

Living in Nepenthe: What You Need to Know

**Saturday, September 29th
9:30 am to Noon**

You already know that you love Nepenthe. After all, it is a beautiful place and the appeal of it is easy to see.

However, do you know whether the trash enclosure for your garbage cans is your responsibility to maintain or the association's?

Do you know if the contents of your home are insured by the association's master policy?

Maybe you have questions about whether your home is a condominium or a townhouse. What's the difference, anyway?

Many homeowners have questions about the trees and landscape—maybe you do too.

If you would like the answers to these questions and many more, please consider attending our annual education event hosted by the Outreach Committee.

From 9:30 to 10:00, enjoy coffee and refreshments with your neighbors. From 10:00 to 11:30 you will hear from speakers that will cover a variety of topics related to living in Nepenthe.

After the speakers, there will be an open table period to allow owners to make direct contact with our various committees and vendors.

This educational event is intended for all Nepenthe residents—those who just moved in and more seasoned residents who just have questions.

If you have any questions about the event, please feel free to reach out to management. See you there!

President's Letter

Hello to all. The smoke from the fires has diminished, thank goodness. While our quality of life has improved, we must remember all those Californians who suffered major losses from the horrific fires. Nepenthe's Insurance, Liability, and Safety Committee is developing a Disaster Preparedness Plan. It will provide guidelines and recommendations for management and homeowners to follow in the event of a catastrophic event such as a fire or flood. Hopefully, we never have such an occasion.

The Board at a special joint open session with the Finance Committee in August, approved the 2019 Reserve Study. This study projects the financial needs of Nepenthe for major maintenance and improvement projects for the future. Based on this review, the Board feels the Nepenthe Reserves are adequate for next year. Thanks to Board members and the Finance Committee members for hours of hard work.

The Homeowners Forum is coming up on September 29. I would like to encourage everyone, new and long-term owners, to attend. There will be presentations by the committee

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July Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2018	\$256,783	\$6,219,844
Plus Income	\$2,176,875	
Accounts Payable	\$183,307	
Pending Reserve Expense	(\$66,549)	
Reserve Investment Income		\$30,700
Contributions to Reserve		\$1,274,029
Less Operating Expenses	(\$876,446)	
Reserve Funding	(\$1,274,029)	
Reserve Expenditures		(\$761,086)
Ending Balance 7/31/2018	\$399,941	\$6,763,488

July Budget Report

Actual year-to-date income of \$2,176,875 versus year-to-date budgeted income of \$2,045,687 produced a positive variance of \$131,188.

Actual year-to-date operating expenses of \$2,150,475 versus year-to-date budgeted expenses of \$2,045,687 produced a negative variance of (-\$104,788). The two combined variances produced a positive year-to-date variance of (\$26,400).

Approved Architectural Modifications

The improvements listed were approved by the Board of Directors on
September 5, 2018

If you wish to make any exterior changes to your unit that are visible to the community, could impact drainage or interior changes that impact the roof, you must submit an architectural application for review and approval by the Architectural Committee and Board of Directors before starting any work.

Applications are due at the Nepenthe office by the Wednesday prior to the Architectural Committee Meeting.

The Architectural Committee will next meet on

Tuesday September 11, 2018 in the Club-house Lounge at 5:30pm

2248 Swarthmore Drive	Emergency HVAC Replacement
1111 Commons Drive	Window/Patio Slider Replacements
2308 Swarthmore Drive	Window/Patio Slider Replacements
1497 University Avenue	Emergency HVAC Replacement
1229 Vanderbilt Way	Emergency HVAC Replacement
901 Elmhurst Circle	Emergency HVAC Replacement

Cookbook Club

Would you like to join a group of adventurous cooks interested in cookbooks and in trying new recipes? Then come to an organizing meeting on Sunday, September 30 from 1:00 to 3:00 in the Nepenthe Clubhouse Library.

