



NEPENTHE NEWS

JULY 2020

Swimming at Nepenthe– What You Need to Know

Our strange 2020 continues. Summer in a time of pandemic is proving to be challenging in so many ways! As most of you know, the pools were opened June 22. At this time, all the pools are open.

There was a significant amount of discussion regarding the pools at yesterday's open Board of Directors' session.

While we may long for the days when we could sit out at the pool, like in the cool of the evening, and visit, regulations prohibit this use of the pool areas.

Many homeowners associations in our area have elected to keep their pools closed as there is a great deal of difficulty in meeting the requirements. The Nepenthe Board of Directors is eager to see residents have the opportunity to swim, but asks that swimmers abide by the guidelines so that the County allows the pools to remain open.

At the end of this newsletter is the complete Sacramento County Guidelines for multi-family pools. These are the Nepenthe pool rules at this time:

NEPENTHE COVID-19 POOL RULES EFFECTIVE JULY 1, 2020

Most importantly, if you're not feeling well, stay home!

Maintain physical distancing while at the pool.

Wear face coverings when not in the water.

Pools will be open from 7am – 10 pm daily.

Households wishing to swim will use the dated signup sheet located at the gate entrance to the pool.

Swimming periods begin at the top of each hour. Each residence will be allowed to sign up for 1 hour of use – (maximum number of

persons per household to be in the pool area is 4).

Per the Sacramento County guidelines, swimming is for Nepenthe residents only- no guests.

No pool toys or chairs are to be brought into pool area (except for small safety floats, i.e., blow- up type for arms).

People from differing households should not congregate together and maintain six feet of physical distance. The lap pool at the Clubhouse has lane markers on the bottom of the pool- use these as guidelines to keep your household contained.

The Dunbarton pool and the Elmhurst pool are considered to be divided in half running from the shallow end to the deep end. For the small Clubhouse pool, the pool is divided East and West- one half is closer to the tennis courts, the other half is closest to the lap pool. Please keep your household, whether you are one or four people, contained within these divisions.

Spas will remain closed and are not to be used. We continue to abide by County restrictions.

Finally, do not sign up for multiple hours in a row or the same time frame several days in a row so everyone has an opportunity to swim.

County guidelines state that furniture must be disinfected after each use or removed entirely. The association has elected to remove the pool furniture.

If you have any questions, please give us a call at 916-929-8380. The clubhouse continues to be open Monday through Friday from 9:00 am to 6:00 pm and we are happy to help!

Closed for Independence Day

The clubhouse will be closed Friday, July 3rd in observance of Independence Day. If you should experience any property related emergencies, please call the 24-Hour Customer Care Center at 1-800-428-5588.

Issues with homeless encampments or crime should be reported to the police. Use 9-1-1 if it's an emergency or call the non-emergency line at 916-264-5471.

Wishing you all a safe and happy 4th of July!



May Budget Report

Actual year-to-date income of \$1,581,853 versus year-to-date budgeted income of \$1,550,235 produced a positive income variance of \$31,618.

Actual year-to-date operating expenses of \$1,658,963 versus year-to-date budgeted expenses of \$1,550,235 produced a negative expenses variance of -\$132,728.

The two combined variances produced a negative year-to-date variance of -\$101,110.

May Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2020	\$242,071	\$8,501,059
Plus Income	\$1,581,853	
Accounts payable	\$129,565	
Due from Reserves	\$40,380	(\$40,380)
Reserve Investment Income		\$40,483
Contributions to Reserve		\$984,106
Less Operating Expenses	(\$658,374)	
Reserve Funding	(\$1,024,589)	
Reserve Expenditures		(\$350,927)
Receivable from Management	(0)	
Ending Balance 5/31/2020	\$310,907	\$9,134,340

Approved Architectural Modifications

2267 Swarthmore	Exterior Light Fixture (withdrawn by resident)
1170 Vanderbilt	Awning
1121 Commons	New Sliding Glass Door
509 Dunbarton	Emergency HVAC
1130 Vanderbilt	New Garage Door



AWARDED CONTRACTS

Grove Total Tree Care: \$2,527 to remove an invasive Tulip Tree at 302 Dunbarton

Aguilar Fencing: \$2,380 for fence repairs

Progressive Painting: \$5,145 to paint the above ground water meters and the letters on the monument islands at Elmhurst and Dunbarton.

