

June 2020

NEWSLETTER



THE NEPENTHE NEWS



And the Votes are In . . .

Linda Cook 163 Votes

Mary Gray 137 Votes

Liza Tafoya 130 Votes

Your elected Board Members :

Welcome back Linda Cook

Welcome aboard Mary Gray

Trimming your Patio Trees

Please remember to trim your own trees within the confines of your patio area. Overgrown trees can present a fire hazard and a nuisance to your neighbors. The trimming of the landscape located within your patio is a homeowner responsibility, so it is imperative that each resident do their part in maintaining their yard.

You are more than welcome to contact The Grove Total Tree Care for assistance. The Grove offers Nepenthe residents the same price for tree care that the Association gets. You can reach The Grove at 916-231-8733.



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NOTE: The July Open Session Board Meeting will be held on July 1, 2020 via teleconference. The link will be emailed to the community on Friday, June 26th.

April Cash Flow Report

| Sources / Uses | Operations | Reserves |
|---------------------------------------|--------------------|--------------------|
| Beginning Balance 1/1/2020 | \$242,071 | \$8,501,059 |
| Prior year due to Ops from management | | |
| Plus Income | \$1,245,791 | |
| Due from Vendor | | |
| Reserve Investment Income | | \$21,260 |
| Contributions to Reserve | | \$620,860 |
| Less Operating Expenses | (\$542,845) | |
| Reserve Funding | (\$620,860) | |
| Reserve Expenditures | | (\$324,246) |
| Receivable from Management | (0) | |
| Ending Balance 4/30/2020 | \$427,827 | \$8,818,915 |

April Budget Report

Actual year-to-date income of \$1,267,049 versus year-to-date budgeted income of \$1,240,188 produced a positive year to date invariance of \$26,861.

Actual year-to-date operating expenses of \$1,184,965 versus year-to-date budgeted expenses and contributions of \$1,240,188 produced a positive year to date operating expenses variance of \$55,222. The two combined variances produced a positive year to date variance of \$82,084.

Approved Architectural Modifications

The improvements listed to the right were approved by the Board of Directors on Wednesday, May 27, 2020

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 prior to commencing any work to your unit. Applications are to be turned into the Nepenthe office by the Wednesday prior to the Architectural Committee Meeting. The Architectural Committee will next meet on

Tuesday, June 9, 2020 in the Clubhouse Lounge

Architectural Modifications Denied

615 Dunbarton Circle ~ New Windows~NOT approved

| | |
|-----------------|---------------------|
| 2249 Swarthmore | Window Replacements |
| 200 Dunbarton | Window Replacements |
| 2232 Swarthmore | Solatube |
| 1026 Vanderbilt | Window Replacements |
| 1384 Commons | Window Replacements |
| 27 Adelphi | Window Replacements |
| 1653 University | Fence Alteration |
| 502 Dunbarton | HVAC Replacement |
| 2328 Swarthmore | HVAC Replacement |



Roles of Grounds Committee Members

At the May 27 meeting, the directors approved a submittal from the Grounds Chair delineating the roles and responsibilities of the Grounds Committee Members.

There are openings on this committee and the work is vital. Even if you don't have a background in landscaping, your input is valuable. Not only is the work important, but it's also fun!

If you've ever wondered how decisions are made, or how work is prioritized, getting involved in the committee is a great way to learn. More information about the committee can also be found on the community website at: <https://nepenthehoa.com/grounds-committee/>

The committee application is located on the website here: https://nepenthehoa.com/wp-content/uploads/2020/06/Committee-App_Conflict-of-Interest_.pdf

Here then is the document approved the Board of Directors:

Nepenthe's grounds are a community asset and a source of pride to residents. In order to effectively manage and maintain the grounds, the Board has appointed the Committee to support it in developing and maintaining a beautiful landscape in partnership with the contract landscaper, the arborist and management.

The Committee is a group of resident volunteers. Members include the Chair, Secretary, Irrigation Steward, and Zone Stewards. A Board liaison also participates on the Committee.

ALL MEMBERS

Be familiar with basic documents:

- The Association bylaws and CC&Rs
- Standards and Practices for Committees
- The Committee's charter
- Grounds Vision Document
- Process for Homeowner Landscaping Requests

CHAIR

In addition to duties described in the Standards and Practices for Committees, the Chair will:

Receive communications from stewards regarding grounds problems, and respond to them promptly.

