

NPOA Annual Meeting

Architectural Review Board Report 2023

March, 2024

Good evening,

This report is provided on behalf of the Architectural Review Board, which currently consists of five members. These are, Colleen Loyer, Dave Francis, Nancy Lewis, Scott Johnson and Tom Hughes, Chairman. The Board extends an open invitation to our community as we seek potential new members to serve in the future. If there are those who may have an interest, please reach out to Jimmy Paulk, our General Manager to let us know.

The ARB reviews applications for new builds, home additions, swimming pools, exterior modifications, exterior repairs, new and replacement landscaping, generators, reroofing and other miscellaneous improvements. The Board endeavors to enhance the aesthetics of this community, while following the Building Guidelines and DC&Rs currently in place. Previous ARB members have done a great job in sustaining National to be one of the most beautiful neighborhoods in the area.

In 2023, the Board reviewed 280 applications for projects, an average of 23 per month. Often the ARB is asked to review projects in a hasty manner due to tight schedules imposed by the homeowner. The Board endeavors to review these in a timely manner, sometimes within a day or two of the application date. The ARB continues to request that homeowners follow the Building Guidelines for submitting applications and allow ample time for the review of projects, regardless of the scope of work. Typically, the Board has ten (10) working days to respond to an application following an ARB meeting.

There were 12 new homes under construction at the beginning of 2023. Of those 12 homes, 10 were completed during 2023. One new home build was started in 2023. Currently we have three (3) new homes nearing completion and one new home build that just started. There are approximately 74 unimproved lots left in National No. 9.

Applications for projects are reviewed and either approved, approved with conditions or denied. Often, additional information may be requested prior to a final determination by the Board. Each homeowner is required to apply for changes or improvements to the exterior of their home or landscaped area. We continue to have situations where homeowners engage in a project in advance of making an application for the work. This creates a situation where the project has to be placed on hold, which obviously creates delays for the homeowner. If the homeowner is unsure whether or not an application is needed, he/she can contact the

general manager for clarification. Homeowners can also check the Building Guidelines on the NPOA website to determine whether or not an application is needed.

The application process helps to ensure that what the homeowner is proposing fits aesthetically with other homes in the neighborhood and follows the established guidelines. This process also enables security to monitor contractors entering the neighborhood and ties their entry to a specific approved project. Contractors attempting to enter the property will be questioned by security regarding the nature of their project. If there is not an approved application for that work, the contractor may be turned away. If a completed project isn't in compliance with the Guidelines or with approved drawings, this could result in fines, retainage of compliance fees or could hold up the potential sale of the property in the future.

Each project is assigned to an ARB member who reviews the project and reports back to the Board for further discussion or review. This ARB member will monitor progress during construction. Upon completion, a final site visit will be performed to close out the project and to be sure that it is in compliance with the approved documents. The ARB asks that residents not interact with construction workers on jobsites other than their own, and residents should not enter jobsites for liability reasons, as well as for their own safety.

The Architectural Review Board will continue to work diligently to make National No. 9 a beautiful place in which to live. Thank you for your attention.

Tom Hughes
Architectural Review Board Chairman