REGARDING THE PAINT FOR THE ABOVE GROUND WATER METERS:

Four colors will be tested on the two meters at the large roundabout at the south end of Commons. Your input will be sought, so watch the Friday ebcasts for more information.

Private Street Guest Parking

Be sure to register your guest's vehicle when they come to visit. Any guest vehicle parked on **Dunbarton Circle** or **Elmhurst Circle** must be registered.

This registration is for **guests only**— residents are reminded to park in their garage. Navigate on your smart phone or computer to www.nepenthe.parkingattendant.com. You will need the following information to register a guest vehicle:

1. License Plate #
2. Address of home being visited
3. Your personal 4-digit code (if you do not know your code, call Management for assistance at 916-929-8380)
4. Start and End date

The email and phone number are not required; however, if you provide one or the other, you will receive a confirmation of the registration sent to your cell phone or email account. You'll also receive a reminder when the permit is close to expiration.

This is what the quick registration form looks like:

< Home

Guest Parking

Register vehicle with the following info:

License plate...

Home...

Passcode...

Starting **right now** [change](#)

Parking for **1 day** [change](#)

Contact email...

Contact phone...

Email & text confirmation [change](#)

By continuing you acknowledge the [Parking Rules](#)

REGISTER VEHICLE

Questions? Contact Bettisi at bettisi_ledesma@fresidential.com

What Zone Do I Live In?



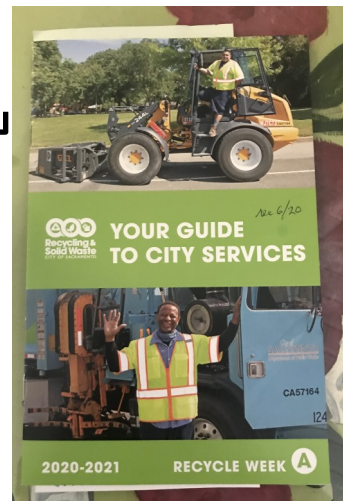
Your Sacramento Trash Services

You may have recently received the brochure pictured here. This is a helpful guide for understanding the City Services, but there are some portions that don't apply to Nepenthe homeowners.

Page 5 talks about yard waste. Because Nepenthe is a managed community, the City requires us to dispose of your yard waste. Please bag your yard waste and leave it out Sunday night at the intersection of your alley and the street so Coast Landscape can collect it on Monday morning. The list of Acceptable and Unacceptable yard waste does apply to the bagged waste for Coast.

Pages 6 & 7 deal with Leaf Season and, again, this does not apply to Nepenthe. We are required to have our contractor dispose of our Fall leaves.

Lastly, the subject of Household Junk Pickup is covered on pages 14 & 15. If you live on one of two private streets, Dunbarton or Elmhurst, this does not apply to you. Nepenthe arranges for dumpsters to be delivered on those streets for those residents once a year. Watch for more information very soon. Please let us know if you have any questions.



Important Landscape Notes



The lovely robin's nest above was seen this morning in a young Red Bud tree during our Zone 4 Tree Walk with the arborist. Caring for Nepenthe's trees is a big part of what your association dues pay for.

Another important component of caring for the landscape is the irrigation. It has been noted and reported that there are some homeowners who have taken it upon themselves to water the landscape around their homes. While we know that these owners are doing so in attempt to help the landscape, it can actually have the opposite effect.

By watering, residents make it very hard for the irrigation technician to evaluate the effectiveness of the sprinkler system—everything from the clocks to the spray heads have to be properly adjusted to run effectively. If he comes to work in the morning and sees damp ground and growing plants, how is he to know that it's Nepenthe's system or homeowners using hoses?

This week a decoder in Zone 5 failed and

it was not readily apparent. The decoders are electronic devices that are connected to a wire path from an irrigation controller. They operate irrigation valve solenoids by receiving both signal and power from the same wire path. This is just one component of a very complex system.

