



THE LANDFALL VOICE

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A Message from Your LCOA Board Chair

by Gary Caison

July 3rd Incident LCOA Actions

I would like to begin this article with a brief update on the unfortunate event at the July 3 fireworks celebration. The COA Board and Staff are engaged in several areas at this time, including: a) publishing updates to Landfall residents, as received, on the progress of WPD charges against individuals involved in the melee; b) sharing emails that CCL sends to their members; c) examining the gate entry process for improvement opportunities around high traffic events; and d) evaluating event security planning and options. Expect additional follow up on these areas over the course of this year.

Road Paving Recognition

We would like to thank residents for their support and patience during the recent paving project on Arboretum Dr. We would also like to acknowledge the excellent work and planning that the COA Staff and Turner Asphalt did to keep residents informed on a daily basis of the work schedule and impact areas on traffic flow.

Streetlight Modernization

A quick update on the streetlight project

initiated last year that had a twofold purpose: 1) to repair numerous outages and 2) to evaluate a long term plan to continue with the current infrastructure, or partner with Duke's Lighting division to replace and manage a new streetlight network. On the repair front, our operations staff is doing an excellent job of responding to light outages, and our uptime numbers are 97%, or higher. We are also working with UNCW's Engineering Department, utilizing their skills to help us build and install a low range, wireless network to replace the thirty year old, manual timers currently in use. This new generation of control technology will improve staff productivity and can be leveraged in the future to other areas including monitoring water levels in our ponds and fountains within those ponds. On the infrastructure front, the Board has committed to continue with the current infrastructure for the foreseeable future. Three factors drove this decision: 1) maintaining the current infrastructure is less costly than replacing and outsourcing the entire network; 2) enhancements like the wireless network will modernize

the current infrastructure to a certain extent; and 3) emerging technology improvements in battery and solar offerings may be a preferable long term solution for the eventual replacement of the current network.

To close, I would like to spend a moment discussing the important subject of communication by reiterating a message from a recent email to the community. The LCOA Board welcomes communication and dialogue within the community. There are multiple ways to contact the Board and our Chief Officers, including:

- a) emailing the Board Members at boardofdirectors@landfall.org;
- b) calling or emailing your District or At-Large Representative;
- c) set up an appointment to talk with one, or both Chief Officers by calling 910-256-7651 or emailing rpowell@landfall.org or shughes@landfall.org.

We encourage you to use any of these avenues for your questions and or comments, and we are committed to providing you with a prompt reply.

Landfall COA Board Of Directors Election

The Nominating Committee is seeking volunteers willing to serve on the Council of Associations Board of Directors. The Directors oversee the Landfall organization business planning, liaison with the Standing Committees, approve the LCOA budget to ensure adequate funding for operations and asset maintenance, repair, and replacement, as well as attending Board meetings, special workshops and meetings with the LCOA Chiefs Roxanne Powell and Steve Hughes. Regular Board meetings are held bi-monthly on the 4th Tuesday at 3:00pm.

There are five (5) District Representatives and two (2) At-Large Representatives on the Council Board of Directors. This year there are two seats up for election: District 4 and At-Large. Candidates running for district representative must be a property owner in that district. If you are unsure of your district, please contact the COA office at (910) 256-7651.

Please email coa@landfall.org for an application.

Volunteer, support and make a difference!

www.landfall.org

PJ says, "Have a safe and enjoyable rest of your summer!"

Landfall Happenings

by Steve Hughes, Chief Operating Officer

First, I want to thank everyone for the overwhelming show of support towards the LCOA after the very unfortunate events at our annual 3rd of July fireworks celebration. Those of you who reach out directly to us with your information, questions and concerns are always appreciated. I have said for many years, if you do not reach out to us directly we cannot address your questions or concerns.

The number of individuals along the parade route this year may have been the largest ever. The kids games were also a huge success.

I have received a few really great questions about the overall July 4th activities and why we do not do certain things. Unfortunately, it has been approximately 10 years since we have had a resident July 4th volunteer committee. I want to share with you what the festivities consisted of. It began with a fun and enjoyable family and friends fireworks display on July 3rd. On the morning of July 4th we would have kids games from 10am until 1pm. This included police, EMS and fire vehicles on display, resident volunteers doing face painting, a clown with balloon animals, and many different games, blow up slides, obstacle courses dunking booth and a good old fashion hamburger and hot dog cook out. At 1pm a community softball game would take place with the cookout. At 3pm a parade would leave the COA office and continue along the same parade route as we have now, but it would just end at the CCL clubhouse on Sunrunner.

