



"Living at Nepenthe"

Thank you to all that came out to last Saturday's event "Living at Nepenthe: What You Need To Know", hosted by the Outreach Committee. Presentations provided valuable information on insurance coverage, architectural modifications, financial processes, grounds and landscape updates, work orders and maintenance requests, management operations, community outreach, upcoming events and so much more. If you have any questions about what specifically

was covered at this event or would like to obtain some of the great handout sheets, come into the office and we would be happy to help! A HUGE thank you to the Finance, Insurance, Legal and Safety, Grounds, Architectural and Outreach Committees for coming out to give our new and not-so-new residents some great information about living in this beautiful community. We surely appreciate the time and effort. We look forward to making it a bigger and better experience next year!



Weekend Office Hours

With the start of October we return back to morning hours for the Nepenthe office. Saturdays and Sundays we will now be open from 9:00am – 1:00pm. This schedule will be in effect until next June, at which point we will return back to summer hours.

Now that the office is open weekend mornings please feel free to join your neighbors for Saturday coffee at the clubhouse! Of course, coffee and tea are always available for residents each day of the week, but Saturdays many come together to enjoy each others company and a hot cup of joe. If there are no rentals or Board / Committee events scheduled then the clubhouse is a great spot for this get-together and is surely a great way to spend a morning with your neighbors. Come out and grab a hot drink and a warm seat. We would be happy to light to fireplace as well!



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August Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2018	\$256,783	\$6,219,844
Plus Income	\$2,477,667	
Accounts Payable	\$209,493	
Pending Reserve Expense	(\$27,769)	
Reserve Investment Income		\$33,974
Contributions to Reserve		\$1,450,020
Less Operating Expenses	(\$1,049,227)	
Reserve Funding	(\$1,450,020)	
Reserve Expenditures		(\$1,038,350)
Ending Balance 8/31/2018	\$416,927	\$6,665,488

August Budget Report

Actual year-to-date income of \$2,477,667 versus year-to-date budgeted income of \$2,337,928 produced a positive variance of \$139,739.

Actual year-to-date operating expenses and reserve contribution of \$2,499,246 versus year-to-date budgeted expenses of \$2,337,928 produced a negative variance of (\$161,318). The two combined variances produced a positive year-to-date variance of (\$21,579).

Architectural Modifications... Do You Need An Application For That?

There were no architectural modification applications reviewed at the last Architectural Review Committee meeting, therefore no applications were approved at the October 3rd Open Session.

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 October 9th, 2018 in the Club-house Lounge at 5:30pm

Certain alterations (termed an improvement or modification) to the exterior of a house or unit in the Nepenthe Association require an application to and approval by the Association. This process and the role of the Architectural Review Committee (ARC) are governed by Article IV (architectural control) in the CC&Rs of Nepenthe Homeowners Association adopted in 2015.

It is important to check with the office or the ARC before any modification or improvement begins, to ensure whether or not an application is required. An application must be submitted for review for a number of items such as:

HVAC Replacement
Window Replacement
All Solar Energy Installations

Gas Line / Meters
Shade Structures
Pool / Spa Equipment

Attic Fans / Vents

Security Cameras

Fence Relocation

Hand Rails

Sheds / Outbuilding

Garage Door / Screen Doors

Mail BoxesAnd more.

(Some items can be approved by management but an application is still required)

The ARC Guidelines can be viewed at anytime by visiting www.NepentheHOA.com under "Resources" —"Home Improvement Requests".

President's Letter

Hello fellow Nepenthians! Fall is my favorite time of year. Weather is refreshing, leaves aging, a smell of changing season in the air. So, what does the Board do? It starts working on the budget for 2019. We are fun people.

Management has prepared the initial budget and the Board has added its comments to the process. The Nepenthe Finance Committee will now review the draft at their October 10th meeting and forward their recommendations to the Board. Final approval is scheduled for the November 7th, 2018 Board meeting.

Nepenthe has many policies and guidelines on a number of subjects from Holiday decorations to use of the Common Area. Please make sure you check with the office regarding any project to make sure you are compliant with Nepenthe's policies and rules. This will prevent any unhappy outcomes by homeowners with good intentions.