Inform each zone steward of homeowner requests within their zone by distributing minutes of weekly landscape status meetings.

Attend the weekly landscape status meetings.

Attend most zone walks.

Organize and lead monthly committee meetings

Represent the committee to the Board.

ZONE STEWARDS

A zone is a specified area of grounds within Nepenthe; large zones may be split into sub-zones shared by multiple stewards. The stewards' focus is the common/shared landscape; however, stewards also identify other issues impacting the community which are observable from the grounds.

Observe Issues Within Assigned Zone/Sub-Zone:

Take a broad perspective. What issues are the most important long-term? What deserve higher priority? lower priority?

Inspect assigned zone/sub-zone a minimum of two times a month to observe and notate by address and location at address (for example, alley side, north, west, etc.):

Issues within the common/shared landscape, including but not limited to:

-Dead or dying plants/trees/turf

-Irrigation requiring repair

-Weeds and tree suckers

-Hedges and ground cover needing trimming

-Drainage issues caused by irrigation or rain

-Newly planted areas that are not thriving

-Homeowner actions in the common grounds, such as unapproved plantings.

Issues that are not related to the common plantings but impact the community, including but not limited to:

-Landscape lighting requiring repair

-Homeowner patios or porches with overgrown trees or plants, including vines growing on resident siding

-Excessive potted pots and statuary on homeowner porches and/or the common grounds (per the CC&Rs)

Report Observed Issues

Alert Management directly of issues needing immediate attention, such as broken sprinkler heads.

Direct via email any other issues to the Chair.

Keep informed by reading the weekly landscape status meeting minutes.

Follow up with the Chair when required.

Zone Walks

Grounds

Plan and lead walks with management and landscaper to discuss zone remediation, problems with regular maintenance, and other issues

Coordinate walk plan with any sub-zone steward(s)

Pre-plan the walk route (not to exceed two hours per zone; focus on areas of greatest concern)

At the beginning of the walk furnish copies of the zone walk form, with information on address, location within the address, and a description of each problem. If progress on a remediation proposal is to be discussed, furnish copies of the proposal.

Set start time and location and inform attendees by email (standard start time is 9 a.m.)

Walks occur every seven weeks in each zone.

Trees

Plan and lead walks with management and contracted arborist to identify issues with trees.

Coordinate walk plan with any sub-zone steward(s).

Pre-plan the walk route (not to exceed two hours per zone).

At the beginning of the walk furnish copies of the zone walk form, with information on address, location within the address, and a description of each problem.

Set start time and location and inform attendees by email (standard start time is 9 a.m.).

Walks occur annually.

Communicate with Homeowners' Within Zone/Sub-Zone Serve as a point-of-contact for homeowners wanting to discuss grounds. Stay informed of planned renovations and remediations in order to share this information with homeowners

IRRIGATION STEWARD

Serve as an advisor to management and the Chair when irrigation issues are identified in the weekly landscape status meeting. Keep abreast of trends in irrigation technology and advise management and the Chair when Nepenthe Association can take advantage of such innovations.

A Word About Green Waste

Green Waste can be placed at the intersection of your alley and street on SUNDAY nights only, to be picked up by the landscape crews on Monday mornings.

All green waste must be bagged first and should not include any garbage items that would not be considered green waste.

Please be courteous of your neighbors and DO NOT place any of your green waste out during the week as it may not be able to be picked up until Monday and it creates an unsightly eyesore for all.



Not a good look for Nepenthe!

“When Will The Pools Open?”

This is a question we’ve been hearing more and more. The Board continues to be guided by the information provided by the County and State officials.

On the California COVID-19 webpage (<https://covid19.ca.gov/roadmap-counties/>) there is a list of establishments that are *not permitted* to operate in the State of California at this time. Community centers, public pools, playgrounds, and picnic areas are on that list.

At first glance, one might think that Nepenthe’s pools are private. They are in that they belong to this corporation and not to a municipality.

However, in California, any pool that serves multiple families or households is subject to public health and safety codes.

Based on advice of counsel, this is how most Northern California homeowner associations have chosen to interpret this portion of the public health order.