If you believe there is a watering deficiency, please report it to the management office so a work order can be generated for Coast's irrigation technician, Juan Reyes. He has over five years' experience in this field and we must allow him to do his work without interference.

He and our Coast Manager, David Culbertson, have been working closely with the Grounds Committee and management to make a number of recommendations for turf improvement for inclusion in the 2021 Reserve Study. The recommendations include removing the invasive grasses, seeding desired grasses and improving the irrigation distribution so there is good "head-to-head" coverage for the grass.

While the association has made many important upgrades to the irrigation system over the years, namely adding irrigation timers and drip irrigation, the turf distribution is roughly the same as when the community was built in the seventies! High flow sprinklers have been replaced with water efficient low flow heads and they need more and better piping and valves to properly irrigate.

One last note on this topic: the turf is being watered on Mondays and Thursdays in compliance with the City of Sacramento's watering ordinance which caps spray irrigation at two days per week. These two days are precious and if one gets missed because of a failed decoder, it can be serious. As this did happen this week in Zone 5, you can expect extra watering in that zone to recover for the missed day.

As always, we need you, the residents who are here day and night to alert us if there seems to be a problem. Email Nepenthe.HOA@fsresidential.com or call 916-929-8380.



Nepenthe Clubhouse

1131 Commons Drive
Sacramento CA 95825
916-929-8380
nepenthe@fsresidential.com

OFFICE HOURS:

Monday—Friday

9am—6pm

Saturday

10am—2pm

Sunday

Closed

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:

Christina George, President, President@NepentheHOA.com

Linda Cook, Vice President, VicePresident@NepentheHOA.com

Will Vizzard, Treasurer, Treasurer@NepentheHOA.com

Greg Beale, Secretary, Secretary@NepentheHOA.com

Mary Gray, Member at Large, Director@NepentheHOA.com

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

Chair: Jenny Smith

Meets 2nd Tuesday of the Month

5:30pm – Clubhouse

Finance Committee

Chair: OPEN

Grounds Committee

Chair: Steve Huffman

Meets 3rd Thursday of the Month

3:30pm – Clubhouse

Insurance, Legal & Safety Committee

Chair: Nancy Arndorfer

Meets 2nd Tuesday of the Month

5:00pm – Clubhouse

Outreach Committee

Chair: OPEN

Meets 4th Tuesday of the Month

4:00pm – Clubhouse

Elections Committee

Chair: Yvonne Del Biaggio

COVID-19 Guidance for Public Swimming Pools and Spas

Background

COVID-19, also known as the novel coronavirus, is a respiratory illness that is spread through the air via respiratory droplets from an infected person or by touching contaminated surfaces.

Pools may be opened. **Spas should remain closed.**

Requirements:

Proper pool chemistry and maintenance are essential to preventing the spread on COVID-19 in the pool water and surrounding area. Ensuring social distancing will also be a key factor in preventing the spread on COVID-19.

- Check the pool chlorine level and pH level everyday – write down the results in a daily log. A daily log template can be found attached to this guidance.
- Maintain proper chlorine and pH levels at all times.

	Free Chlorine Level Min/ Max		pH	*Cyanuric Acid (CYA)
	No Cyanuric acid/stabilizer used	Cyanuric acid/stabilizer used (tablet feeders)		
Pools	1 - 10 ppm Cl	2 - 10 ppm Cl	7.2- 7.8	100 ppm max
Wading Pools, and Spray Grounds	3 - 10 ppm Cl	3 - 10 ppm Cl	7.2- 7.8	100 ppm max

If the pool does not have the proper amount of chlorine, the water is unsafe and may result in the spread of COVID-19 as well as other viruses and bacteria.

- If the pool does not meet the requirements for sanitizer, you must close the pool until the chemistry is adjusted to the proper range.
- Spas should be closed. Spas may be barricaded, have signage and/or be drained to prevent use. If the spa is not drained, the water must still be maintained clean/clear so that the bottom drains are easily visible at all times.
- The owner/operator of each pool/spa facility should complete the attached “Swimming Pool Disinfection Protocol”. The completed protocol should be maintained on site and available for review.

