

# Landfall Neighborhood Newsletter



Hello Landfall Neighbors,

My name is Christina Giordano and I am your new HOA President. My husband, Enzo, and I have lived in Landfall for almost 5 years and have met most of you. I'm sure I'll meet the rest of you sometime soon.

I want to publicly thank Al Coby for serving as our HOA President since 2018. Al has done a remarkable job and led us through some very difficult times such as Hurricane Sally. Al, our neighborhood is a better place because of your dedication and service. We appreciate you!

As your President, I'd like to say I am excited for this new challenge and look forward to partnering with the Board, Committee members and all of you to move our community forward. Landfall is such a beautiful, charming neighborhood. I feel so blessed to live here with you and together we will keep making it better.

My intent is to communicate regularly to keep you all informed and engaged on the happenings in our neighborhood through email blasts. Your comments, ideas and concerns are always welcome! Please reach out to me or a Board member if there is a matter you'd like to discuss. If you have a problem or concern, please bring some possible solutions for us to consider.

Our Landfall website is maintained by Becky Etscheid. If you have a change to your information on the on-line directory, please send an update to [landfall.homeowner@gmail.com](mailto:landfall.homeowner@gmail.com). Here is a link to our Landfall website [Landfall – Welcome to the Landfall Community Website! \(landfallonline.org\)](http://landfallonline.org).

In closing, I'd like to say thank you for your future support and I look forward to seeing you around the neighborhood!

Your President,  
Christina

[Christinagio65@yahoo.com](mailto:Christinagio65@yahoo.com)



**Your HOA Board:** This past year, 2 board members were unable to complete their full term. We want to thank Cris Bauer and Kathy Evans for stepping up to finish those terms. Serving on any committee is a "time commitment" and we appreciate all those that volunteer and serve our neighborhood so graciously. Below is a list of Board and Committee members. Please recall that these are volunteer positions. We understand that sometimes you want a prompt answer; and we will do our best to give you one, but it might take a few days before someone gets back to you depending on the matter. We appreciate your understanding.

Chair - Christina Giordano

Vice Chair - Dan McCort

Treasurer - Becky Etscheid

Secretary - Janice Heflin

Members - Al Coby, Cris Bauer, Kathy Evans

**Committees:**

Architectural Control Committee (ACC): Chair-Chuck Thompson, Chris Bosso, Tom Weir and Marianne Fuller

Stormwater Drainage: Jerry Henderson and Allen Evans

Landscape: Janice Heflin

Social: Chair-Tammy Smith, Judy Otero

Nominating: Becky Etscheid and Darlene Schlagheck

Maritime: HOA representative-Vincenzo Giordano

Roads: Dan McCort

Welcome: Leigh DeSantis

Maintenance: New

**VOLUNTEERS NEEDED!**



The Board is always looking for volunteers to serve on the Association's various committees. Just a few hours of your time would be appreciated and make a big difference in the life of our community. There is currently a vacancy on the ACC. ACC members are appointed by the Board and we'd like to see who would be interested in serving on this very important Committee. If you are interested in serving on the ACC, any other committee, or would like further information about responsibilities, please send an email to [Landfall.homeowners@gmail.com](mailto:Landfall.homeowners@gmail.com). Thank you!

**LIGHTS OUT?** - We need your help! If you see any of our streets lights out, please email our Property Manager, Kim Coffey, at [kcoffey@epmfl.net](mailto:kcoffey@epmfl.net) with the light number located on the pole. Kim will contact the power company directly on our behalf.

**SAVE THE DATE!** On October 28<sup>th</sup> @ 5pm, our Social Committee will host a Land "FALL" Soup gathering at the Marina Gazebo. Please bring a crockpot full of your favorite soup, chili, or chowder to share. If you're not a cook, that is okay - just bring store bought bread or crackers. Come celebrate cooler temps with your neighbors. There will be a bonfire and we'll be making s'mores. Bring your beverage of choice. We'd love to see you there! For any questions, please contact Tammy Smith.



