

◆ THE TIDINGS ◆

Landfall Community Newsletter



Issue 51

Summer 2014



2014 Board of Directors

Dan McCort- President
Al Coby- Vice President
Katie Kingsman- Secretary
Lee Vance- Treasurer
Bob Fuller- Member at Large
Debbie Kerrigan- Member at Large
Bernice Kessler- Member at Large
Karen Wold- Member at Large

Greetings Neighbors!

"All around people lookin' half-dead, walk'in on the sidewalk, hotter than a match head!" *The Lovin' Spoonful* surely must have visited Pensacola during the summer just before writing those lyrics. After our long and beautiful spring the summer heat is truly back. However it's great to see the bay full of boaters and our Marina and Gazebo a magnet for community activity. I certainly hope that you all get an opportunity to take advantage of the great weather and enjoy the summer with your families. Following below is a brief summary of activity and actions taken of late by your Board of Directors.

First: Run-off water management. A subject that I know is still sensitive to many of you. Now, while there is nothing that would have kept the amount of rain water that fell on us in April from doing some damage to our neighborhood we are looking at options to mitigate such effects for the future. Specifically we have requested a water control plan review for our neighborhood from the County. The primary issue being the amount of water that Landfall has to absorb that originates from north of Gulf Beach Highway. To that end we have a dedicated and well informed committee headed by Al Coby and including Peter Bolton, Gary Kochert and John Harold, that is conducting negotiations with County engineers as we speak. We are also reviewing and

inspecting all of the water control mechanisms within our own fence lines. Every pipe and culvert within Landfall will be inspected and cleared to ensure that our system is operating to its maximum capacity. This is a complex and critical problem. It will take time. And of course money is involved. So rather than fill this Newsletter with pages on the topic let me simply say that should you have specific questions concerning this issue please grab one of us for a more thorough verbal debrief.

Second: Entrance Landscaping. You may recall from the Annual Meeting that when we outlined our prioritized project list for this fiscal year the Entrances were at the top of that list. Even though the water management issues mentioned above are a real and emergent problem we have not taken our eye off the Entrance project. Karen Wold and her committee have worked hard to secure a contractor and give our entrances the makeover they need. Unfortunately, finding reliable contractors that are willing to provide written and detailed estimates as well as work within our budget has proven to be a bigger challenge than expected. Karen will provide you with more detail concerning the Entrance project in the Landscape Committee section of this Newsletter. Bottom line, our Entrances will be improved. The project will be done properly and professionally. It may simply take a little longer than expected. Please bear with us.

Third: Architectural Control Committee (ACC). This is a plug for the great work that Allen Evans and his committee do on a regular basis. This community was designed with a very specific style and quality presentation in mind. The requirements for that style are clearly delineated in our C & R's, By-Laws and Building Guidelines. The ACC is tasked with being our "gate keeper" for those requirements. This Committee works **long volunteer hours** in the service of this community. They are not here to obstruct. They do their very best

to uphold our standards while simultaneously helping Association members see their home and yard visions come true. To that end should you contemplate doing **any** work on your house or yard talk to the ACC first. Please make that contact far enough in advance of the work to allow some back and forth. A day or two prior is insufficient. Remember these committee members have jobs and lives too. Allen has some additional comments/information for you in his ACC Committee section of this Newsletter.

Fourth: House and Yard Maintenance. In keeping with the comments above this community maintains its high quality curb appeal and property value only as long as we all do our fair share in upholding individual property standards. The overwhelming majority of the Association does a terrific job of maintaining their property in a manner that makes us all proud to bring visitors to our community. Unfortunately there are a few who do not. The neighbors of those few are rightly unhappy about it. To that end our Property Manager has been tasked to conduct a lot by lot review of the entire Association. Following the review those lots with buildings or yards that do not meet the standards outlined in our guiding documents will be formally contacted. Remedial action will be expected. If you know that your house or yard needs some work or you have boats/trailers parked incorrectly please see to it. We have plenty of expert help available to assist you if needed. Landfall is a gorgeous little piece of real estate by the sea. Let's work together to keep it that way. Many thanks.

Fifth: Indigo Fence. The wooden fence at the southern end of Indigo down by the condos is in need of work. Storms and time have taken their toll. Many slats have already been repaired. Several whole panels will need to be removed and replaced. This project is number three on our priority list. As we make progress on the other two projects we

will tackle this one.

Sixth: Board of Director Change. As you are probably aware Stephen and Sarah Brickey have just recently moved out of Landfall. Stephen was awarded a shipboard Coast Guard Command and reassigned to the West Coast. Stephen, not too surprisingly took his lovely new Bride Sarah with him. The only down side to this otherwise happy little love story is that Sarah was both a LHOA Board member, our Secretary no less, and also the Landfall Social Committee Chair. Both were jobs at which Sarah excelled. This has left us with some critical shoes to fill. For the Board position we appointed Bernice Kessler. Bernice a very capable and experienced Board member graciously accepted our request to fill Sarah's Board position for the remainder of the fiscal year. Unfortunately we have not as yet found a replacement for the Social Committee Chair position. Should anyone out there be interested in joining and leading our dynamic Social Committee please contact any of the Social Committee or LHOA Board members.

