

Landfall Neighborhood Newsletter

June 2025



Hello Landfall Neighbors,

I hope everyone's doing well and enjoying life here in our amazing community. I wanted to take a minute to catch you up on what's been happening around the neighborhood, share a few reminders, and let you know about Pensacola happenings. It's been a busy first part of 2025, SUMMER temps are here, and I'm excited to keep working together to make Landfall an even better place to live.

A big thank you to all the neighbors who volunteer their time and energy to help in our community. Whether you're working on a committee, helping with events, keeping an eye out for maintenance needs, or just lending a hand when needed — your efforts truly make a difference. We appreciate everything you do to help keep Landfall running smoothly and feeling like home.

Your President,

Christina

Christinagio65@yahoo.com



Our Property Manager: We're proud to have Ted Johnson and the Perdido Sand Realty team managing our community! They're here to help with HOA questions, maintenance requests, projects and keeping things running smoothly. If you need assistance, don't hesitate to reach out to their team. Phone (850) 492-2000 and email Admin@perdidosand.com.

Landfall Website: www.landfallonline.org

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.

Annual Homeowner's Meeting: A big thank you to everyone who helped organize and attended the Annual Homeowners Meeting in April! Your participation is what keeps our community informed, involved, and moving forward. We appreciate those who contributed behind the scenes, shared updates, asked great questions, and took the time to be part of the conversation. It was a productive meeting, and we're looking forward to a great year ahead in our neighborhood!

Blessing of the Fleet Social: A huge thanks to our awesome Social Committee (Tammy Smith and Judy Otero) for putting together the Blessing of the Fleet and Luau! It was such a fun evening with great food, great music, great company, and a great start to the season!

Welcome: Please join us in welcoming Bill and Alison Butterworth back to Landfall! We're so glad to have you home again and look forward to seeing you around the neighborhood!

Important HOA Dues Reminder: Don't forget—HOA dues are due by March 31st and September 30th. Late payments may be subject to a penalty fee. Thanks for helping keep our community running smoothly!

HOA BOARD

Chair – Christina Giordano

Vice Chair – Dan McCort

Treasurer – Mariam Evans

Secretary – Cris Bauer

Members: Janice Heflin, Darlene Schlagheck, Kim Pinton

COMMITTEES

ACC Chair – Matt Vance

ACC Members – Marianne Fuller, Allen Evans, Chris Bosso, Al Coby and John Harold

Stormwater Management: Jerry Henderson

Roads – Dan McCort

Landscaping – Chair – Susan Wiley and Member Angela Standish

Social - Chair – Tammy Smith and Member Judy Otero

Nominating Committee-Becky Etscheid & Darlene Schlagheck

Maritime HOA Rep – Dave Schlagheck

Welcome Committee – Donna Czmut and Dianne Haywood

Marina

President Robert Futrell

Vice President Monty Pinton

Treasurer Hayden Ward

Secretary Alec Breaud

HOA rep: Dave Schlagheck

Community Updates: We've been busy making improvements around the neighborhood! Here are a few projects that have been completed so far this year:

- Cleanup project around Landfall Lake. The area was cleared of overgrown vegetation and debris improving the appearance around the entire lake.
- Indigo Pond was cleaned up with mowing around, dead tree removal and mulching of underbrush.
- June 18th – 2 drains on Indigo Drive will be jetted out and debris from basins removed to clean lines to holding pond.
- Installed a drain grate at Landfall Lake.
- Removed remaining portions of the HOA fence on Bertha.
- The updated ACC Charter and Landscaping Contract have been posted to the HOA website. We encourage all homeowners to review the documents at your convenience. If you have any questions, feel free to reach out to the board.
- The HOA has provided a grill at the gazebo for all homeowners to use! It's a great spot for casual cookouts, family meals, or just enjoying a summer evening with neighbors. Please remember to clean up after use so everyone can enjoy it!"
- Landfall Roads - As discussed during the Landfall Annual Meeting in April we are now in the window for another Sealcoat treatment of our Roads. However, with two houses currently under construction and one house about to begin construction, we will wait until those projects are complete before the Sealcoat treatment begins. The current estimated Sealcoat start date is the Fall of 2026. A detailed Sealcoat plan will be promulgated before the work commences. For questions, call Dan McCort.
- We now have a grill for everyone's use at the Gazebo. Take advantage of getting together and enjoying a summer meal with friends & family. Please clean up afterwards so it's ready for the next person!