Resident veteran volunteers would form the Color Guard and march, followed by the kids on bikes ,wagons and scooters up Sunrunner to the flag pole. There we would raise the flag with the

National Anthem led by a resident volunteer.

The Pledge of Allegiance took place, followed by a few guest speakers. The committee chair, the mayor and recognition of some of the community veterans.

We were so fortunate to have a live band for many, many years pulled by truck and trailer along the entire parade route following the kids all the way to the flag pole. I believe this was the community's favorite.

To restore all these fun-filled festivities all we need is a Board approved 4th of July committee. If you are interested, please let us know. It takes a lot of time and effort to put this type of celebration together but it sure was worth it!

Maintenance Update

We just completed the largest paving and stormwater cleaning and maintenance project in Landfall's history since the original construction. Your community has one of the best capital improvement and preventive maintenance programs in the country.

Maintaining your 100 million dollar infrastructure is key to not only getting the most out of its life expectancy but also keeping the overall appearance of the property at its best.

Turf Management

As many of you, unfortunately, have seen or experienced including us here at the LCOA maintaining a good healthy turfgrass in Wilmington, NC is always a challenge.

Even with the best turf programs, the turf has many pests that also call Wilmington, NC home, and growing a good healthy lawn can be very stressful and frustrating.

Sometimes, after trying all the tools we



have available, the best thing is to consider a change of your landscaping and/or the installation of new sod.

We install over a tractor trailer of sod in our common areas each year, and we are eliminating some of these areas and installing plant beds instead.

Also, please keep in mind as our trees get bigger and bigger, the competition for water and nutrients between the trees and the turf get more challenging. We know the tree will always win. A lot of times the trees are removed and that is an unfortunate loss for everyone.

Please also do not forget the shade issues the trees create. The warm season grasses we grow here need at least 4 to 6 hours of sunlight during the growing season. Warm season grasses do not do well in the shade.

If you need any help with this please reach out to our LCOA Maintenance division and we would be happy to help you meet your wants and needs.





FROM THE DESK OF ROXANNE POWELL

Landfall COA Chief Administrative Officer

The Role and Responsibilities of Landfall COA Security



As we continue to address the aftermath of the July 3 incident during Landfall's Independence Day fireworks celebration, I would like to take this opportunity to provide an overview of the mission of the Landfall Council of Associations (LCOA) and the role and responsibilities of the LCOA Security Department.

The mission of the LCOA is to promote the safety, security, and well-being of our residents while preserving the exceptional quality of life that defines the Landfall community. We take this responsibility seriously and remain committed to continuously improve our operations, services, and community infrastructure.

Supporting a safe and welcoming community requires ongoing investment in the people, technology, and infrastructure that help to safeguard our community. This includes maintaining our private roads and facilities, enforcing community standards, and providing the resources necessary for our Security Department to operate effectively. These resources include personnel, gate operations, access control systems, surveillance technology, patrol vehicles, communications equipment, training, certifications, and capital improvements.

LCOA Security is staffed and available to residents 24 hours a day, 7 days a week. Our department consists of 29 employees, including the Chief of Security, Assistant Chief of Security, six Sergeants, four Corporals, seventeen Security Officers, and two Administrative Assistants. All officers receive quarterly training and maintain certifications in CPR and First Aid.

The Security Department operates four patrol vehicles, a golf cart, a bicycle, and a fleet truck, all maintained by the Landfall Maintenance Department to support routine patrols and emergency response.

Each entrance gate is equipped with CCTV and video surveillance systems that monitor barcode lanes, guest entry lanes, and license plates. Gatehouses, the LCOA

administrative offices, and maintenance facilities are also equipped with alarm systems and panic buttons. These systems are installed and monitored by Holmes Security, with software and technology support provided by Port City IT. Gate equipment was installed by Carolina Time and is maintained by Landfall Maintenance.

Reliable communication is essential to our operations. LCOA Security utilizes a radio system supported by towers located on Carolina Beach Road, with generator backup, and at the Country Club of Landfall (CCL) Maintenance facility. This system also allows LCOA and CCL to communicate on shared channels during emergencies and special events.