At this first meeting, we will sample different interpretations of the humble appetizer, hummus. Bring your favorite riff on this dish, along with a few copies of the recipe to share. Pita chips will be provided.

We will also develop a meeting schedule and choose a cookbook to be the basis for the next session's meal. An open question is whether we will make dishes ahead to share or cook together in the clubhouse kitchen. Come with your ideas.

Please send an email to kimfuller55@gmail.com to let us know of your interest.



Important Dates

September 11th @ 5:30pm

Architectural Review Committee Meeting

September 11th @ 5:00pm

Insurance, Legal and Safety Committee Meeting

September 20th @ 3:00pm

Grounds Committee Meeting

September 25th @ 4:30pm

Outreach Committee Meeting

September 29th @ 10:00am

"Living in Nepenthe: What You Need to Know"

September 30th @ 1:00pm

Cookbook Club

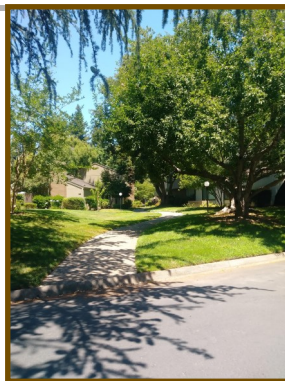
Do You Need Architectural Approval?

One of the hallmarks of a townhome community is its uniformity of design. If you've lived in other planned communities, you might be familiar with having to get approval for paint color or landscape designs.

Compared to that level of architectural review, it may be hard to see at first glance what items would need approval in Nepenthe.

Here, the review process is not focused very much on aesthetic design review, but is very focused on maintaining the integrity of the current structure.

An example of this is Heating and Air Systems. You already have one— why does the committee need to review the replacement? The answer goes to our shared maintenance agreement. Since the association is responsible for maintaining



the current uniform design of the townhomes, they must also be installed in a manner that safeguards the building envelope.

Rooftop solar arrays is another area that requires careful review. To that end, the association has been working on revising the current criteria so that the limits of

the siding, the placement of the HVAC equipment becomes very important. Windows are another that require careful review. Not only must they look consistent with

the installation and the future care and maintenance is clearly understood by all parties *before* the work starts.

One last area to think about— patio renovations. Obviously any structure should be reviewed by the Architectural Review Committee, but what about hardscape? While the committee is still working on specific criteria, it is not a bad idea to obtain approval before pouring or installing any kind of patio. The combined expertise and experience of the committee may see pitfalls that you had not considered when reviewing design ideas.

The homes here are close together and our actions can have immediate impact on our neighbors. Check with the office when you are considering any home improvement.

Letter from President

(Continued from page 1)

chairs and others covering a variety of topics from governance to insurance. I would also like to encourage everyone to get involved with volunteering on committees. It is a great way to learn about Nepenthe.

Finally, management and the Board have begun developing the operating budget for 2019. The review of its elements will include the Finance committee. The Board should approve the operating budget in early November.

Wishing everyone a pleasant Fall.

-Frank Loge, President

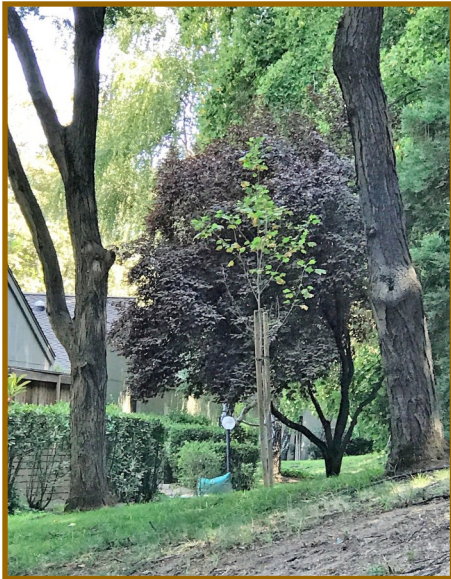
Better Angels

Better Angels is a bipartisan citizen group dedicated to bridging the political divide by building a new way to talk with one another, participate in public life and influence the direction of a nation.

