

Dear Neighbors,

On behalf of the Board of Directors, I would like to extend a Happy Holidays greeting! We feel so blessed to live in Landfall and serve this beautiful community of ours! I want to express my appreciation to all the volunteers who serve on the Board and on various Committees. You each serve our community with integrity and spirit and help make it a friendly and safe community. Interested in serving on a committee? Just call a board member and we'll get you plugged in.

This year has flown by! Aside from the daily items that arise in a neighborhood like ours, we went through some significant changes and accomplished quite a lot. Here is a look back on 2024:

- Passed an Amendment to our CC&Rs to increase Road Reserves from \$50/year to \$140/year per property to build financially for the future.
- Transitioned from Etheridge Property Manager to Perdido Sand Realty, Inc.
- Changed our HOA attorney from Emmanuel, Sheppard & Condon to Moorehead Law Group.
- Transferred bank accounts to Truist.
- Bush hogged the Marina Pond.
- Pressure washed the entire fencing along Gulf Beach Highway and front entrance signs.
- Refreshed landscaping at both entrances.
- Held 2 successful social events: Blessing of the Fleet and our Fall Social.

In 2025, the Board will continue to be focused on elevating the “appearance” of our community, with a concentration on landscaping, fences, street signs and overall maintenance. We want to keep our neighborhood increasing in value and being a “sought after” community.

Here is a list of targeted maintenance and improvement items for 2025: (1) seal coat roads and inspect/repair concrete ribbon, (2) flush Moonraker drain, (3) inspect the Indigo drainpipe line, (4) examine the sediment in the Landfall lake as part of pond maintenance, and (5) annual bush hog the Marina pond. Every effort will be made to complete these project items. As a reminder, unforeseen items may come up that require us to pivot and place funds elsewhere.

Our Architectural Control Committee (ACC) has undergone a few changes. Chuck Thompson and Tom Weir have passed the baton onto new members. We want to thank Chuck for serving as our ACC Chair for several years and Tom for being a constant on the ACC for quite some time. Both have undertaken many new construction and renovation projects in the neighborhood, and we appreciate their time, effort and service. Being on the ACC is an important job and on behalf of our entire neighborhood – Chuck & Tom, THANK YOU!

Our new ACC Chair is Matt Vance and ACC committee members are: Chris Bosso, Marianne Fuller, and new members John Harold, Allen Evans and Al Coby. I'll take this opportunity to remind everyone that any exterior construction, improvement, or alteration of any nature must be reviewed and approved by the Architectural Control Committee (ACC). If you are planning any structural changes,

color changes or additions to your property, please submit an ACC Checklist form to Perdido Sand Realty at admin@perdidosand.com. All guidelines and forms are located on our website at www.landfallonline.org.

Visit our community website at www.landfallonline.com for helpful information and guidelines.

Lastly, we want to give a warm welcome to our new neighbors Steve & Nikki Edwards, Linda Baggot and Robert & Lisa Futrell! We look forward to getting to know you in 2025!

Our Financial Business:

In preparation for the New Year your Landfall Board of Directors has established the 2025 Annual Assessment amounts and prepared the 2025 Annual Budget. Specific information regarding assessment dues and payment details is below. For any questions, please call our property manager's accounting office at (850) 492-2000. HOA dues are increasing \$37, and the road reserve is increasing \$90.

2025 Total Annual Amount Due \$932.00
Consists of:
Landfall Annual Assessment \$792.00
Landfall Road Reserve Assessment \$140.00

The Annual Assessment can be paid for in two equal installments or one payment for the entire year. Statements will be mailed March 1st and September 1st. **Please include your lot number on your check.** Annotating lot numbers on checks is especially important for the proper application and tracking of payments for Landfall multiple lot owners.

We are also asking for a separate check to be remitted for the \$140 Road Reserve Assessment so it can immediately be applied to the reserve account.

Statement mailed March 1st is due by March 31st and late after April 3, 2025 = \$396.00

Statement mailed September 1st is due by September 30th and late after October 2, 2025 = \$396.00

Please make your check payable to: **Landfall Homeowner's Association**

Mailing address: Landfall HOA
5615 Bauer Rd
Pensacola, FL 32507

Enjoy the attached photos from Fall neighborhood happenings! The Board wishes you a Merry Christmas and Happy New Year and we look forward to seeing you in 2025!

Warm wishes,

Christina Giordano
President, Landfall HOA

Landfall HOA**2025 Budget**

Income	<u>2024</u>	<u>2025</u>
Association Dues	\$73,235	\$76,824
Road Reserve Assessment	<u>\$4,850</u>	<u>\$13,580</u>
Total Income	\$78,085	\$90,404
 Expenses		
Administration	\$1,500.00	\$0
Annual Filing Fee	\$0	\$61.25
Accounting	\$0	\$475
Improvement Projects	\$14,200	\$10,000
Insurance, GL, D&O, Crime	\$2,000	\$1,600
Insurance Workmen's Comp	\$0	\$509
Landscape Maintenance	\$12,000	\$13,200
Legal Fees	\$5,000	\$6,500
Maintenance & Repairs	\$9,509	\$10,694
Management Contract	\$9,000	\$12,000
Maritime Dues Assessment	\$11,926	\$12,522
Office Supplies	\$0	\$650
Postage & Delivery	\$0	\$400
Social Functions	\$2,100	\$2,712.75
Utilities	<u>\$6,000</u>	<u>\$5,500.00</u>
Total Expenses	\$73,235	\$76,824
 Dues per Property	\$755	\$792
Road Reserve Assessment Per Property	<u>\$50</u>	<u>\$140</u>
Total Per Property	\$805	\$932

(Increase per Property = \$127)