Seventh: New Faces in Landfall. We are excited to see that several new families have and are moving into our neighborhood. We have also received requests to review building plans for three, new construction homes. They will be built here in Landfall in the near future. Meantime, should you see a new or unfamiliar face in the neighborhood please give them a warm Landfall welcome. Then give Angela Standish a call to ensure that we give the new folks an official Landfall welcome and get them added to our directory. As Chair of our Welcoming Committee, Angela has both some names and a few words for you in the Welcoming Committee section of this Newsletter.

Eighth: Volunteer Recognition. At your next opportunity please take a minute to thank those on our various Committees who work so hard on your behalf. Without their support and sense of community service Landfall would not be the same picturesque place that it is.

Last: Request for volunteers. As you will see in the other Committee reports we are always looking for fresh volunteers with new ideas. Please step up and help out. No matter your skill level or experience there is a job tailor made for you. To that end whenever anyone sees something broken or not working in our neighborhood, be it a sprinkler, light or fence please call Shawn at PSRI. 492-2000.

In closing, it has been a terrific summer in Landfall. We are privileged to enjoy a

quality of life here that is the envy of many. Most importantly we are blessed to be surrounded by such great neighbors. You are those neighbors. Please keep it up.

See you at the next Landfall Social Event!

Cheers. Dan McCort

Landfall Homeowners Association
President



LANDFALL MARITIME ASSOCIATION

2014 Officers & Board

Chris Bosso - President/Dockmaster
Jerry Ross - Vice President
Trish Majszak - Treasurer
Mark Wenzel - Secretary
Mike Ball - Director At Large
Peter Bolton - Director At Large

We're now in hurricane season and boat owners should keep a close eye on possible bad weather developments. All boats in the marina must be seaworthy and functional. If a named storm is forecast to come our way, boats may need to be removed promptly from the marina. Our annual hurricane preparedness alert has been issued to all equity members and slip renters.

We are planning to change the dock combination on or around August 1st. We will forward the new combination to the management companies for distribution. Please remember that guests should be accompanied by members and that the combination should not be passed out.

We continue to experience some problems with the fishing light. We have replaced the bulb a few times in recent months and it from time to time it doesn't come on at all. Please remember when fishing around the light to be courteous and share the space, do not block the access to and from the end of the dock, remove all tackle when you leave and clean any surfaces accordingly.

All LMA members should respect that only equity members have docking and mooring privileges at the marina and all moored boats must be registered with our management company, Creative

Property Management. Associate members may use slip #1 for loading and unloading boats but should not leave any boat unattended in any slip.

Remember to sign up to use the gazebo for your next get-together. To reserve the facility contact any board member or Creative Property Management at 850-492-8189.

Have a safe and fun summer. See you on the dock.

Sincerely,
Chris Bosso, LMA President



2014 SOCIAL COMMITTEE

Chair – TBA
Sissy Ball
Bernice Kessler
Nancy McCort
May Ann Ross
Angela Standish
Lee Vance
Karen Wold

Summer isn't over yet! So come join us for Grill'n at the Gazebo. [6pm on both July 26th and August 16th.](#) Pack the cooler with your favorite food and drink, bring the family and grab a neighbor or two. We will provide the charcoal and fire. See you down there!

Thanks go out to all of those who have graciously provided a helping hand to the Social Committee this past year. The fish fry in September was a great success.

Our chairperson, Sarah Brickey has relocated to Long Beach with her husband Stephen who was reassigned by the Coast Guard. As of now the Social Committee does not have someone to take the lead. So if you are a creative, fun loving and community minded person, think about joining and leading our Social Committee.

Volunteers are always needed to join and plan some events for the coming year. As noted above the always popular "Grilling at the Gazebo" will continue.

Additional Upcoming Events:
Oktoberfest
Landfall Annual Christmas Party



A short word from the ACC.

We are very fortunate to have Peter Bolton and Marsha Williamson as members of the ACC. They have been a great help in our endeavor. Of course we also have our expert backup Al Sorenson. Having gone through two thirds of our Cottage District Guidelines we have found a number of things that need some clarification and a few things that need to be changed due to a twenty something year old document. We are trying to make any changes pleasing for you and an enhancement for our neighborhood. We are hoping you will vote your approval. One Note: please read your building guidelines and covenants at least once every one to two years. It will save you and the ACC a lot of confusion and heart ache. If you do not have them or cannot find them we will get you a copy. Thanks for your support, Allen Evans Chairman ACC committee

Welcoming Committee

A few new names for the Landfall Community

A very warm

Welcome to the Neighborhood for:

Sarah and Don Schmidt
4015 Landfall Drive

Jamie and Richard Kirk
4007 Azure Way

Elizabeth and John Bullard
4030 Teal Way

Frank and Lynn Vo
4004 Indigo Drive

As the Welcoming Committee Chair I personally try to greet each newly arriving Landfall family at their home. Should new residents move in near you please send me an E-mail or give me a phone call. This will help ensure that I am aware of the new arrival and allow me to formally welcome them to our community.

