everyone in the community. I totally understand the need to vent and get out your frustrations. If you could please try to reach us so that we can do what we do best, and love to do, and try to assist and help you out.

Successful Services

Our pool service and handyman service

had a very successful 2022 and we are looking forward to 2023.

We are currently signing up hundreds of our residents for the 2023 Turf Fertilizing and Maintenance program. If you have not yet signed up, please contact us so that we can get you on the list. Spring pre-emerg will need to be applied very soon. We offer many more services to our residents and will be sending out emails regarding these services.

Holiday Gratuity Thank you!

Thank you everyone for your generosity towards the Holiday Gratuity Fund. The entire team was extremely grateful and appreciative. All of us at the Landfall COA wish you a Happy and Safe 2023. Once again please call, email or text if you have any questions, concerns or ideas. We would love to hear from you.

City Hall & Thalian Hall



Veterans Memorial



Security News and Updates

By Chris Adam, Chief of Security

As I write this article, Punxsutawney Phil has seen his shadow; let's hope he is wrong! Either way, cold weather will be winding down soon and we will be heading into the Spring season. As a result, allow me to share a few helpful reminders.

I want to thank those of you, in adhering to the rules, that have been keeping their pets on leash especially at the recreation site. Please be mindful that all pets are required to be on a physical leash and not an electronic collar. Please contact Landfall Security if any unleashed pets need to be addressed.

In the abundance of safety, if you are walking or riding your bicycle after dark or in the early morning, please utilize reflective or light colored clothing. CERT has so generously donated reflective vests to the COA, and these are available for FREE to our Landfall homeowners. You can contact me at cadam@landfall.org and I would be happy to get you a vest while supplies last.



We have had an increased number of complaints about children ringing doorbells and running off; the ole` ding, dong, ditch. While this may seem harmless it can be very annoying, not to mention unnerving, for someone that is elderly or lives alone. Parents, please be mindful and speak with your children so that they will consider the effects of such actions and they may discourage their friends from taking part in such activities. I do not want to see anyone get hurt or get into trouble for such unnecessary actions.

Finally, the COA office sent out an email about the new phase of Helmsdale that is just past the bridge on Arboretum.

I want to remind residents to be cautious when approaching this area as large vehicles and machinery will be slowly entering and exiting this site frequently over the next few months. While the vegetation has been thinned out for better visibility, please watch your speed in that area and be prepared to stop if needed. I also want to ask that you please avoid walking or riding bikes on that property due to it being an active construction site. The surfaces are uneven with open holes and drains, all of which can be hazardous to pedestrians and cyclist during this phase of development.

Landfall Security is here to assist our homeowners. Please do not hesitate to call us when needed. If we cannot accommodate your request, we will do our best to point you in the right direction. Thank you from all of us at Landfall Security for your added efforts in keeping Landfall such a beautiful community and a wonderful place to live.

Architectural Review Committee Chair Message

By Randy Marshall, ARC Chairman

Fellow Landfall Homeowners –

As I am coming to the end of my term on the Landfall Architectural Review Committee (“ARC”), including the past year as Chairman, I thought this may be a good time to reflect on these past four years.

While I will admit that the ARC has been more demanding and has required more time than I originally envisioned, this has truly been a very rewarding experience and I have had the distinct pleasure to work with a lot of great people – more to come on that shortly. And I feel good not only in trying to contribute a little bit back to this great community we call Landfall, but having the opportunity to learn so much about Landfall as a whole through my time on the ARC. And while I am sure some of our homeowners, contractors and service providers have been challenged to adhere to our ARC Guidelines and approval process, I honestly do believe the ARC has done a distinct service for the greater Landfall community by maintaining high standards and protecting the beauty and value we are all so lucky to enjoy. Beyond

that, I have seen numerous examples in which we have helped (and/or protected) some homeowners from situations that may have resulted in faulty construction, poor aesthetics and even some potentially dangerous situations. And while we certainly take our share of criticism, I can sleep well at night knowing that all of the ARC members do their very best to help homeowners achieve their dreams and desired outcomes, while also looking out for them and their neighbor’s best interests.

I would certainly be remiss not to thank the many people who I have had the opportunity to interact with over the last four years. First, I would like all of you to know that we are absolutely blessed with a truly superb ARC staff, led by Shelly Kearney. She is not only a true professional and has a wealth of knowledge, but she is extremely hard working and always does everything she can to get the homeowners approved and on the right path. It has been a true pleasure to work with Shelly, as well as Hannah Buntrock, Crystle Dunning and our consulting architect Cothran

Harris, all of who do a great job in supporting the ARC and the broader Landfall community. Additionally, I would like to thank the COA Board for the great work they do on behalf of our community and the support they have provided me and the ARC. Of course thanks go to Steve Hughes and Roxanne Powell, as well as the rest of the COA staff for all their help. Very importantly, I would like to thank all of the ARC members I have had the privilege to work with over the last four years. These volunteers have been dedicated, hardworking and thoughtful in considering each and every submission we receive, which on occasion has run some 300 pages of material that we have reviewed at our bi-monthly ARC standing meetings! And finally, I would like to thank all of the Landfall homeowners that I have met along the way and have worked with to get approvals of their new homes, renovation on their existing homes, pools, landscaping, etc. There truly are great people in Landfall and we are a very lucky community!!