If you would like to learn more, there are two Campus Commons residents who would be happy to answer your questions:

Benita Bollinger, benitalb60@gmail.com, 916-927-9437 and John Bloomer, john.blmr@gmail.com, 916-568-9357

All About the Trees...



This photo, while not beautiful, does a good job showing the diversity in our forest. We see a small purple plum tree, a newly planted dogwood, aging locusts trees on either edge and in the background I see mayten and ash trees. In the foreground there is an area of bare dirt where a couple of aging birch trees had recently been removed. I took the photo while meeting with the homeowner to discuss possible replacement trees. We also consult with our arborist, Paul Dubois of The Grove Total Tree Care to help select the right tree for the right space.

Recently we lost a beautiful cedar tree on Dunbarton. It was heart wrenching to see this unique and beautiful tree go down. Unfortunately, not everyone values, or even sees, the trees the way Nepentheans do. A telecommunication company had trenched

right through the root zone of this massive tree, damaging it irreparably. Trees more than 24" diameter are Private Protected Trees under the City of Sacramento's Tree Ordinances. Any work on these trees require a permit from the city. It appears that the telecommunication company did not apply for a permit which is something that the City is investigating.

This particular tree had been on the arborist's watch list since 2016 due to its pronounced lean that had not fully self-corrected.

The loss of this tree prompted some folks to ask about the process behind tree removals. We have a great process at Nepenthe and it starts with the Grounds Committee. Every month, a tree walk is conducted in one zone (there are seven zones in Nepenthe).

Attending the walk are the arborist, management and members of the Grounds Committee. We learn a lot on these walks and while we're learning, Mr. Dubois is taking notes and photographs that he then compiles into a report. The report is generally two to three pages and is supported by approximately 30 photos. At the Grounds Committee meeting, Mr. Dubois walks the committee through the report and uses the photos to illustrate the problems and solutions therein.

Each report is accompanied by a proposal. The work proposed is a mixture of pruning, chemical treatments and removals. Sometimes the committee pushes back on a suggested removal and the proposal is revised. The committee then forwards its recommendations to the Board of Directors who makes the final approval.

Management's role is generally to facilitate

the process. We collect the reports and make them available to interested parties and we post the trees for removal. We also spend time with the committee and the arborist discussing future plantings. Occasionally, when there is an emergency, I am called upon to make a decision. In the case of the cedar, it was easy to agree to the removal because I had the strength of our arborist's recommendation *and* that of the City arborist who measured the lift and agreed that the tree was actively failing and was hours away from falling into the house across the street.

Speaking of trees, we will soon be conducting our annual clearance pruning to maintain a safe envelope around homes, over walkways and over streets.

How are your patio trees? We see a lot of them touching the roofs and siding. You might receive a notice from us. You don't have to wait to receive a notice, but can go ahead and have your trees pruned when you see them getting overgrown. The Grove, because they do spend a lot of time on the property, will take care of your trees at a good price. Their office number is 916-231-8733. Please let them know you are a Nepenthe homeowner.

I've been at Nepenthe now for five years-wow! The trees are the very jewel of this community and they are precious to me and to my staff. I think you feel the same way since you've made this your home. Let's never forget the value that these magnificent trees provide to our neighborhood.

-Bettsi Ledesma, General Manager

Manager's Report

You may have been at Wednesday's Board meeting, but if not, here is a synopsis of my recent report to the directors.

Grounds:

New contract with Coast Landscape began July 15th, 2018. Since then management and the Grounds Committee have been working with Coast on numerous issues. It has been agreed that attention will be focused on priority items including irrigation and weed abatement. New plantings will be postponed until after the start of 2019.

Management, the Grounds Co-Chair Don Landsittel and Juliana Brown, the Coast Account Manager meet weekly to review the Coast weekly report matrix which outlines actions and maintenance performed for the week. Homeowner landscape issues and basic work processes are also discussed at this weekly meeting.

