

Landfall Neighborhood Newsletter

February 2024



Hello Landfall Neighbors,

On behalf of the Homeowners Association Board, I would like to extend warm greetings to all residents of our Landfall community. I hope your 2024 is off to a wonderful start! Even though it's February, as I write this it feels like Spring is in the air. I'm so looking forward to warmer weather and longer days to do all the fun things we enjoy outdoors.

I always like to take the opportunity to thank all those that serve our community on the HOA Board and various Committees. As you all know, these are voluntary positions and so many of you contribute your time and energy into making Landfall a peaceful and beautiful place to live. It takes all of us working together to ensure that our neighborhood continues to be so desirable. Even during the holidays and winter months, self-help projects were being done all around our neighborhood by the following: Dale & Becky Etscheid, Dave & Darlene Schlagheck, Janice & Ted Heflin, and Al Coby. We need more people to get involved! If you want to know how you can help, please call me or a Board member.

WELCOME

We'd like to welcome our new neighbors who recently bought homes in Landfall. Steven Edwards and Nikki Clark on 4007 Azure Way and Linda Baggot on 4008 Indigo Drive. We look forward to getting to know you over the coming weeks and months!

Thank you all for making Landfall the best neighborhood in Pensacola! Thank you for the opportunity to serve you and I look forward to seeing you around the Hood and at our upcoming annual meeting in April.

Your President,
Christina
Christinagio65@yahoo.com



LANDFALL WEBSITE – Our HOA website (www.landfallonline.org) has a lot of pertinent information for everyone. Thank you to Becky Etscheid for maintaining our website. All Architectural Standards, Rules, Regulations, minutes of the monthly Board meetings, newsletters are available on the website. If you have any questions about a particular issue or guideline, please check online. If you still have questions or need assistance after that, contact Kim Coffey, our Etheridge Property Manager. If you need to change your information on the on-line directory, please send update to landfall.homeowner@gmail.com.

LANDFALL FACEBOOK – Want to be part of our Landfall Facebook page? It's easy! All you need to do is get approved by our Facebook administrator, Darlene Schlagheck, who can be reached at dschlagheck@me.com. Once she approves your request, you can begin posting on our page. As a reminder, this FB page is not the official means of communication from the HOA Board or our Etheridge Property Manager.

SAVE THE DATE! Please mark your calendars for the upcoming Annual Homeowner's Meeting. It will be held on Saturday, April 13, 2024, at 10AM at the Marina Gazebo. Later that evening at 5PM we will have our traditional Blessing of the Fleet and Social. We hope to see you all there! The below flyer is posted to our website.



HOA BOARD

Chair – Christina Giordano

Vice Chair – Dan McCort

Treasurer – Becky Etscheid

Secretary – Janice Heflin

Members: Al Coby, Cris Bauer and Kathy Evans

ACC Chair – Chuck Thompson

ACC Members – Tom Weir, Marianne Fuller

Stormwater Drainage: Jerry Henderson & Allen Evans

Roads – Dan McCort

Landscaping – Janice Heflin

Social Chair – Tammy Smith

Social Member - Judy Otero

Nominating Committee-Becky Etscheid & Darlene Schlagheck

Maritime HOA Rep – Vincenzo Giordano

WE NEED YOU!

We have several Board and Committee positions open this year and are looking for interested candidates. If that is you, please contact our Nominating Committee. They can answer your questions and accept your request to volunteer.

WE NEED YOUR HELP! If you see something that doesn't look right in the neighborhood, please let a Board member know. If our streetlights are out or it doesn't look like our irrigation system at the entrances are working, please email our Property Manager, Kim Coffey, at Kcoffey@epmfl.net. Kim will take the necessary action on our behalf to get things working properly.

LETTERS FROM OUR PROPERTY MANAGER - If you receive a courtesy letter from Etheridge regarding some type of compliance or maintenance issue, and you're not sure what you need to do to keep the situation from turning into a violation notice, please contact Kim Coffey at kcoffey@epmfl.net.

UPCOMING PROJECTS – Our Gulf Beach Highway fence has come out of winter with dirt and mildew. It's time for cleaning and treatment, which will happen very soon, along with cleaning out the Marina Pond.

ARCHITECTURAL STANDARDS

For standards for Landscaping and Maintenance refer to our CC&Rs Articles V, VI and VII and the Raised Cottage District Architectural Guidelines. These sections address standards for improved and unimproved lots. www.landfallonline.org.

Architectural Control Committee (ACC) Review: This is very important, if you are planning any projects that will affect or change the external appearance of the house or yard, you will need to obtain prior ACC approval. Here is a link to the ACC Checklist located on our website landfallaccchecklist.wordpress.com.

ACC Submission Tips: When you submit a request for exterior modifications to the ACC, please include pictures. This prevents unnecessary delays in processing your application for any projects. If you are submitting a landscaping plan, please include a rendering of the plan, as well as pictures or a list of the new plant material that you want to install. The rendering can be done either by you, or by the landscaping company you are using.

SPRINGTIME REMINDERS – Spring will be here before we know it! What a blessing to live in Florida with this mild climate. It is now time for some spring cleaning. Many of you will be spending time sprucing up your yards and houses to welcome the beautiful weather that is upon us. When you do, we would ask that you please remember not to overfill your trash cans. If the lids do not close, the birds and other creatures can make a mess of the neighborhood in a matter of seconds. Also, as you dig out your toys for the warmer months such as your boats, campers, and trailers, please remember they cannot be stored in your driveways. A few tips & reminders:

- **Lawn care** - Be sure to apply fertilizer to your lawn. Fertilizer can be applied by itself, or a weed and feed fertilizer can be put down to kill broadleaf weeds like dandelions. Keep your lawn watered. Watering during the heat of the day is less efficient than watering at night or early morning due to evaporation. Set the timers on your irrigation system to water light in the spring and heavier in the heat of the summer.
- **Weeds** - We all must keep weeds in our yards and flowerbeds in check. Pulling weeds is one way. Spraying weeds is another. Be sure to use the right spray for the job. Use a broadleaf killer in your yard that won't kill grass but does kill broadleaf weeds. Use the same in your beds, only on weeds. Roundup is good in beds for spot applications, but never in your yard as it will kill the grass too.
- **Trees** - Keeping your investment in your trees is important. Be sure to have your trees sprayed and fertilized to keep them healthy and strong.