Traffic monitoring is supported through speed enforcement technology managed by Traffic Logix, including both permanent and mobile speed display units that help monitor vehicle speeds throughout the community.

To ensure continuity of operations during power outages, backup generators are installed at each entrance gatehouse, the administrative offices, and maintenance facilities on Drysdale Drive.

These personnel, systems, and facilities represent significant investments in the safety and security of our community. They are maintained through the LCOA's Capital Improvement Plan and Reserve Fund planning process, that is developed by management, reviewed by the Finance Committee, and approved by the elected Board of Directors.

While these resources provide a strong foundation, maintaining a safe community is ultimately a shared responsibility. The LCOA is committed to providing effective security programs and enforcing community standards, but their success also depends upon the cooperation of residents and CCL members. We ask all residents to follow community rules, properly register their guests, and ensure that anyone they invite into Landfall understands and respects our community standards. These simple but important

steps help protect everyone who lives, works, and visits here.

Landfall has long been recognized as a community where neighbors care for one another and take pride in preserving the character and security of our neighborhood. By remaining engaged, looking out for one another, and working together, we can continue to uphold the values that make Landfall such a desirable place to live.

Residents should also be aware that Landfall Security Officers are trained for medical emergencies and maintain certifications in CPR and First Aid. While they are highly trained in community safety and emergency response, they are not law enforcement officers and are not equipped or trained to respond to violent criminal incidents or civil disturbances. In those situations, residents should immediately call 911.

For additional guidance on when to contact 911 versus Landfall Security, please refer to the following resource:

<https://www.landfall.org/documents/20124/51347/Bullet-point-Word-from-the-Chief-Updated.10022025.pdf>

Finally, the Landfall Council of Associations is actively working with our Covenants & Security Committee to review the July 3 incident and take any actions authorized under our governing documents and applicable law. Where appropriate, this process may include enforcement measures involving individuals determined to have violated community rules, including owners and sponsoring owners whose registered guests were involved. As with all covenant enforcement matters, these actions will be carried out in accordance with our established procedures.

The events of July 3 were deeply disappointing for many in our community. Our hope is that, as we move forward together, this experience will strengthen our collective commitment to maintaining the safe, respectful, and welcoming environment that has long been a hallmark of Landfall.

Finance Report

By Kelly Garnett, Treasurer & Finance Committee Chair



As your Landfall Treasurer, I wanted to give you an update on Your Landfall Dollars. Over the course of the last few months, our Landfall Council of Associations (LCOA) Executive Management Team and Staff have been working diligently on getting our new community management system, powered by Northstar, the same company that is used by the Country Club of Landfall, functioning to the point of being able to handle our very unique financials before rolling out a user-friendly application to our residents. This Northstar system will ultimately improve staff productivity, reduce technology expenses, track Landfall inventory, allow residents to have a true online account to see all expenses and payments in one place, allow access to important Landfall documents, and more. The process has been a bit more painful than expected with new changes, but we remain committed to full implementation!

Our May financial standing has our Balance Sheet at \$7,950,641.42. Our Reserve fund, also known as our Capital Improvement Fund (CIF), sits at \$6,182,719.98; however, this number will take a \$1.9M hit on our July statement, as the Board of Directors last year approved the acceleration of the re-paving of Arboretum Drive to take advantage of current pricing versus increased future costs. We, as a com-

munity, have put \$1,155,720.85 from Assessments into our CIF through May.

I like to point out to our community that only a handful of years ago our CIF was a paltry approximate \$600,000. We are a self-funded private community responsible for all of our shared common area expenses, with the largest expense being road maintenance. It is crucial that we have enough money in our coffers to handle future community maintenance needs. We follow best practices and the ongoing advice of consultants and experts for our financial, reserves, and long-term capital-asset replacement targets. Additionally, we do annual benchmarking with peer communities, that reflects our assessment increases are lower than those in other communities.

Hurricane Florence in 2018 created a \$3.8M liability that required a special assessment for all property owners. We don't want that to happen again if it can be helped by keeping our Reserves/CIF healthy. The Arboretum Drive repaving really does look beautiful, and it was the right decision to pave a few years earlier than planned.

You may have noticed the new crosswalk between the Drysdale Drive Landfall Mailbox Center and CCL Sports Center, and the LCOA Recreation Center, as well as some small sidewalks to facilitate crossing. This was a joint project funded by both LCOA and CCL

to allow children, families, and employees who cross from the Recreation Center school-bus drop-off site and parking site, to get to the Sports Center and Mailbox Center more safely. Please utilize the buttons on the crosswalk to light up the signs when crossing to increase visual awareness of your crossing!