Sincerely – Randy Marshall

New Owners & Recent Transfers

Linda Hemby
1614 Landfall Drive

Michael & Victoria Ellington
2200 Mason's Point Place

Ralph & Pamela M. Bradley
1711 Landfall Drive

Peter & Lisa Arakelian
1517 Black Chestnut Drive

Pete & Mary Allan
2015 Kenilworth Lane

Jimmy & Jerry Richard Brittain
1830 Senova Trace

Kelly Thibodeaux
1000 Deepwood Place

Peter & Diane Halpin
2113 Harborway Drive

David & Vicki Beach
2216 Deepwood Drive

Tyler & Cassandra Duncan
1621 South Moorings Drive

Donna & David Hanlin
1806 Senova Trace

Michael & Allison McWhorter
1520 Radian Road

Marlene Wilson
2204 Fox Hunt Lane

LANDFALL FACTS

Year end 2022

Owned Lots Paying Dues 2020

Homes Complete	1850
Homes Under Construction	52
ARC Homes in Process	18
Homes for Sale	13
Lots for Sale	8
Homes Sold	122
Lots Sold	23

CANINES FOR SERVICE GALA AT THE CLUB

by Lynne Craighill

Canines for Service is excited to host its 2nd Annual Fundraising Gala at the Country Club of Landfall on Saturday, March 4th from 6pm to 10pm. The event will feature music, dinner, an open bar, and a live and silent auction. Tickets are \$150 each with several sponsorship opportunities still available. All proceeds will benefit Canines for Service whose mission is to inspire Veterans through life-changing canine partnerships.

Canines for Service is the longest running accredited service dog program in North Carolina and provides service dogs to veterans at no cost or fundraising expectation. Many of their Veteran clients and

service dogs will be in attendance at this year's gala. To learn more visit www.caninesforservice.org or email Alyssa Kardatzke at akardatzke@caninesforservice.org.



Riverwalk



2023 Landfall Holiday Lights!

Many thanks to the owners that decorated this holiday season. The below four homes received a dinner for two compliments of the Country Club of Landfall. Happy, healthy 2023 to you all! Glenda Hay



David & Diane Swain
2332 Ocean Point Drive



Brent & Linda Moore
1427 Regatta Drive



Andrew & Mae Crispia Domescik
1909 Glenora Place



Mike & Amanda Baker
2001 Deer Island Lane

Dangers of Fishing Line

by Brittni Laza, Executive Assistant to COO

Fishing is a fun year-round activity enjoyed by many North Carolina residents.

As catch-and-release fishing is permitted within Landfall, we wanted to take the opportunity to remind you how detrimental leaving the fishing line behind can be for the environment, and for our community, as well.

Unfortunately, improper disposal of fishing lines can inadvertently snare wildlife, including fish, turtles, birds, and more. Fishing lines can wrap themselves around wildlife, potentially causing amputation or strangulation. If an animal were to eat a fishing line, it can fatally damage its organs. According to the Endangered Species Coalition, more than 650,000 marine mammals are injured or killed by accidental entanglement or capture in fishing gear. This statistic is based on recorded incidents and does not include other species such as birds, fish, or reptiles. Experts theorize millions of animals are affected each year.

Children, pets, and recreational visitors can also get snagged by a line, or injured by a hook. Fishing lines can also result in lesser-known consequences, including damaging or completely destroying pond fountains and filters. In this article, you will see a photo included that was recently pulled from the Fox Ridge fountain. The line is tightly wrapped around the fountain motor shaft and the impeller restricting its ability to spin. Fishing line has even been known to break the entire fountain pieces in half. Fishing lines can also entangle boats, or maintenance equipment used to maintain the ponds and shorelines around them.

An advertisement for Landfall Maintenance Pool Services. The ad is white with blue and green accents. It features a large circular image of a clear blue swimming pool and a smaller circular image of a green, murky pool. The text includes the company name, logo, and contact information. The background of the ad is a photograph of a person's legs walking on a wooden deck near a pool.

LANDFALL MAINTENANCE
KEEPING YOUR MONEY IN LANDFALL

LANDFALL MAINTENANCE
POOL SERVICES

WINTER IS THE BEST TIME TO START PREPARING YOUR POOL FOR SWIM SEASON. GET YOUR POOL READY BY UTILIZING OUR SERVICES!

- CLEANING AND MAINTENANCE
- LEAK DETECTION
- PUMP INSTALLATION & REPAIR
- & MUCH MORE

(910) 256-7604 MAINTENANCE@LANDFALL.ORG

New Chapter Book Club

by Kelly Garnett, Woodbridge President

The Next Chapter Book Club held its first meeting of the year on January 19. Now in its third calendar year of membership, what started as a Woodbridge neighborhood book club in 2021 with six ladies, this club has now grown to include 12 Woodbridge ladies, four other Landfall ladies, and even a Wrightsville Beach friend.