Do you know how to submit an ACC Request for review & approval? It's as easy as 1-2-3!

1. Obtain the ACC Checklist from our website Landfallonline.org
2. Download and fill out the checklist
3. Submit to admin@perdidosand.com - include any pertinent drawings and photos

Summer Home Maintenance: A Little Effort Goes a Long Way: With summer about to be in full swing, it's the perfect time to tackle those home maintenance tasks that help keep our neighborhood looking its best. Curb appeal isn't just about pride of ownership—it also helps maintain property values for everyone. Here are a few quick reminders to keep your home in great shape this season:

- **Lawn care matters** – Regular mowing, edging, and trimming help your yard stay tidy and prevent overgrowth.
- **Power wash and paint touch-ups** – Summer is ideal for freshening up siding, driveways, and fences.
- **Remove yellow stains from home and fences.**
- **Repair check** - Keep an eye out for loose shutters, broken screens, or damaged trim that may need a fix.
- **Landscaping** – Trim back bushes and trees that may be encroaching on sidewalks or driveways.
- **Keep it cool** – Don't forget to service your A/C unit and generators to avoid breakdowns during peak heat and hurricane season.

Staying on top of these small tasks not only helps your own home shine but also supports the overall appearance and value of our community. Thanks for doing your part to keep Landfall looking great!

Paws in the Neighborhood: Meet Luna, the 5-year-old super cutie who loves walking with her daddy no less than twice a day – even in the heat! Luna is the rescue furbaby of Leigh and Kent DeSantis. Best guess is that she is part Black Labrador, part Catahoula Leopard Hound, plus. Luna makes friends with everyone and every pup! Her favorite snack is whipped cream. Her favorite activity is greeting friends while out on walks with her daddy person, Kent. Luna recently began fostering a 5-month-old rescue puppy named Cameron. He is here while the rescue shelter is being rehabbed.

If anyone is interested in Cameron, please ask Luna or Kent for the contact information to the rescue group. 



Sharing a Summer Recipe! Nothing says summer like fresh corn on the cob! Here's a quick and crowd-pleasing recipe to try at your next cookout:

Mary's Summer Corn Salad

- 4 cups fresh corn
- 1/2 red onion, diced
- 1 avocado, cubed
- Cherry tomatoes, halved
- Drizzle with olive oil, lime juice, salt & pepper

Mix it all up and chill for 30 minutes—perfect for cookouts!

Summer Market Fun! Summer's the perfect time to visit one of Pensacola's many local markets—whether you're picking up fresh produce, handmade goods, or just enjoying the sunshine!

Palafox Market (Downtown)

Held every Saturday from 9am – 2pm, rain or shine

Features fresh produce, baking, live plants, handmade crafts, and food trucks

Voted "Best Farmers Market" in Florida; loved by locals and visitors alike

The Farm (6404 Mobile Hwy)

Open Thursday-Saturday (9am-5pm) and Sunday (10am-5pm)

Offers produce buckets, honey, snacks, and support for food-access programs

Dog-friendly and a casual community spot

Bailey's Produce & Nursery (4301 N Davis Hwy)

Open Monday-Saturday (8am-7pm) and Sunday (10am-4pm)

One of the region's oldest markets, offering seasonal produce, nursery plants, workshops, and specialty goods

Cassebaum Farms Produce (Lillian, AL)

Seasonal farm-stand open Memorial Day to mid-July

Offers fresh veggies like sweet corn, tomatoes, peas, butterbeans, watermelon, peppers – locally grown!

Peebles Farm (U-Pick!) (Lillian, AL)

Open June-July to pick your own blackberries and blueberries.

Also offers seasonal veggies including beans, sweet corn, and honey

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