Lastly, I want to thank all of you who are speaking with YOUR dollars to utilize Landfall Owner Services (LOS) for your handyman needs, yard maintenance, hauling, etc. Did you know that you all have spent \$1,874,901.96 in LOS for the period January through May 2026? Two years ago, you spent nearly \$5,000,000 in LOS! Clearly you love being able to call Landfall Maintenance and have them perform a myriad of services for your families. Any small profits from LOS go directly into the overall Landfall budget and are partially directly responsible for keeping your annual assessments to a minimum.

The Landfall governing documents allow for up to a 10% per YEAR assessment increase. And because of LOS profits and other smart financial decisions, your annual assessment increases have been kept to the minimum for several years now. So congratulate yourselves on keeping your dollars within Landfall, and keeping your assessment increases to a minimum!

Alzheimer Awareness and Muirfield Initiative

by Wayne Grimm, Woodbridge President

Muirfield Place HOA Board in concert with LCOA COO, Steve Hughes, sponsored a Dementia/Alzheimer presentation July 29th at the LCOA conference room.

This presentation focused on 1) misconceptions about brain aging and cognitive loss; 2) early recognition advancements; 3) dementia, Alzheimer's disease and staging (the latter); 4) interactive Q&A.

The presentation was facilitated by Dr. Joanne Bell, a revered AND internationally respected MA, PhD in Neuropsychopharmacology/Neuroscience for her knowledge, experiences, accomplishments, and passion for making an impact in this space. Please contact Wayne Grimm at wgimm24@gmail.com or text/call (954) 931-6029 if interested in presenting this information to your group, association, club etc.

Security News and Reminders

by Dan Clements, Chief of Security

With summer vacation soon coming to an end and the new school year approaching, traffic in the mornings will become more congested. Please be mindful of the posted speed limits, stop signs and children walking to the bus stop. It is important that we all remain cognizant of our surroundings to help ensure everyone's safety when on the Landfall roadways. Always use extreme caution.

If you are riding a bike in Landfall, you must ride single file, not two or more abreast and always travel with the flow of traffic. Anyone walking or jogging in Landfall must travel against the flow of traffic and should use sidewalks where available. In either case, please wear light colored, high visibility clothing. If you are riding at night, your bike should be equipped with reflectors and lights to increase your visibility. For those drivers who wish to pass bicyclists, we ask that you wait until you have reached a safe area where you have a straight, unobstructed line of sight and a clear oncoming lane to pass the rider in the safest possible manner, not have to increase your speed or crowd them with your vehicle. We have had several reports of motorists ramping up speeds and crowding bicyclists while passing on blind curves. This action by the motorist causes the bike rider to feel in danger and in some cases even being run off the roadway. Additionally, please be aware of the biker and walker traffic just outside of our gates when entering and exiting our community; particularly when turning right on red, wherein the pedestrians and cyclists traveling along Eastwood

Road and Military Cutoff Road have the right of way. Please remain cautious and careful for the safety of all.

Over the last month or so we have experienced a marked increase in the number of underage E-bike rider complaints and encounters with Landfall Security on property and at the Security Gates. We want to repeat the following recent communication so that we can reach as many people as possible. The Landfall Rules and Regulations require E-bike riders to be 16 years of age or older and to obey all posted speed limits and other rules of the road in Landfall. The age 16 restriction is without regard to whether the E-bike is being operated in manual pedal mode or power pedal assist mode. Those riding an E-bike on Landfall roadways, determined to be under 16 years of age, will be issued a citation.

E-bikes, golf carts, and other motorized vehicles are not permitted on sidewalks, around Landfall Lake, Landfall Nature Trails, or any other Shared Common Area facilities. The Landfall Nature Trails are intended for walking and exercise. These trails may be dangerous to traverse with a motorized vehicle, for both the rider and the pedestrians utilizing these areas.

Please be reminded that there is no access permitted for bicyclists or pedestrians at the Drysdale Drive gated entrance from 6:00pm-7:00am, 7 days a week. During these unmanned hours of operation at the Drysdale gate, please utilize the Arboretum or Eastwood gated entrances, which are manned 24/7 for

your convenience.