...Continued On Page 5



You may have noticed 4 new benches have been installed in the common areas.

Sit down, take a load off and enjoy the views!

LIGHT POSTS IN COMMON AREAS

The "Lolli-Pop" lights throughout the community provide much need lighting for all!

Please remember though, that these lights are maintained by the association and should NOT be tampered with. If any resident is found to be tampering with the light posts or bulbs it will be reported to the Board for action and the resident may be liable for any damages.

Important Dates

Nepenthe Book Club

Dunbarton Cabana.....October 8th , 3:30-5:00pm

Insurance, Safety and Legal

Committee Meeting.....October 9th at 5:00pm

Architectural Review

Committee Meeting.....October 9th at 5:30pm

Grounds

Committee Meeting.....October 18th at 3:00pm

Outreach

Committee Meeting.....October 23rd at 4:00pm

Halloween!October 31st, 2018



Please Remove Items from the Common Area

One of the Association's responsibilities is to protect property values. The CC&Rs, which all homeowners have agreed to follow, state clearly that no object or plant may be placed in the common area without Association approval (Article III, Section 3.16).

The purpose is to maintain neat, consistent and predictable landscaping throughout the community. That is what buyers expect when they purchase homes here, and the Association has a duty to meet that expectation through reasonable enforcement of the CC&Rs.

The great majority of homeowners willingly comply with the CC&Rs, and they expect their neighbors to comply as well. They know that in purchasing property here they sacrificed individual landscaping choices in order to ensure uniform appearance and efficient maintenance of the grounds.

A few, however, have placed lights, statuary, flags, bird feeders, etc. in the common area. Others have planted flowers, shrubs and even trees. Management has sent notices of non-compliance, and most have readily complied. Their cooperation is appreciated.

If you have articles in the common area, other than signs for security systems or one potted plant on the front porch, please remove them by November 1. This includes pots, décor items, benches and garbage cans. Garden hoses must be coiled neatly. All articles found in the common area after November 1 will be removed and held at the office for two weeks.

Articles not claimed after two weeks will be donated to Goodwill Industries. The Association will not be responsible for loss of or damage to any article.

Please do not plant anything in the common area. The Association has the right to remove without notice all unapproved homeowner plantings and to charge the responsible person for the cost of restoring the planted area.

Some of the plants and articles in question are unquestionably attractive. That is not the issue. The issues are (1) how to ensure the uniform appearance of the grounds (2) how to efficiently maintain the grounds, and (3) how to treat everyone fairly.

The Board has determined that the best policy, the one most easily understood, and the one least likely to cause friction between neighbors, is to bar all personal objects and plantings from the common area.

The Board does have authority to grant exceptions, also known as variances, but that will be done rarely. Any request for an exception will be placed on the board meeting agenda and debated in public session. If approved, it will be recorded both in the minutes and in the homeowner's file.

If you have questions, please contact the office at (916) 929-8380.

Members may place seasonal holiday decorations (from the weekend before Thanksgiving until January 7) on the immediate front entrance, garage door surrounds, gutters, alley ways, including shrubs, bushes, and trees immediately adjoining a Member's property to a maximum height of fifteen feet. By doing so, Member assumes all responsibility for any damage caused by Holiday Decorations to the Common Area or Common Facilities and any damage or injury to persons or property.

Decorations may not interfere with health or safety of the public or create a risk of injury or damage to persons or property by encroaching upon alleys or walkways or present a trip hazard in areas normally traveled by pedestrians. Decorations may not obscure address plaques or Common Area lighting. No electrical seasonal decorations shall be placed on or in any Common Area or Common Facility light fixture.

Members are unrestricted in placing holiday decorations in the interior of their property visible to the exterior.

Decorations may not be placed upon roofs, and no person shall access the roof for installation.

Decorations may be installed on exterior walls and fences by plastic or metal clips so long as they do not cause damage to the Common Area or Common Facilities. Clips may be left in place for use seasonally. Any such clips that are not made of clear plastic will be painted the same color as the siding. The Association is not responsible for maintenance or removal of said clips, except that the Association may remove the clips to perform maintenance on any fence or building and will not be responsible for damage to or loss of clips, nor for replacing or reinstalling the clips.