Responsible Party

The pool owner is responsible for the health and safety of the pool and spa. The pool service company is not the responsible party. If the pool cannot be tested daily and the pool area cannot be supervised to ensure social distancing, consider keeping the pool closed for the 2020 season.

Inspections

Specialists with the Sacramento County Environmental Management Department (EMD) will be conducting inspections at public pools starting July 1. Please contact EMD with any questions.



Sacramento County Swimming Pool Disinfection Protocol

This protocol shall be completed for every public pool facility located in Sacramento County. Keep a copy of the completed protocol on site and available for review.

Facility Name:			
Facility Address:			
Facility Contact Person:		Phone #:	
Pool Service Name:		Phone #:	

Signage – samples

- ☐ Signage must be posted at each public entrance of the pool enclosure to inform all entering that they should:
- Avoid entering the enclosure if they have a cough or fever; wear facial coverings when not actively in the water;
 - Maintain a minimum 6 ft. distance from one another; and not shake hands or engage in any unnecessary physical contact.

Disinfection Protocol and Oversight

- ☐ Designate a person to be responsible for completing the “Swimming Pool Disinfection Protocol” (this document) and ensuring that the protocol is being followed. For an HOA this should be the person responsible for the pool/pool area and who is a point of contact for pool inspections (not the pool service).

Name:

- ☐ Restrooms and showers must remain open to pool/pool area users. Designate a person to be responsible for monitoring any restroom or changing facilities to ensure that facilities are properly stocked with soap, paper towels, and running water.

Name:

Disinfection of Pool Water, Pool Area and Ancillary Facilities

- ☐ Measure the chlorine and pH level in the pool every day. Use a DPD chlorine test kit to check for free chlorine level. If the pool does not have enough chlorine or the pH isn't in the proper range, close the pool until the chemistry can be adjusted to the proper amount.

Pool will be tested on the following schedule:

Day	Time	Person
Monday		
Tuesday		
Wednesday		
Thursday		
Friday		
Saturday		
Sunday		

- ☐ If pool facilities are in continuous use, hourly disinfection of the areas listed below is recommended. For less frequently used pool facilities, disinfection between users is recommended. Disinfection will occur on the following schedule:

Name/Title of person performing disinfection:
Disinfection schedule
Entry/exit gate and door handles:
Pool handrails:
Restroom facilities:
Shower handles:
Changing room benches and lockers:
Other common touch points:

Please Note: Frequency of restroom and changing room disinfection should be increased if the volume of pool/pool area use increases.

Deck Furniture - Disinfection and Social Distancing Requirements

- ☐ Set up a system so that deck furniture is cleaned and disinfected after each use. If deck furniture cannot be monitored/cleaned/disinfected, consider removing, storing, or labeling tables and chairs to prevent use.
- ☐ All chairs and tables must be set up to maintain 6 ft. social distancing. Remove, store, or label excess tables and chairs to prevent use. Ensure that the spacing of the chairs and tables still provides a clear deck space of 4-feet around the pool.
- ☐ Eliminate access to drinking fountains. Post signs or turn off water to drinking fountains.

Limit Guests and Pool Users

- ☐ Limit the number of persons in the pool area to an amount where 6 ft. social distancing can be easily maintained.
- ☐ For locations that do not have an onsite person designated to monitor the pool/pool area users (such as pools at HOA and apartment complexes), a system should be in place to limit the number of persons in the pool area (ex. reservation system or sign-up board) and limit the use of the pool/pool area to residents only.
- ☐ Avoid hosting activities that promote group (cohort) gatherings greater than 10, where people from unrelated households will not be able to maintain 6 ft. social distancing.

Example: A cohort is a group of people engaged in some common purpose.

Additional Guidance for Aquatics Classes, Swim Teams, Aquatic Facilities

Group classes and events may be held as long as 6 ft. social distancing can be maintained while in and out of the water.

Please Note: The group size (cohort) for swim teams varies depending on the square footage of the pool deck. Typically for swim teams, 220 lineal feet of available pool deck space for chairs,

would equal to about 25 swim team members. The best way to execute this is to designate blocks of pool time available for swim teams to visit the pool each day.