We would like to remind our residents to provide and/or update their Emergency Contact Information with the COA office. This information is vital for the Security team's access. Please know that this will only be utilized in the event of a medical emergency or when an issue has been identified at a residence and we are unable to reach the homeowner. You can provide this information via Email to coa@landfall.org or call Landfall Security dispatch at (910) 256-5311.

Please be reminded, per Landfall's Rules and Regulations, vehicles, including street legal golf carts, must bear a valid state registration license plate and safety inspection sticker, when applicable, while on Landfall roads or parking at a Landfall property.

Finally, we want to remind all residents that the Security Department is available 24 hours a day, 7 days a week, 365 days a year. We encourage you to contact us immediately if you observe something concerning or have a safety issue. While we understand that you may not wish to be associated with reporting an incident, it becomes a challenge for us to address situations effectively when they are reported hours or even days after they occur.

If you notice any activity that you believe to be dangerous or against community Rules and Regulations, please inform Security in a timely manner. Please be assured that if we make contact with any violators, we will not disclose the reporting party's information to anyone involved.

Volunteer Opportunity – Join the Landfall Landscape Committee

Do you have an interest in landscaping, gardening, or helping preserve the beauty of our community? The Landfall Council of Associations is seeking volunteers to serve on the Landscape Committee.

Committee members review landscape-related matters, provide recommendations, and help maintain the high standards that make Landfall such a beautiful place to live. Whether you have professional experience or simply enjoy landscaping and want to make a positive impact, your time and perspective would be greatly appreciated.

If you are interested in volunteering or would like to learn more about the Landscape Committee, please contact Crystle Dunning at cdunning@landfall.org.

Architectural Review Committee Membership

by Blake Conklin, ARC Chair

In my previous article, I wrote about joining the ARC and subsequently agreeing to chair the committee. Those decisions were shaped by the professionalism of the ARC staff, and the commitment of the volunteer committee members.

The committee's goal is to bring together a diverse mix of talent, recruiting both business-minded and technically minded members. This group does both.

I would place committee member Jim Pearson and myself in the business-minded group while our three new volunteers - Carter Jones, Chris Dunn and Daniel Nieser - bring strong technical experience. Their backgrounds add valuable perspective to the ARC's work and to the community we serve. Check out the talents these three new members bring to our community, through the work of the ARC.

Carter Jones relocated to Landfall from northern Virginia two years ago after visiting Wilmington and Wrightsville Beach for many years. Carter spent more than 40 years as an architect and builder on residential and commercial projects. He's also participated on other HOA boards and ARC committees in Virginia and enjoys contributing to the community he resides in.

Chris Dunn relocated from Austin Texas in 2012. Chris' background and current practice include land development, construction and design. He brings a genuine appreciation for Landfall and a belief that thoughtful architectural standards are one of the reasons our community is so special. He brings a practical perspective on balancing homeowners' goals with the responsibility of preserving the character, quality, and long-term value of the

community.

Dan Nieser relocated from Louisville, Kentucky to this area in 2022. Dan fits with ARC based on education (Civil Engineer undergrad and MBA in Real Estate / Finance). His professional career was 36 years in real estate development including strategy/analysis, deal making, design and permitting, construction, remodeling/renovations, and facilities management. Dan worked for different multi-unit retail businesses (Exxon; Yum Brands - Taco Bell, KFC, Pizza Hut; and Dollar General).

Your five current volunteer members meet twice a month to review all home and landscape construction, improvements, revisions, addition and/or eliminations. We also spend a couple days a month working in the field visiting your home projects as needed.

Rest assured, you're in good hands.

