

2025 NPOA Annual Meeting

March 20, 2025

President's Report

Blaine Riney, NPOA President

INTRODUCTION

Thank you, Lisa. And thank you all for being here tonight.

You know, our neighborhood contains 287 Estate Lots (the larger single-family home lots on National Drive, for example) and 138 Village Home Lots (the houses with reduced setbacks on streets like Dungarvan, Greencastle, Ballybunion, Fortrose, Lockwinnock and Cruden Bay). We also have 35 units in the condo section of the neighborhood, up here around the pool and tennis courts. All of those units out there, almost 500 of them...they all got an invitation to this meeting, and I think we should thank the other 75% who didn't show...because they all helped pay for the food and drinks, just like you and I did.

I'm glad to be here with you tonight. As Lisa mentioned, I am Blaine Riney, and I am your current Chairman of the NPOA Board of Directors. I have served as Chairman for three years, and thank goodness the By-Laws state that three is the max.

PART 1 - 2024 completed neighborhood initiatives

1. Assessment of the Surface Water Management system and prioritization of future maintenance and improvement projects
2. Discussions about relationship with Pinehurst CC
3. Inspections and repair of perimeter fence
4. CD investments generating interest income
5. Tom's efforts throughout the year to be a voice for our residents in meetings with representatives of Sanstone Rehab Center (all to his credit)
6. Electrical repairs made at Ballybunion and front gate to keep the lights on
7. Cleaning out drains
8. Planting new shrubs at the front entrance
9. Discussions about upcoming changes with trash, recycling and yard debris pickup services
10. Maintenance to the gates
11. Discussions about traffic safety at the gates
12. General Manager retirement, interviews to fill vacancy, discussions about restructuring who does what, in some cases moving responsibilities back to volunteers to create better efficiency
13. Replacement of well pump at the front gate
14. Used restructuring of management staff to provide increased payroll for security guards, with the goals of improving our compensation package competitiveness and reducing turnover
15. Refreshing employee handbook
16. Discussion of bank transition
17. Conversations with C. F. Smith Property Group about potential plans for Section 10

18. Discussion with Ripple Fiber about bringing high-speed fiber internet services to the neighborhood
 - a. Fiber is significantly faster and more capable than the traditional internet options that exist in the neighborhood today (copper lines = TV cable and telephone lines). Also, copper line technology is 50-100 years old and has been maxed out in terms of its speed and capacity. Fiber will be the “pipe” that TV, phone and internet traffic runs on for the next 50 years and maybe beyond. Perhaps this will make our homes more marketable to the next generation of buyers?
 - b. Fiber is said to be more reliable...less down time than traditional cable and telephone lines.
 - c. An alternative option creates competition and the possibility of better pricing in the future from Ripple and other providers.
 - d. This will not be a bulk billing program like we talked about with Spectrum. No one will be required to sign up for Ripple Fiber. You can keep your current provider if you want.
 - e. The Board will not enter into any financial commitment/guarantee with Ripple. Ripple will simply be authorized to install its lines and other components in the neighborhood and then work directly with consumers who choose to sign-up.
 - f. Some residents have already expressed concerns about Ripple Fiber and the fact the Board has not asked the neighborhood to vote on the matter. The Board has carefully considered this project and believes the benefits by far outweigh the impacts which should be relatively small and short-term.

- g. The Board encourages everyone to read about Ripple Fiber online and/or stop by the Ripple Fiber booth in the lobby to ask questions.
- 19. Shifting paving schedule to improve reserve trends
- 20. Testing emergency service access to the gates

PART 2 - Future/ongoing Board initiatives

- 1. Finalizing plans with Ripple Fiber
- 2. Refresh of some rules and regulations
- 3. Work together with Pinehurst Resort & Country Club to update current agreement between parties related to shared interests in the neighborhood
- 4. Continue working on vision for future development and use of condominiums in Sections 10-A & 10-B (condos around the pool and tennis courts)
- 5. Monitor Sandstone Rehabilitation Facility commercial development adjacent to neighborhood and support concerns related to potential impacts to NPOA Member residents
- 6. Work to further improve reserve trends

CLOSE