

NPOA Annual Member Meeting – March 18, 2026

NPOA Member Questions with Board Responses

1. Question: What costs are incurred by the ARB in the application process for property improvements that warrant Application Fees?

Answer: With the objective of assuring an aesthetically pleasing community of high quality and harmonious improvements, the Architectural Review Board (ARB), with the approval of the NPOA Board of Directors, guides residential development to maximize compatibility of construction and landscaping with the natural beauty and topography of the land known as the National Property Owners Association, Inc. (NPOA). This is no small undertaking. As you can see from the information captured in the DC&Rs and the newly released set of ARB guidelines, the responsibilities assigned to the ARB are broad in scope and complex, including the review and approval of applications for new construction and existing residential renovation. Because all ARB members are volunteers, there are no costs to the NPOA Membership incurred in association with the review of property owner applications associated with new or existing construction projects. Under the provisions of the Declarations, Covenants and Restrictions (DC&R), ARTICLE 11 - ARCHITECTURAL AND LANDSCAPE CONTROLS, it does state that, "...the ARB may adopt a schedule of reasonable fees for processing requests for approval."

2. Question: With the golf course redo, I have noticed some deterioration in our streets from the construction. Are we talking to the folks at Pinehurst about repairs that may be needed?

Answer: The Board, in specific the NPOA Board, Roads and Beautification Committee, is monitoring the condition of roads at Pinehurst National and have steadily been addressing major repairs (i.e., National Drive at Doon Pond), and deferred maintenance (repaving and sealing cracks) on roads in other areas of our community. As part of this effort, we are also documenting any damage to road surfaces caused by construction and other heavy equipment associated with the golf course renovation. Given the renovation is ongoing, any discussion with the PCC on this topic will not occur until the renovation work is completed and all heavy machinery and other construction site materials, such as metal storage containers, are removed from Pinehurst National.

3. Question: Please provide update on the Dam repair (the dam reservoir is currently empty). When will it be repaired and reservoir refilled?

Answer: The ponds at Pinehurst National are owned and maintained by PCC and as such we do not have a schedule for repair or maintenance on any of the ponds or adjoining land owned by the PCC. We will make this information available to the NPOA Membership as it becomes available.

4. Question: What is the status for repair of the 2025 storm damage that occurred at the Otter Pond Discharge Channel /Woodenbridge Crossing (vicinity of Lots 217, 218, 248 and 249)? It is presently unattractive and continued lack of attention could result in a significant negative impact on the drainage facility and roadway itself.

Answer: According to DC&R, ARTICLE 7 - MAINTENANCE OF PROPERTY, Section: 7.3 Master Association Responsibilities. "The Master Association shall be responsible for the maintenance of all Master Association Property and all Common Property pursuant to Section 4.4 (Maintenance of Master Association Property and Common Property)." Damage to the drainage ditch on NPOA Common Property between Lot 217 and Lot 218 that occurred during Tropical Storm Chantel in July 2025, is on the list of NPOA grounds repairs for this year.

5. Question: Will the entrance signs and road signs be repainted soon? They look a little worn.

Answer: The entrance signs and road signs are due for review this year and any maintenance will be done in the second or third quarter of 2026.

6. Question: I understand that the course renovation is a priority and that crews have been authorized to work late as needed to complete the project. However, the early start times are becoming a concern.

Answer: This concern was brought to the attention of PCC.

7. Question: According to the NPOA By-Laws Article XI, Section 3, cited below, NPOA Directors shall be elected at the Annual Meeting of members. Will there be an election of Directors at the March 18 Annual Meeting? Are all the current members remaining on the Board, so an election is not necessary? Are there any new members elected at the Annual Meeting? What are the terms for each of the NPOA Board members? If there is no election this year, why was this information not provided in the announcement for the 2026 NPOA Annual Meeting?

Answer: There are no candidates to place on the ballot as of the day of our meeting. Because of this we will not hold elections. We have 3 board members leaving as mentioned, we will have 3 vacancies. All other board members as of today are still members. We may see changes ahead with some positions within the board as more members are recruited.

8. Question: How does the NPOA Board of Directors ensure that the DCR's and NPOA Rules and Regulations are being enforced? Is one of the NPOA Directors assigned responsibility for Compliance with the Rules and Regulations and DCR's? One example of non-compliance that should be addressed by the Board is the requirement that trash can be placed within an enclosure or in the garage.

Answer: We do not have a compliance officer; all board members have a right and duty when they see things that are in violation of the DC&R or Rules and Regulations of the NPOA to speak up, which we do. It has been mentioned to have a compliance office; however, they would have to remain confidential as I am sure you would all agree; they would not be the recipient of many e-mails. We do have our Community Contact e-mail address that if you see what you deem is an infraction, please send pictures, commentary of the facts supporting it and the NPOA will address it.