New Owners & Recent Transfers

Michael & Maria Gualano
1177 Arboretum Drive

Mark & Kelly Batson
1235 Great Oaks Drive

Jordan Maroules
1901 South Moorings Drive

J.M. & June Wiley
2404 Ocean Point Place

Frank & Kristyn Harvey
804 Oak Creek Place

Hunter & Katherine Dawson
209 Moss Tree Drive

Whit & Julie Honeycutt
832 Gull Point Road

John & Christine Peeler
2104 Boatswain Place

Dan & Eva Mitchell
7125 Saybrook Drive

Marc & Lisa Ornelas
819 Helmsdale Drive

Jon McNaull
2240 Deepwood Drive

Charles & Patricia Spruill
1450 Quadrant Circle

Nick & Maria J. Smith
837 Fox Ridge Lane

Ray & Kristen Etzo
637 Bedminister Lane

Greg & Mary L. Sharp
1520 Radian Road

Veronica Zaman
641 Bedminister Lane

Lisa Price
2131 Harborway Drive

Ralph & Linda Huff
1810 Cross-Staff Road

Dennis & Lisa McCoy
1936 Prestwick Lane

Matthew & Brielle Beckerich
853 Gull Point Road

Tom & Valerie Hicks
723 Arboretum Drive

Randy & Janet Spotswood
1825 South Moorings Drive

Jon & Jacqueline Rufty
1854 Senova Trace

Brian & Grace Root
1926 Hallmark Lane

Cameron & Sarah Dudley
1846 Senova Trace

Sebastian & Sherry Barreto
1808 Pembroke Jones Drive

Matthew & Louise K. Scharf
1023 Ocean Ridge Drive

Michael & Sharon Gesser
2022 Kenilworth Lane

Taylor & Kimberly Burton
707 Helmsdale Drive

Richard & Kyla Smeenk
1703 Fontenay Place

Phillip & Rebecca Whitacre
844 Arboretum Drive

John & Amy Conway
1511 Pembroke Jones Drive

THE VOICE IS PRODUCED BY THE COMMUNICATION COMMITTEE:

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Landfall Happenings ~ Past ~ Present ~ Future

by Steve Hughes, Chief Operating Officer

Landfall is 41 years old, yet we still have roads 35 years old that have never been resurfaced. Standard preventative maintenance requires resurfacing every 20 years, or every 15 years for high-traffic areas. To eliminate the existing backlog, the Board made the strategic decision to accelerate street paving spending. This acceleration is designed to complete the initial repaving of all community roads by the end of 2028.

Once this baseline is established, we will implement our long-term Strategic Rotation Plan, which schedules repaving on a 15-to-20-year cycle based on traffic volumes. This ensures we never again face a 35-year gap in resurfacing. Notably, we also inspect, clean, and repair our 23 miles of underground storm drains before any paving occurs to protect the longevity of the new asphalt and insure proper stormwater management.

Financial Stability and Operational Efficiency

Landfall is currently in its strongest financial position to date. This stability is the result of strategic budgeting, aggressive preventative maintenance, and smart procurement. A key component of this is our internal maintenance team and our strategic use of storage infrastructure.

By leveraging our on-site storage capacity, we are able to purchase essential materials—such as landscaping chemicals and irrigation parts—in bulk. This allows us to lock in lower unit prices and avoid the rising costs of frequent, smaller deliveries. Furthermore, we are actively exploring ways to expand our storage footprint to further capitalize on these efficiencies. Our goal is to secure long-term, 5-year pricing programs with key vendors who can hold inventory at our current costs.

By performing major projects in-house and utilizing these bulk-buy strategies, we have saved the community hundreds of thousands of dollars. By utilizing these specific cost-avoidance metrics we are able to demonstrate the direct financial benefit this provides to the membership.

Preserving Landfall's Future

Maintaining our world-class infrastructure and common areas is essential to preserving Landfall's reputation and property values. While there are often calls to decrease dues or cut spending, history shows that doing so only creates a larger financial burden later. Our current path of accelerated investment and disciplined rotation is the most fiscally responsible way to ensure Landfall remains a premier community.

CCL (Country Club of Landfall) and the LCOA (Landfall Council of Associations) are completely separate entities.

LCOA: Everyone living inside the gates and/or lot owners of Landfall belongs to the Council of Associations (LCOA) and pays annual dues.

The LCOA is responsible for:

roads, stormwater, sidewalks, street lights, nature trails, all shared common areas (Rec. site, Temple, Overlook Park etc.) Security patrol, Entrance gates, Perimeter fencing, Post offices, Gatehouses, Office building at 1749 Drysdale Drive, Rec. Site buildings and Bus stops and associated parking lots.

Country Club of Landfall (CCL) is responsible for: Landfall Clubhouse, Dye Clubhouse, clubhouse parking lots, Nicklaus Golf Shop, Drysdale Sports Center, Maintenance facility on Deer Island, and golf courses.

Please understand each entities have their own set of rules and regulations. CCL property is for the complete enjoyment of its members and guests only. Both entities work extremely closely together to make Landfall the premier community that it is.