**NEW ENTRANCE SIGNS** - We are happy to report that new Landfall signs have been installed at both our entrances. We experienced several unforeseen contractor delays, but they are in and look wonderful! A huge thanks to Janice Heflin for coordinating the design, purchase, and installation. We sincerely appreciate the time and effort you put into this project Janice!

**SELF-HELP** - Now that the temps are cooling, we plan to schedule a few "self-help" days to get minor maintenance items done around the neighborhood that don't require a contractor. We will send out dates & times soon. Please join us when you can. We'll mix a little fun in with the work!

Occasionally, we'll have trash and tree branches in the street and on sidewalks. If you see these, please pick-up and dispose of. Our front entrance flower beds always need weeding. When you have a few minutes to spare, please help with this on your own. We can accomplish more in our shared spaces with everyone's help.

**THE SHORT-TERM RENTAL AMENDMENT** is still ongoing, and we anticipate updating you all in our next newsletter. For any questions, please contact Kim Pinton or Darlene Schlagheck.

**PERDIDO CITY?** Many of you are aware of the initiative by a group called "We Are Perdido" to incorporate the Perdido Key area into a city. The area includes Perdido Key, Innerarity Point, and much of the lower Perdido Bay area coastal areas, with Dog Track Road and Blue Angel Parkway as an eastern boundary. Our neighborhood would be included. Below are a few links if you're interested in learning more.

[We Are Perdido – What if Perdido were a town?](#)

[City of Perdido - City of Perdido](#)

[Perdido Key area residents split on whether to incorporate | Watch \(msn.com\)](#)

**LITTLE LIBRARY** - We have a sharing library at the end of Landfall Drive for the entire neighborhood. Please feel free to take a book and drop some off to share with your neighbors. For any questions or suggestions for our library, please contact Darlene Schlagheck.

**PENSACOLA EVENTS** - Looking for fun things to do, check out this link:

[Events Calendar - In Pensacola, every day is a celebration! | Visit Pensacola](#)

**HOA DUES** - Our biannual mailing of HOA dues went out in September. The due date for payment is 30 September 2023. Thank you to all those who have already paid and always pay on time! Timely payment helps us maintain sufficient funds to pay our expenses. As a reminder, Article IV, Section 8 of our CC&R's states, "Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of six percent (6%) per annum."

**MAINTENANCE** - Attractive homes and yards can have a huge influence on the overall appeal of the neighborhood. A well-maintained home not only enhances the curb appeal and value of your property, but also protects you from potential hazards and costly repairs. Our neighborhood has always attracted potential homebuyers, let's work together to maintain our attraction. Here is a gentle reminder on items to pay attention to:

- Lawn mowing, tree & shrub pruning, dead vegetation
- Removing all litter, trash, refuse and waste
- Keeping lawn and garden areas alive, free of weeds and attractive
- Keep driveways in good repair and cleaned to remove mold, mildew and excessive stains
- Front picket fences should be in good condition, clean and free of excessive stains
- Pressure wash the exterior of your home to remove mildew and stains

Proper property maintenance is addressed in our CC&R's: Article VII (d) Maintenance, "All structures, improvements, yards, drives and landscaping must be diligently and properly maintained so as to secure the aesthetics of an exclusive, first-class residential neighborhood."

Thank you to all those who maintain lovely yards & properties. We appreciate everyone's cooperation and contribution to keeping our neighborhood beautiful and safe!

**NOVEMBER HOME MAINTENANCE CHECKLIST:** As the days get shorter and temperatures drop a little, here are some things you need to do to get your home ready for winter:

- Clean gutters & downspouts
- Improve outdoor lighting
- Check fire, smoke & carbon monoxide detectors
- Service the HVAC system and inspect the gas fireplace
- Clean outdoor furniture and check protective covers
- Pest control