Nepenthe Facilities Manager, Daniel Devlin, has weekly Zone Walk notes compiled for the purpose of documenting the details of all grounds items of concern discussed with the Grounds Committee and Coast. A copy of the notes from each of the weekly Zone Walks were provided to the Board.

Daniel Devlin also prepared the Landscape Request Procedure which can be viewed on page 6 of this newsletter.

Tree Maintenance:

On August 7th, Paul Dubois from The Grove Total Tree Care walked Zone 4 with management, Coast and Grounds Committee members. Various maintenance items were noted and nine trees were recommended for removal. The Grounds Committee reviewed the report at their August 16th meeting and recommended it for approval to the Board who approved it on

September 5th. The trees to be removed are marked with signs. The arborist's report is always available at the office for homeowner review.

On August 20, 2018, Arborist Paul Dubois noted that the Deodor Cedar at 1020 Dunbarton which had been on his watch list for two years was noticeably lifting due to root pruning which had been performed by a telecommunication company and was in imminent danger of failing. Failure of the tree would have a horrific impact on 1015 Dunbarton right across the street. He

immediately reached out to the City of Sacramento Arborist who came to view the tree. He concurred with Mr. Dubois' observations and provided a permit to immediately remove the tree. Manager Bettsi Ledesma was informed and work commenced. The Arborist's report is available to view at the Clubhouse library.

Facilities:

Security Cameras have been added to all pool decks. The purpose of the cameras is to aid law

enforcement in the event of a crime. Signs are on order and will be posted to advise of the cameras. The Board adopted an internal policy to outline camera usage and video accessibility.

All of Nepenthe's lampposts have been updated with new light bulbs and globes.

The clubhouse lounge has new lighting and a ceiling fan. The new lighting is a big improvement over the old fixtures and will soon be on dimmers.

If you have any questions about the items in this report, please feel free to reach out to me. I can be reached by phone at 916-929-8380 or via email at Bettsi.ledesma@fsresidential.com.



Landscape Request Procedures

We hope you find this procedure helpful. Nepenthe is a big property and there is a lot here for Coast to learn, but management, the Grounds Committee and Coast are all committed to keeping Nepenthe beautiful.

Overview

Landscape requests can be submitted a number of different ways. Requests can be submitted by phone, in person by filling out a “Resident Maintenance Request Form” (located at the clubhouse) or by email. Staff will review the request and issue a landscape work order. Coast will receive the work order, assign a priority, and delegate to the appropriate landscape technician.

Turnaround times will vary depending on technician workload and the priority established by the Nepenthe Facilities Manager and the Coast Manager. On average, response times can be anywhere from 2-14 days. Potential damage to the property and landscape, fire and life-safety issues, and impact to the association’s operations will determine the priority. Emergencies will be expedited.

PRIORITY LIST:

Urgent: The goal is to respond to all urgent matters within the same business day. Stabilization and or resolutions are expected within 2-4 business days from the notification of the request. Once resolved, management will follow up with the requester notifying them of completion. Requests made after 3:00pm will likely roll over into the next business day.

Routine: Normal Maintenance request items that do not pose an immediate risk to irrigation clocks or systems, equipment or components. Stabilization and or resolutions expected with 3-14 business days. Once resolved, management will follow up with the requester notifying them of completion. Requests made after 3:00pm will likely roll over into the next business day.

Planned: Work requests planned and scheduled for a mutually agreeable date and time and when facilities resources are available. All other designations, urgent and routine maintenance must be satisfied before this work takes place. This work may be subject to delay during emergencies and urgent matters. Requests made after 3:00pm will likely roll over into the next business day.

PLANNED WORK SCHEDULES

Juan (Irrigation Specialist) Tentative schedule:

7:30am-8:00am- ARRIVES on site.

8:00am- 8:30am- WORK order completion and or irrigation hot spot assessments.