THE LANDFALL FOUNDATION
Presents

The 27TH ANNUAL ART SHOW

August 25–27, 2026
10:00 AM - 7:00 PM

OPEN TO THE PUBLIC
Free Admission

Country Club of Landfall
Nicklaus Clubhouse
800 Sun Runner Place
Wilmington, North Carolina

Proceeds support the Landfall Foundation's
Grant Programs



Preserving a Landmark: Kenan Chapel Looks to the Future

by Jessica Spencer

This year, the Frank H. Kenan Chapel at Landfall celebrates twenty-five years as a beloved gathering place for our community. As we look ahead, the Board has commissioned a formal Campaign Feasibility and Planning Study to assess what the Chapel's next chapter requires; we would be grateful for your input.

Frank H. Kenan gifted the Chapel and Gardens to Landfall residents and the greater community as a gathering place for spiritual, ceremonial, and cultural events, sustained entirely by the generosity of the people it serves, not by COA dues, the Country Club of Landfall, or governmental support.

Over the past 25 years, volunteers have coordinated life's milestone events, supported the free Emerging Artist Concert Series, and helped steward the beautiful Memorial Gardens. As a 501(c)(3) nonprofit, the Chapel depends entirely on the generosity of our community.

We warmly invite you to share your feedback and ideas. To learn more or participate in the study, please contact our Board President Mike Kane at 910-515-0412 or mikekane1800@gmail.com.

Save the Date! ~ Landfall Fall Festival

Saturday, October 10, 2026 ~ 10:00 a.m. – 2:00 p.m.

Landfall Recreation Site

Remember to bring cash! The Festival is free to attend, but you'll want cash for the popular 50/50 Raffle benefiting Kenan Chapel, for the Community Midway food and refreshments, and a few activities with a nominal fee to help offset Festival costs.

This year's Festival remains free thanks to the generous support of our sponsors and volunteers. We gratefully recognize: **Landfall Realty - Community Midway, Kingoff's Jewelers – Silent Auction Area, The Pool Specialist – No Sleeves Magic Shows, D L Bianchi's Brickyard Supply, Inc. – Rusty Bumpers Concert, Fitness Tree – Pumpkin Painting Station, Mark Johnson Custom Homes – Bill & Jack's Saloon, Ruth's Chris Steak House – Festival Sponsor**

Please thank these businesses when you see their sponsor signs throughout the Festival. Additional sponsorship opportunities are available. Sponsorships help provide entertainment, activities, and supplies while keeping this beloved community event free for everyone. For sponsorship information, contact:

Mike Kane at mikekane1800@gmail.com or 910-515-0412

We look forward to seeing you on October 10!

Great Oaks Club Kicks Off Season

by Mary Vaughn

The Great Oaks Club is kicking off another exciting season filled with engaging speakers, fascinating topics, delicious luncheons, fun trips and tours, and wonderful opportunities to connect with friends. Membership is open to all women who are members of the Country Club of Landfall and/or live in or own property in Landfall. Annual dues are \$40, and meetings are held on the second Wednesday of each month from September 2026 through May 2027.

Join us for our Kick-Off Luncheon on Wednesday, September 9, at 11:30 a.m. in the Landfall Ballroom, where we'll introduce an exciting year of programs and continue our support of the Carousel Center and other local charitable organizations. New members are always welcome! For more information or to join, visit www.GreatOaksClub.com.

The Frank H. Kenan Chapel Presents:



**From the Wilmington Symphony
A Special Ensemble: The Illuminos
Quartet**

**When: September 20th at 5:00 pm at
Kenan Chapel**

Wilmington is fortunate to have its own symphony orchestra and Kenan Chapel is thrilled and honored to again welcome, host and present four superb musicians from this wonderful orchestra.

The Illuminos Quartet is a dynamic ensemble comprised of violinists Yuan-ju Liu and Camden Stohl, violist Brian Shoop, and cellist David Agia. Bringing together accomplished musicians with a shared passion for chamber music, the Illuminos Quartet is dedicated to exploring and performing some of the most compelling works in the string quartet repertoire. Their performances combine artistic excellence, thoughtful interpretation, and a commitment to engaging audiences through the intimate and expressive medium of chamber music.

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 September 14th. 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.