While this group is probably at capacity with 17 members, we meet monthly and always have great food and wine, lively discussions, and amazing friendships.

If anyone is interested in forming a book club in other neighborhoods in Landfall, please contact

Kelly Garnett at kellygarnett@hotmail.com for ideas, books we have read, how to schedule and organize, etc.

We love our meetings!



A Banner Year for Bluebirds in Landfall

by George Wesoloski, Secretary/Treasurer NC Bluebird Society

After an unusual cold spring, the Bluebirds in Landfall started laying eggs somewhat late in 2022. Also, the golf course closure and construction on the Ocean course kept some females from selecting their nest box. Nevertheless, the year finished with 725 newly fledged Bluebirds. Every year, through the efforts of numerous dedicated pairs of monitors, the Landfall population of Bluebirds has increased.

The five 9 hole golf courses in Landfall each has approximately 20 Bluebird nest boxes. The total number of nest boxes on all five courses is 104.

Starting in early February, Bluebirds will begin to search for a place to start a family and lay their eggs. Bluebirds are cavity nesters, that is, they only build a nest in a hollowed out hole in a tree or log. The scarcity of nest sites was a reason for their decline in North Carolina.

The Bluebird trail of nest boxes estab-

lished on the golf courses in Landfall has allowed the Bluebird population to make a sound recovery.

Beginning In March, they will build a nest very quickly. Once completed the female will lay an egg every day for 4-6 days. Once the clutch of 4- 6 egg are laid, she may not sit on them immediately, but within a few days she will begin to cover them (brood) for two weeks.

All the babies are usually born in a single day. They are blind and hairless. Within a day or two they will show hair like "down". By day 7 they open their eyes and start to show feathers. By day 14 to 16 they are fully feathered and ready to leap from the box. Their parents will sit outside the box encouraging the young to take the first leap to fly. It's best to have a fence or small tree near the front of the box where the young may make their first landing. The parents continue to feed the young outside the box

for about two weeks.

Now the important work of the army of Landfall volunteers who monitor the boxes begins. The box needs to be cleaned and the old nest discarded. This encourages the female to build a new nest. They don't usually use an old nest. Now the cycle begins again: nest building, eggs laid, brooding for 2 weeks, and a new brood will fly away in 16-18 days. This cycle repeats 2-3 times from March to early Sept.

I encourage you to consider placing a Bluebird nest box in your yard. For advice seek out one of the many volunteers monitoring the boxes in Landfall, or contact Carol Trojniar (caroltroj@aol.com) the leader of the Landfall volunteer monitors. You can also get a lot of information from the website: www.ncbluebird.org. The Bluebird, a symbol of happiness, love and joy will captivate you.

Frank H. Kenan Chapel Concerts

The Coastal Strings: Viola, Cello, Violin & Piano

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

Kenan Chapel is again honored to welcome The Coastal Strings. This very talented string trio includes Christine Maynard on violin, cellist Kathy Meyer and Landfall's own Diane Stephens on viola. These three wonderful musicians play regularly with the Wilmington Symphony Orchestra where Christine is concertmaster and Kathy is currently principal cellist. And this year they will be accompanied on piano by John Tabler, the Director of Music at First Presbyterian Church of Wilmington. Their carefully selected music selections will be from W.A. Mozart, Piano Quartet in G minor and Josef Suk, Piano Quartet in A minor.

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

Veterans Memorial



GREAT OAKS CLUB NEWS

By Janet Pruden

The Great Oaks Club is a great opportunity to hear interesting speakers and catch up with friends at our upcoming meetings.

March 8th-1:00 p.m.

Kids Making It, is teaching youth and young adults vocational, entrepreneurial and life skills thru this woodworking program. Their goal is for every student to stay in school, stay out of trouble and transition successfully into either the workplace or college. Please join us to hear Kevin Blackburn introduce this wonderful program and also see a selection of some of the woodworking projects.

The club is open to all women who are Landfall residents, property owners, and /or Country Club of Landfall members. Meetings are at 1:00PM and held on the second Wednesday of the month. For more information- please go to our website: www.greatoaksclub.com.



**Thank you!
Landfall residents**

*for your generous contributions to our COA
Employee Holiday Gratitude Fund!*

COA Board Election

Attention Landfall Owners

If you did not receive your email ballot to vote in the 2023 Landfall COA Board of Directors Election, please check your email spam or email boardofdirectors@landfall.org. Thank you to those who have participated in the Election.

LANDFALL COA ANNUAL INFORMATIONAL MEETING

The 2023 COA Annual Informational Meeting will be held Thursday, March 30 at 6:00pm at the Country Club of Landfall. There will be a short social prior to the informational meeting.

We hope to see everyone there.

THE VOICE IS PRODUCED BY THE COMMUNICATION COMMITTEE:

MUFFY PEPPER, EDITOR

MIKE WILLIAMS, OFFICE MANAGER

BILL HAMLET, COA LIAISON

SHELLY KEARNEY, COORDINATOR