Sound effects and flashing lights, twinkling lights and inflatable decorations in the Common Area are prohibited. Decorations or electrical connections which pose a safety hazard or which expose the Association to increased insurance costs are prohibited. Electrical decorations shall be installed pursuant to manufacturer's recommendations.

Compliance with this policy is exclusively reserved by the Association. Association reserves the right to disconnect, relocate or remove Holiday Decorations not in compliance with this policy. Association will make reasonable efforts to notify a member and request compliance. Association will not be responsible for damage to any Holiday Decoration it disconnects, relocates or removes.



President's Letter (Cont'd from Page 3)...

...Speaking of rules; the Board is concerned about the placement of benches, pots, flags, and garden art in the Common Area that are contrary to the CC&R's and Rules of the HOA. The Board has asked Management to remind all homeowners to make sure the Common Area is used as intended. There will be further information regarding this matter forthcoming from Management.

The alley signs are going to be rebuilt during November. The cement footings and the structure surrounding each sign will be replaced. The center signage itself will be retained. All signs will be painted Cocoa Brown which is Nepenthe's fence color. This project has been a long time in coming and will improve the aesthetics of our Association.

Finally, the Homeowners Forum held September 29 was a huge success. We had many new homeowners. Thank you, Outreach Committee!

-Frank Loge President

Gutter Cleanings and Moss Roof Treatment

*** *Notice of the association's intent to service and maintain:* With the rainy season approaching it is that time of year that we will begin roof, gutter and downspout cleanings. As in the past, the cleaning will commence after the majority of the leaf fall has happened. This is usually around late November to December and will go on through

February. It is important to note that there is no set schedule or path of cleanings available as each zone has a different level of debris / leaf fall and certain addresses will require more attention than others. Randy Ross

Services will be performing the gutter/downspout cleanings as he has for the last 15 years.

(Wow, Thanks Randy!). He will be providing notice to all residents as scheduled on a week by week basis. Be sure to cover any items you do not wish for debris to fall on or in, including pools, spas, and BBQ's. Notice will be placed on the **inside of the main gate** at least two days prior to cleaning and will require residents to leave the patio areas accessible so that he may gather up and clean the fallen debris.

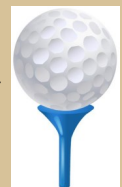
Moss treatment for the roofs has unfortunately been postponed until next year. We do appreciate you reporting your roofs for requested moss treatment and will be starting on those reported homes first thing next spring. Why wasn't this completed? Well, the association had contracted with CM² construction management for the roof inspections and moss treatment at Nepenthe. Unfortunately, due to a multitude of communication issues with this

contractor and its account manager, the Board has decided to terminate the contract. We hope to have this contract picked up again by a different company and will be resuming roof inspection as well as moss treatment for roofs. We sincerely appreciate your patience with this process and will be providing updates as they come available.



Featured October picture from Roger and Scott Hackney's (Hackney & Company) calendar –This gorgeous photo is by Nepenthe Resident Gary E. Karcz

Anyone interested in participating in a Nepenthe golf club, please contact Charles Schaffer at
charles.b.schaffer@gmail.com



Welcome Back Lyons Security!

We are happy to announce that Nepenthe is welcoming back Lyons Security to the association.

Lyons has a long history with the community and we are happy to have them return. Lyons will take up the same duties that Paladin Private Security had while here at the property such as Parking Enforcement, Clubhouse and Cabana Lock Ups and Safety Patrols.

Unfortunately, Lyons does not offer a "Call Out" service for residents. In the event of a true safety emergency, residents are encouraged to

call 911. For other after hours concerns, residents can call the FirstService Customer Help Center at 1(800)428-5588.

PRIVATE STREET RESIDENTS:

We know you will have questions about Guest Parking now that Lyons has taken over security patrol. Please watch your email for more information next week.

"Pets of Nepenthe"

Do you have a cute furry family member that you want to share with us? We want to see your pictures! In 2019's monthly Nepenthe News we want to feature pictures of the adorable Nepenthe pets you love. Submit your pictures to

Sarah.Lowrey@fsresidential.com

and look for your pet each month. Include the name and a fun fact if you'd like! All pet pictures welcome; Dogs, cats, hamsters, reptiles, birds or whatever kind of pet you know and love. We want to see them!



