

Landfall Neighborhood Newsletter

July 2024



Welcome Summer! Hi everyone, we hope you're enjoying your Summer and all the activities our beautiful area provides. Whether you're swimming, boating, fishing or any other outdoor activity, be sure to be safe and stay hydrated.

Here are your contacts in the neighborhood:

2024-2025 HOA Board Members

Christina Giordano – President

Dan McCort – Vice President

Treasurer – Mariam Evans

Secretary – Janice Heflin

Members – Cris Bauer, Kim Pinton, Darlene Schlagheck

Committees

ACC Chair – Chuck Thompson

ACC Members – Tom Weir, Marianne Fuller, Chris Bosso

Stormwater Drainage – Jerry Henderson, Allen Evans

Roads – Dan McCort

Social Chair – Tammy Smith

Social Member – Judy Otero

Nominating Committee – Becky Etscheid, Darlene Schlagheck

Maritime HOA Rep – Enzo Giordano

Landscaping – Susan Wiley and Angela Standish

Welcome – Donna Czmur and Diane Haywood

We need volunteers for our ACC Committee! If you are interested in serving or would like more information about responsibilities, please send an email to Landfall.homeowners@gmail.com. Thank you!

We Have a New Property Manager!



Perdido Sand Realty is our new property manager effective June 1, 2024. We all received a Welcome letter with details of who to contact for various things. If you have any questions or need assistance, please contact them at admin@perdidoland.com or (850) 492-2000. This includes any maintenance items you see around the neighborhood.

Road Reserve Amendment - A very important proposal regarding an increase in our annual road reserve assessment was made at our Annual Meeting by Dan McCort.

Here is justification for the increase:

We need to: Adjust our Road Reserve Annual Assessment to allow accumulation of the funds needed to replace the Roads when their service life has been reached (estimating 2049). Those funds would include 1) the cost of up to four additional Sealcoating treatments (\$88,000) and 2) the estimated Road replacement cost of \$250,000. Total funds needed by 2049 are estimated to be \$338,000 (No inflation factor was added, that can be addressed over time). Amortized over 25 years that would make the new Annual Road Reserve Assessment per Lot \$140.00, up from the \$50.00 per Lot that it is now. The new Road Reserve Assessment would take effect in 2025.

Making this change will require 65 "FOR" votes. We are asking every homeowner to please sign a ballot form. Thank you to those that have already done this. If you have any specific questions regarding the Road Reserve, please contact Dan McCort at dnjsmm@aol.com or (832) 630-3727. A ballot is attached at the end of this newsletter. Thank you!

Landfall Website - Our HOA website www.landfallonline.org has a lot of pertinent information. Thank you to Becky Etsheid for maintaining our website. All Architectural Standards, Rules, Regulations, minutes from Board meetings, and newsletters are available online. If you need to change your information for the online directory, please send updates to landfall.homeowner@gmail.com.

Landfall Facebook – To get connected to our Facebook page, send a request to Darlene Schlagheck at dschlagheck@me.com

Hurricane Preparedness – As we all know, hurricane season is June 1 – November 30. During this time, please pay close attention to developments and prepare yourself and your home if necessary. Find emergency preparedness information at:

[National Hurricane Center \(noaa.gov\)](https://www.noaa.gov)

[Escambia County Storm Center \(myescambia.com\)](https://www.myscambia.com)

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. Here is a gentle reminder on items to continue 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 stains
- Front picket fences should be in good condition, clean and free of stains
- Pressure wash the exterior of your home to remove mildew and stains



The greatest summertime celebration in the U.S. - **the 4th of July** – is almost here! Pensacola will celebrate America's Independence Day with fireworks displays over the Santa Rosa Sound at Pensacola Beach and over Pensacola Bay in downtown Pensacola. Here's how you can celebrate (from the Pensacola News Journal):

Pensacola Beach Chamber of Commerce's Fourth of July Fireworks

- **When:** 9 p.m. on July 4
- **Where:** Pensacola Beach Boardwalk

Pensacola's 4th of July

- **When:** 9 p.m. on July 4
- **Where:** Downtown Pensacola

The area's largest July 4th celebration will be held in Downtown Pensacola, where you can catch the fireworks display over Pensacola Bay and enjoy a free symphony concert at the amphitheater behind the Vince Whibbs Sr. Community Maritime Park. The symphony will start at 7:30 p.m., and the fireworks will launch at 9 p.m. to coincide with the Pensacola Beach celebration. The symphony performance will be broadcast live on NewsRadio 92.3/AM1620, and the synchronized fireworks music will be cast on Cat Country 98.7.

Parking is available throughout downtown Pensacola, and you're invited to set up chairs and tents along Bayfront Parkway, which will be closed to traffic from Intendencia to Chase Street. Food trucks and portable bathrooms will be on site at Bartram Park and the Veteran's Memorial Park.

LANDFALL HOMEOWNER'S ASSOCIATION
BALLOT
AMENDMENT TO ROAD RESERVE ASSESSMENT

FOR _____

AGAINST _____

Dated this _____, day of _____ 2024

Lot Owner (print name) _____

Lot Owner (signature) _____

Lot Number (s) _____

The Landfall Road Reserve is an account specifically created for collecting and managing funds which can only be used for the maintenance of Landfall roads. The current \$50.00 per year per Lot assessment was begun in 2010. Although we have been able to extend the life of our Roads with recurring Seal Coating treatment, the Roads will wear out and need to be replaced at some point. The professional estimate provided is that our roads will last for another 25 years (2049). The cost to replace them will be up to \$250,000.00 based on the condition at the time. To prepare for that eventuality, a motion was made, voted on and approved at the 2023 Annual Meeting to explore increasing the Road Reserve assessment accordingly. Estimating the combined cost of four, future Seal Coating treatments (\$88,000) and road replacement (\$250,000), for a total of \$338,000, the amortized cost per Lot per year would be \$140.00. The new annual Road Reserve assessment of \$140.00 per Lot would begin in 2025. For this Amendment to the Road Reserve assessment to pass we need 65 Lots to cast a FOR Vote.