At some point in the future, we will receive new guidance that will allow the association to open the pools. There will

very probably be strict protocols that the association will be required to adhere to. It is possible that some of the protocols may not be practical to implement.

At that point, it will be the Board of Directors’ job to discuss how to operate the pools within the protocols. This is a big part of what the Board is elected to do— make decisions regarding the amenities. They rely on counsel as needed to make decisions that are defensible under the “business judgment rule”. This rule protects directors in their decision-making provided that they are relying on expert advice.

Once the Board has made their decisions, they will rely on management to implement the protocols and the association members to help enforce the chosen strategies.

We will continue to communicate with members weekly to keep them apprised of the process.

GOT QUESTIONS ABOUT COVID-19?

Call the County of Sacramento at 916-498-1000 for info on:

- Health services
- Food assistance
- COVID-19 testing

Call the City of Sacramento at 916-808-5011 for info on:

- Residential or commercial evictions ban
- The waiving of late-utility-payment penalties
- Online youth activities

STAY SAFE. STAY HEALTHY. SAVE LIVES.

Fight the Bite!

Do you have standing water? You may be creating a mosquito breeding ground. Mosquitos spread West Nile Disease. Get more information here: <http://www.fightthebite.net/mosquitoes/>

From the Yolo-Sacramento Mosquito and Vector Control District:

Help us protect you and your community by reporting dead birds and squirrels. Our District and the California Department of Public Health use dead bird reports to help identify increased West Nile virus activity in an area. Crows and magpies are particularly susceptible to the disease, so they make excellent early warning sentinels for virus activity.

PEST CONTROL

Now that the weather is getting warmer, there will be an influx of little critters such as ants, earwigs, spiders, beetles, bees, rats, etc. As a courtesy, Management had been sending out the pest control service provider when there was an issue with bees or strange creepy crawling bugs. Pest control is not an included service within the monthly assessments, which means that it is not a paid for service provided by Nepenthe to individual homes, but to the Community as a whole. As with all other homeowner responsibilities, pest control situations that affect your personal home will be the responsibility of the homeowner per CC&Rs Section 5.2.

NEED TO REQUEST SERVICE?

Many residents find that sending an email to Management for a maintenance request is the best source of communication for this service. Although the email system is wonderful for day to day communication, it is not always the best source for a maintenance request.

Nepenthe offers an online **Service Request Form** for any and all maintenance requests. There is no need for printing a document, having to handwrite your request or bringing it to the office. It can be easily accessed under the Resources Menu Tab at NepentheHOA.com where you can fill out all the information and with a push of a button, you are done with your request and we receive a timestamped document.

REMINDERS

- ⇒ The Clubhouse remains Closed! Please do not bang or pull on the front doors for access. If the door is unlocked, it is for access to the employees or vendors providing a service to the HOA only. We have had many residents trying to access the clubhouse to ask for assistance. Social distancing is still a requirement.
- ⇒ Information provided on NextDoor is **never** administered by your Board of Directors or Management.
- ⇒ Be sure to clean up after your pets. Doggy clean up bags are available at the pet clean up station located on Commons by the tennis courts.



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-10:00am to 2:00pm
Sunday—Closed

www.NepentheHOA.com

Management Staff:

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

Christina Romero, Assistant Community Manager, Christina.romero@fsresidential.com

Nirmal Dhesi, Assistant Community Manager, Nirmal.dhesi@fsresidential.com

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

Other Important Contacts:

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:

President, Christina George, President@NepentheHOA.com

Treasurer, Will Vizzard, Treasurer@NepentheHOA.com

Member at Large, Greg Beale, Director@NepentheHOA.com

Linda Cook

Mary Gray

Upcoming Meeting Dates:

**Architectural Review Committee
Meeting**
June 9th @ 5:30pm

**Insurance, Legal and Safety Committee
Meeting**
June 9th @ 5:00pm

Grounds Committee Meeting
June 18th @ 3:00pm

Open Session Board Meeting
July 1st @ 5:30pm

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: OPEN

Grounds Committee
Chair: Steve Huffman

Insurance, Legal and Safety Committee
Chair: Nancy Arndorfer

Outreach Committee
Chair: Pam Livingston