Seen a Coyote lately?

There have been some recent sightings of a coyote in the area. This is actually not uncommon as Nepenthe is in close proximity to the American River and this neighborhood offers plentiful options for a coyote meal.

Generally speaking, Animal Control does not respond out for wildlife unless the animal is sick or injured. Though Coyotes are considered to be nocturnal animals, they are opportunistic hunters - this means they may venture out during the day to hunt or find food, especially if they have come to experience chances at eating - if they are pursuing squirrels, for example, they will hunt during the day, as this is when squirrels are active. Also, since Sacramento is rather urban, and many people feed stray/feral/outdoor cats, it's also possible the Coyote recently seen has found a feeding area that s/he can count on finding some kibble or water near. For this reason, it is important that no food is left out in the Common Areas that would attract such an animal.

This and other wild animals are somewhat expected to see in this location, however, if you spot a wild animal that appears sickly, aggressive or injured please call Animal Control at (916)264-5011 or the City of Sacramento at 311.

“Fall-ing” Into Autumn...

Landscape and Grounds Updates for the Upcoming Season

Hello Nepenthe!

With the heat of summer gone and an approaching crispness in the air, it can only mean that fall has arrived!

In preparation for the fall and winter months, it is essential that we begin to redirect our preventative maintenance activities. Management, The Grove Total Tree Care (Nepenthe Arborist) and the Grounds Committee has been working closely with Coast Landscape on establishing seasonal priority items. Addressing these priority items will ensure that our beautiful Nepenthe forest and surrounding landscape is kept thriving. We will be shifting focus to the following:

Priority Items for Landscape-

Turf Fertilization (Fall):

- *Turf fertilizer will help to maintain lawn health and vigor.*

Leaf Abatement (Fall):

- *While the fall foliage might be beautiful to look at, it is important that we keep up with leaf abatement. Proper leaf abatement (clean up) will give your grass enough room to breathe and help it come back healthier in the spring. If you see leaf piles next to the curb, this is why.*

Broadleaf Treatment (Fall):

- *Broadleaves are aggressive weeds that grow within the weak areas of your lawn. Broadleaf weeds are easily identified in the lawn because they do not resemble grass. An example of a broadleaf would be Crab grass. This treatment will kill the unwanted weeds that are taking over healthy turf.*

Hard Pruning When Needed (Winter):

- *Not all Shrubs will be pruned. Selected shrubs will be hard pruned for size reduction.*

Irrigation System checks (Winter):

- *We always monitor our irrigation systems year round to ensure all components are working properly. Due to irrigation systems being off in the winter time, our landscapers have a significant amount of down time to do a thorough system check to prepare for the spring/summer months.*

Preemergent for weeds (Winter):

- *Preemergent prevents the germination of weed seeds from sprouting by inhibiting enzymes.*

Priority Items for Arborists-

Building clearance (Fall/Winter):

- *Trees are often planted too close to building structures. Because of this The Grove Total Tree Care (Nepenthe Arborist) will perform building clearance on a annual basis. Pruning the trees back and providing a clearance of around 5-10 feet will help avoid unwanted encroachments or potential damages to nearby cars, signs, light poles or building structures.*

By performing these preventive maintenance items we will be able to enjoy this wonderful fall and winter season without worry. If you have any questions please be sure to reach out to any Nepenthe staff member. We are always here to assist you.

Happy Fall!

- 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
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:

Lyons Security: 916-844-2912 (For leaving messages only) or
www.SacramentoSecurityCompany.com

Power Outage: 1-888-456-SMUD

Nepenthe Insurance Questions? Need a certificate? Call management 916-929-8380

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

Quick Reminders

♦ Daylight Savings time ends on
Sunday November 4th, next month. Be
sure to mark your calendars and set
your clocks backwards 1 hour.



♦ If you are selling your home or plan on putting
it on the market, please be sure to contact the
office so that we may prepare to update the
Flood Insurance Policy.

♦ Bring your little ones by on Halloween, Oct.
31st for some trick-or-treating! We'll have
candy and snacks for all ghouls and goblins
alike.

Have a safe and Happy Halloween!