

## **NPOA Annual Meeting**

### **Architectural Review Board Annual Report for 2025**

March 18, 2026

Good evening,

This report is provided on behalf of the Architectural Review Board, which currently consists of four members. These are, Mark Tapper, Caroline Valentini, Scott Johnson and Tom Hughes, Chairman. The Board extends an open invitation to our community as we are currently seeking a potential new member to serve. This would be a three-year term. If there are those who may have an interest, please reach out to Jim Kelso or to me.

The ARB reviews applications for new builds, home additions, swimming pools, exterior modifications, repainting, exterior repairs, new and replacement landscaping, facade and landscape lighting, generators and propane tanks, reroofing and other miscellaneous improvements. The ARB would like to place a special emphasis on exterior lighting and note that facade and landscape lighting improvements should be submitted to the ARB for review. The Board endeavors to enhance the aesthetics of this community, while following the current ARB Guidelines and DC&Rs. Previous ARB members have done a great job in sustaining National to be one of the most beautiful neighborhoods in the area.

In 2025, the ARB reviewed 152 applications for projects, an average of over 12 per month. This was 57 fewer projects than the previous year and 128 fewer projects than 2024. Often the ARB is asked to review projects in a hasty manner due to tight schedules imposed by the homeowner or contractor. 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 ARB 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 6 new homes under construction at the beginning of 2025. Four additional new homes were started in 2025.

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 submit an application for changes or improvements to the exterior of their home or landscaped area. We sometimes have situations where homeowners engage in a project in advance of making an application for the work. This may create a situation where the project must 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 Jim Kelso for clarification. Homeowners can also check the ARB Guidelines on the NPOA website to determine

whether or not an application is needed. The ARB Guidelines are found within the ARB tab on the website.

The application process helps to ensure that what the homeowner is proposing fits aesthetically with other homes in the neighborhood and follows the established ARB Guidelines. This process also enables security to monitor contractors entering the neighborhood and ties their entry to a specifically 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 a 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, review and/or a recommendation. The ARB 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.

Considerable time was spent during 2025 and early this year by the ARB Chairman and the NPOA to update the ARB Guidelines and to incorporate all approved changes adopted by the NPOA over the last four years. Carolyn Claypoole from the NPOA Board was instrumental in this update.

The Sanstone Rehab Clinic, which abuts the National community, was approved by the Village of Pinehurst in 2024. The ARB Chairman represented the community to provide input for the project during the planning stages. Concerns were presented to the developer and the Village regarding landscaping, the landscape buffer, lighting, drainage, sound and odor issues and dumpster locations. Significant changes were made by the developer to address many of our concerns. This project is scheduled to be completed in August of this year. Neighbors abutting this development have expressed concern about the need to install additional landscape buffering within the 30' easement on the NPOA side of the fence. Some of those property owners have requested to plant additional screening, and those requests have been approved.

The outlook for 2026 includes five new builds under construction with three additional new builds recently approved. We have one new build request recently received. Once approved, that will be nine projects under construction. Homes By Dickerson will likely be moving forward with the construction of a new sales office for the Cottages just below the tennis courts along with a new Cottage building just across from the Sales building both of which will include similar architectural detailing to the existing buildings. The ARB has reviewed preliminary drawings for these projects.

The Architectural Review Board will continue to work diligently to make National No. 9 a beautiful place in which to live. If there are any questions that arise regarding community issues, feel free to contact Jim Kelso, as he should be able to address the question or find the answer through the ARB or the NPOA.

Thank you for your attention.

Tom Hughes

Architectural Review Board Chairman