TRAFFIC LOGIX CAMERA RADAR SYSTEM

Effective January 1, 2024, the Landfall Council of Associations (LCOA) started utilizing Traffic Logix, a camera radar system. This was a direct response to owner concerns and a statement of the Board's ongoing commitment to safety as a top priority. Traffic Logix is a remote, mobile speed tracking system that not only gathers statistics about the traffic in the Landfall community, but transmits these statistics wirelessly with the ability to issue speeding citations. When a speeding citation is issued via the Traffic Logix system, the detailed information about this incident includes the following: license plate number, date of incident, posted speed limit, vehicle speed, and pictures of the vehicle to include the license plate.

The process by which violations of the Rules and Regulations are managed is established by Landfall's governing documents. There is an associated VIOLATION FEE SCHEDULE that coincides with violations of these Rules. This schedule, along with a complete copy of the Rules is available on the Landfall website at www.landfall.org in Policies, under the Administration tab.

Please be reminded, per the Rules and Regulations:

I. MISCELLANEOUS RULES

4. Residents are responsible for the behavior and conduct of their families and Personal Guests. Residents are responsible for any damages caused by their children or guests, as well as any unpaid violation fees.

The "Speed Checked By Radar" signs will continue to be posted at each of Landfall's Security Gate entrances. These signs are intended to slow down the vehicles entering the community and make streets safer for everyone, while providing a clear warning of radar enforcement. These type of warning signs have been proven

to be effective, particularly with today's highly visual, often distracted drivers. We are hopeful that the use of the Traffic Logix speeding citation system will provide assistance in helping us see a marked decline in the number of vehicles exceeding the speed limits throughout the Landfall community over time.

Since the Traffic Logix cameras are portable, they will be relocated frequently throughout the Landfall community to locations predetermined by historical data gathered by Landfall Security and evaluated by Landfall's Covenants & Security Committee. Remember to slow down and remain cognizant of the rules of the road because the next speeding citation issued could be yours, your personal guests, or contractor/vendor. Because of the varying speed limits within Landfall, always be aware of the specific speed limit in the area where you, your personal guests, or your contractor/vendor are traveling and always obey the posted speed limits.

Traffic Logix citations will be issued by Landfall Security to the Household of the registered owner of the vehicle. Traffic Logix speeding citations are levied by the license plate number of the vehicle, recorded by the software, and issued to the household in which they are registered with the LCOA. For example, if a household has four vehicles registered to the property owners or occupants of the household, any Traffic Logix citations levied against those vehicles will be issued to the property owners or occupants of that household, per the Violation Fee Schedule. Repeat Traffic Logix speeding citation violations will be determined by household, not by individual license plate number.

Please review the Traffic Logix Rules on pages 17, 18, and 19 of the Landfall Council of Association Rules and Regulations.

Architectural Review Committee Home Modifications and Maintenance

HOME AND LANDSCAPE MODIFICATIONS

All proposed exterior additions, removals or modifications to any property must be submitted to the Architectural Review Committee for approval before beginning any work, including, but not limited to: play equipment (trampolines, swing sets, and basketball backboards), tree removals, pools and fencing. Most submittals for modifications to property (other than new homes) can be done by utilizing the following:

- Modification to Existing Homes Form available online at landfall.org/arc and in the ARC Guidelines
- A site plan showing the lot lines, home footprint and the location of the addition or modification
- A photo, drawing or brochure of the proposed addition
- A list of materials, colors and sizes of proposed modifications
- ARC fees and impact fees apply for home modifications requiring elevation drawings, increase in square footage or pool additions

HOME AND LANDSCAPE MAINTENANCE

- All portions of an improved homesite which are not improved by an impervious surface or a structure must be maintained with grass, mulch or other vegetation approved by the ARC.

- All turf areas on a homesite must be kept primarily free of noticeable weeds and neatly mowed during the growing season. No bare spots in turf areas should be allowed to remain unsodded.
- Edges of turf areas must be neatly trimmed and maintained.
- Areas that have been mulched shall be re-mulched and edged, and shall be properly maintained.
- Turf areas and other vegetation should be watered as necessary. Any dead plants, shrubs or trees should be removed and replaced as approved by the ARC.
- All hedges, trees and shrubs must be neatly trimmed and maintained.
- The exterior of a home must be maintained in an attractive manner. No significant blistering, fading or peeling of exterior painted or stained surfaces is permitted. Any exterior building components (i.e., shutters, window grates, siding, gutters and downspouts, roof shingles, windows and doors) which are missing, broken or otherwise in a state of disrepair must be repaired as quickly as possible.

Excerpted from the Rules and Regulations