- Every year, additional bark, straw or mulch is needed to cover up your beds. These typically serve three main functions: **improves the soil, suppresses weeds, and saves water**. Of course, it also gives your beds a nice, neat appearance.
- Pressure wash the exterior of your home to remove mildew and stains.
- Front picket fences should be in good condition, clean, white, and free of excessive yellow-rust stains.
- Keep driveways in good repair and cleaned to remove mold, mildew, and excessive stains.

PENSACOLA EVENTS – Here are links to events going on in our city and top restaurants in case you're looking to try something new:

[Pensacola Calendar of Events | Visit Pensacola](#)

[20 Best Restaurants in Pensacola, FL for 2024 \(Top Eats!\) \(familydestinationsguide.com\)](#)

LET'S TALK GARDENING! Thank you to Janice Heflin for providing this -

Advice: Ideally, wait until temperatures are consistently above 50 degrees for seven consecutive days to cut/clean and clear out dead plants from the winter damage. (This protects damage to plants and pollinators).

Ideas: Join the Pensacola Camellia Club! Established in 1937 – fostering education of Camellia care, propagation, and exhibits. For more information: [www.pensacolacamelliaclub.com](#)



Thanks to Cris Bauer for providing this information from the Escambia County Extension Service (Simply Southern-A Garden Guide for the Coastal South | February). “February is the best month to prepare flower & vegetable beds & rejuvenate old ones by adding organic matter & fertilizer. Plant & transplant shrubs & trees now while they are still mostly dormant. They will undergo less shock.”

LET'S SHARE CONTRACTOR RESOURCES! We'd like to start sharing the names of reputable businesses that we've personally used and can vouch for. Here are a few that were provided by a few homeowners. If you have any you'd like to share, please send to christinagio65@yahoo.com.

Rocky's Termite & Pest Control – (850) 380-5408. [Rocky's Termite & Pest Control | Pensacola Pest Control & Prevention \(rockystermite.com\)](#)

WFL for lawn and shrub care services. Visit their website [SERVICES | wfl-turf \(wflturf.com\)](#)

Shawn Dickinson Lawn Maintenance and Irrigation (850) 637-2976

Chris Overholt with Fine Shell Window Cleaning Service (850) 426-4173

Pressure Washing: (1) Panhandle Softwash at (850) 384-1498 or [#1 Softwashing Services Pensacola, FL | Panhandle Softwash \(cleaningthepanhandle.com\)](#) AND 2) Five Flags Pressure Washing at (850) 602-6851 [Pensacola's Power Washing Pros! | Five Flags Pressure Washing](#).

CALLING ALL THE FOODIES! – Thank you, Darlene Schlagheck! This looks like a YUMMY “all-seasons” recipe. If you have a recipe you’d like to share, please send it to christinagio65@yahoo.com.

Hearty Roasted Tomato and White Bean Stew [View on Copy Me That](#)



Servings: 4

Ingredients

- 1/2 cup rough chopped flat leaf parsley
- 4 teaspoons lemon zest
- 10oz (2 containers) of cherry or grape tomatoes
- 1/2 cup extra virgin olive oil, plus more for drizzling
- 3 sprigs of fresh thyme, leaves removed from stem
- salt and pepper to taste
- 1 medium yellow onion thinly sliced
- 5 cloves of garlic thinly sliced
- 1 teaspoon red pepper flakes
- 2 (15oz) cans of white beans drained and rinsed. Ex: cannellini or butter. Butter beans preferred or a mix of both
- 3 cups vegetable broth
- flaky salt for garnish
- sprigs of fresh basil for garnish or shredded parmesan
- thinly sliced baguette (1/2inch) toasted for dipping

Steps

- 1 Heat the oven to 425°F. In a small bowl, gently mix the parsley and lemon zest. When mixing, lightly massage the parsley and lemon zest to help release the oils. Set aside.
- 2 In a large baking dish, toss the tomatoes with $\frac{1}{4}$ of the extra virgin olive oil and all the thyme. Season generously with salt and pepper. Roast on the middle rack for about 20-25 minutes or until very soft and the edges begin to become golden. Try not to let the tomatoes get too dark to avoid introducing bitterness from the char.
- 3 Once the tomatoes are done, heat the remaining extra virgin olive oil in a soup pot or Dutch oven over medium heat. Add the onion, garlic, and red pepper flakes. Cook until the onion is slightly translucent, and the garlic becomes fragrant; 4-5 minutes. Make sure to stir the mixture periodically to avoid the garlic browning.
- 4 Stir in the beans and broth. Bring it to boil. Smash about a half cup of the beans to slightly thicken the broth. Smash until desired thickness. Season with salt and pepper.
- 5 Once the tomatoes are done, add them directly to the stew along with any juices produced. Simmer for 5-10 minutes. Season with salt to taste.
- 6 Ladle stew into bowls. Top with the lemon parsley mixture and drizzle with more extra virgin olive oil. Season with flakey sea salt, top with fresh basil or cheese and serve with toasted bread.