The Welcoming Committee also works with our Property Manager to keep the Landfall Directory up to date. So a personal request here and this applies to resident owners, non-resident owners and tenants alike. Please thoroughly review your personal data in the newest Landfall Directory. Should any corrections be needed contact me by

phone or E-mail to ensure that the changes are incorporated into the next revision of our Directory.

By the way, if you have some time and a smile to share I am always looking for company when making house calls.

See you in the neighborhood.

Thanks - Angela Standish
mylesk@cox.net

Landscaping Committee

As reported in April at our annual meeting, the landscaping committee along with Shawn at Perdido Sand has been tackling the bidding process for a complete renovation of our entrances. We have had the sprinkling system repaired which was the first step on our list. Now we are looking to engage a company that will incorporate shrubs, grasses, and plants that will complement the existing palms. Some removal of older shrubs and soil amendment will be necessary. Upon completion of the work, maintenance will be a priority so we are looking at proposals that will include responsibility for weed control, proper pruning, irrigation monitoring, appropriate fertilization, and mulching to enhance plant growth throughout the year. As with any project, the final plan has taken longer than expected. With the summer heat upon us, we are looking at a later date, perhaps in the early fall to implement. In the meantime, the committee would like to thank Angela Standish and Tammy Smith for putting on their sun hats and gloves to help weed and brighten up the center island with seasonal color. We appreciate your hard work, Ladies! And, we look forward to a new look in the fall.

Thanks - Karen Wold
karenwold@bellsouth.net



LANDFALL BIRTHDAYS

July

| | |
|--------------------|----|
| Vicky Butts | 1 |
| Jill Wenzell | 2 |
| Hunter Wenzell | 2 |
| Dorothy Tampary | 5 |
| Matt Harold | 5 |
| Dallas Wenzell | 18 |
| Austin Wenzell | 18 |
| Baileigh Bosso | 22 |
| Brooke Bosso | 22 |
| John Harold | 25 |
| Kelley Thompson | 25 |
| Stuart Smith | 26 |
| Charlotte Thompson | 28 |
| Frank Liberato | 28 |

August

| | |
|------------------|----|
| Myles Standish | 1 |
| Fran Fecko | 9 |
| Lynn Fecko | 14 |
| JD McCort | 19 |
| Beverly Sorensen | 26 |
| Lisa McCuller | 27 |
| George Koontz | 28 |
| Irma Coby | 28 |
| Robert Copeland | 30 |

September

| | |
|----------------|----|
| Stacy Tampary | 1 |
| Morgan Barnett | 8 |
| Marina Tampary | 14 |
| Patty Liberato | 23 |

October

| | |
|----------------------|----|
| Kim Pyle | 4 |
| Debbie Kerrigan | 5 |
| Tony (Bubba) Tampary | 7 |
| David McCuller | 8 |
| Howard Liggett | 13 |
| Sean McCort | 14 |
| Chuck Hoffman | 17 |
| Kathie Jeffcoat | 20 |
| Scherry Barnett | 21 |
| Al Sorensen Jr | 30 |
| Glenda Harold | 31 |
| Joann Liggett | 31 |



**LMAI Equity Memberships
For Sale**

5 Clinton Clarke
850 375 3935
candsclarke@bellsouth.net

13 Bill Monroe
256-882-8894 850-637-4198
bill213@gmail.com

20 William Belk
850-466-06518

23 Robert Stoddert
757-356-9999
allene@mac.com

45 Tim Pyle (boat also available)
850-698-5638

59 Jack or Kathy Lane
850-316-5954 850-439-2801
kathyrlane@gmail.com
jack@brownhelicopter.com



**LMAI Equity Memberships
For Sale OR Rent**

25, # 27 Tom Greer
601-917-2448
tqjq@tqjq.org

37 Debbie Kerrigan
201-756-4735
dkerrigand@cox.net

39 Charlotte Bannon
662-802-9750



Boat Slips for Rent or Lease

19 Howard Rundell
734-658-7701
G5av80r@aol.com

**LANDFALL
Houses For Sale**

4001 Landfall Drive
850-492-2600 or 221-0744

4056 Moonraker Drive
850-982-6457 or 912-4123

Lots for Sale

(A-13) Moonraker Drive
850-492-1826 or 723-8314

(C - 3) on Landfall Drive
850-912-4767

(D - 5 and D - 6) on Indigo
850-492-1287

(D - 33) on Landfall Drive
850-478-4141 or 449-5784

(F- 2) on Turquoise Drive
850-341-6803

Editor's Note

Landfall residents or lot owners may request that any pertinent information be included in up-coming issues of "**The Tidings**". Also please forward your additions and updates to the Birthday List and For Sale and Lease entries, etc., to Doug Elliott @ elliottdm@cox.net