8:30am-10:00am- Blow off clubhouses/ pool areas and tennis courts, tend to pet waste station.

10:30am Complete work orders/ daily tasks list. Investigate reports from crew, disclosing location of dry areas. Juliana (Account Manager) to assist with horticultural work orders.

2:00pm Occasionally return to tennis courts to blow off area as residents finish using for the day.

Angel (Team Leader) Tentative schedule:

7:30am- 8:00am- Arrives on site.

8:00am-8:30am- weed abatement (SPRAYING/pulling) and natural pruning without power equipment.

8:30am- 3:00pm- mow/edge/trim/weed eat/ prune with power equipment as needed. Attend to completion of work orders (Mainly horticultural, but also assisting Juan as needed)

WEEKLY FOCUS AREAS (tentative schedule):

Monday: Weed abatement and pruning

Tuesday: Mowing/edging/blowing

Wednesday: Mowing /edging / blowing

Thursday: mowing/ edging/ blwoing

Friday: Weed abatement and pruning.

Please note-

All scheduling is subject to change as we approach different seasons. Schedules and focus areas adjust to best fit Nepenthe’s needs. If you have any questions or concerns in regards to landscape request procedures please feel free to contact the management team.

-Daniel Devlin, Facilities Manager



Nepenthe Association
1131 Commons Drive
Sacramento, CA 95825

Phone: 916-929-8380
Nepenthe.HOA@FSResidential.com

Office Hours:
Monday–Friday 9:00 AM to 6:00 PM
Closed for lunch, 1:00 to 2:00 PM
Saturday–Sunday (Winter) 9:00AM to 1:00 PM
Saturday–Sunday (Summer) 12:00 PM to 4:00 PM

www.NepentheHOA.com

Management Staff:

Bettsi Ledesma, General Manager, bettsi.ledesma@fsresidential.com

Sarah Lowrey, Assistant Community Manager, sarah.lowrey@fsresidential.com

Daniel Devlin, Assistant Manager / Facilities Manager Daniel.Devlin@fsresidential.com

Nirmal Dhesi, Administrative Assistant, Nirmal.Dhesi@fsresidential.com

FirstService Residential Customer Care Center: 1-800-428-5588

Other Important Contacts:

Paladin Security: 916-331-3175 or www.PaladinPrivateSecurity.com

Power Outage: 1-888-456-SMUD

Nepenthe Insurance: Farmers Insurance, Ryan DeShong, 916-636-0115

City of Sacramento (garbage, recycling, city street parking enforcement, etc.): 3-1-1

Board of Directors:

Frank Loge, President, fjloge@outlook.com, 916-920-0752

Linda Cook, Vice President, linda_cook@att.net, 916-847-8996

Steve Huffman, Secretary, steve@huffmanstrategy.com, 916-214-4500

Christina George, Treasurer, cjadot@comcast.net, 916-921-2793

Jan Summers, Member at Large, Summersj10@Yahoo.com, 916-927-5570

Committees

Board of Directors Open Session Meeting
5:30pm in the Clubhouse on the
1st Wednesday of every month.

Committee Meetings:

Times, dates and locations of meetings can be
found on the website at

<http://nepenthehoa.com/event-calendar/> or on the
bulletin board outside of the Clubhouse.

Architectural Review Committee

Chair: Jenny Smith

Elections Committee

Chair: Yvonne Del Biaggio

Finance Committee

Chair: John Baker

Grounds Committee

Co-Chair: Don Landsittel

Co-Chair: Open

Insurance, Legal and Safety Committee

Chair: Nancy Arndorfer

Outreach Committee

Chair: Charles Schaffer

A Note on Green Waste

What a shame! The green waste bags are not being taken to the green waste facility any longer. They are going straight to the dump.

Unfortunately, so many homeowners have placed household and pet waste in the green waste bags that they will no longer be accepted.

Please renew your efforts to bag ONLY green waste. Let's see if we can get back to a place where our clippings can be collected and composted for good.