- ☐ Provide physical cues, visual cues, and signs to ensure that staff, patrons, and swimmers stay at least six feet apart from one another, both in and out of the water. (e.g., lane lines/ropes in the water, tape on the decks, floors, or sidewalks)
- ☐ Consider implementing reservations for pool use or implementing other mechanisms to support physical distancing. This could include reserving full-lanes for individual lap swimming and half-lanes for individual household use.
- ☐ Encourage patrons to bring and use their own towels wherever possible. If the facility is providing them, launder towels according to the manufacturer's instructions. Use the warmest appropriate water temperature and dry items completely. Handle towels with disposable gloves and minimal disturbance, i.e., do not shake them.
- ☐ Discourage people from sharing items, particularly those that are difficult to clean and disinfect or those that are meant to come in contact with the face (e.g., goggles, nose clips, and snorkels).
- ☐ Ensure that the facility has adequate equipment for patrons, such as kick boards, pool noodles, and other flotation devices, to minimize sharing wherever possible. Clean and disinfect the items after each use.
- ☐ For indoor aquatic venues, introduce and circulate outdoor air as much as possible by opening windows and doors, using fans, or other methods. Do not open windows and doors if doing so poses a safety risk to staff, patrons, or swimmers.
- ☐ Where feasible, install impermeable physical barriers such as Plexiglas where staff and patrons must interact and physical distancing is difficult.
- ☐ Ensure that lifeguards who are actively lifeguarding are not also expected to monitor handwashing, use of cloth face coverings, or physical distancing. Assign this monitoring responsibility to another staff member.
- ☐ When feasible, it is recommended that swim lesson and group activity instructors teach from the pool deck. For those swim classes that require face-to-face or close contact, use a parent or member of the same household to be in the water with the child, or have the swim instructor wear a face covering and work with the student in a one-on-one capacity. Participants of group swimming lessons, group fitness classes, and spectators on the pool deck should always maintain social distancing of six feet.

Prepared by:	
Title:	
Date:	

Resources

[Centers for Disease Control and Prevention Swimming Pool Guidance](#)

[State Guidelines for Fitness Facilities](#)

[Swimming World](#)

POOL/SPA DAILY MAINTENANCE LOG

Facility Name:				Minimum Turnover Rate (GPM):	
Facility Address:				Month/Year:	
Date	Chlorine residual (free chlorine)	pH	Chemicals Added (type and amount)	Temp (°F) <small>(104°F max)</small>	Other Maintenance (backwash etc.)
1					
2					
3					
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					
25					
26					
27					
28					
29					
30					
31					
Monthly cyanuric acid test results: _____ ppm. Date: _____					

	Free Chlorine Level Min/ Max			
	No Cyanuric acid/stabilizer used	Cyanuric acid/stabilizer used (tablet feeders)	pH	*Cyanuric Acid (CYA)
Pools	1 - 10 ppm Cl	2 - 10 ppm Cl	7.2- 7.8	100 ppm max
Spas, Wading Pools, and Spray Grounds	3 - 10 ppm Cl	3 - 10 ppm Cl	7.2- 7.8	100 ppm max

If using bromine instead of chlorine: Pools: 2.0 ppm min., Spas, wading pools, spray grounds: 4.0 ppm min.

FOLLOW THESE 5 SAFETY STEPS

to keep us all healthy

1

STAY HOME IF YOU DON'T FEEL WELL

Or if you tested positive for COVID-19 or were exposed to someone with COVID-19 in the last 14 days



2

STAY 6 FEET AWAY FROM PEOPLE

who don't live with you, both in and out of the water and avoid sharing items with other people



3

WEAR A CLOTH FACE COVERING

when not in the water*

* Don't place cloth face coverings on children under age 2 or anyone who has trouble breathing or is unconscious, weak, or otherwise unable to remove the cover without help.



4

WASH YOUR HANDS OFTEN with soap and water for at least 20 seconds or use hand sanitizer with at least 60% alcohol



5

COVER YOUR COUGHS AND SNEEZES

with a tissue or your elbow, throw the tissue in the trash, and wash your hands



Now, **let's swim!**



SACRAMENTO
COUNTY

cdc.gov/coronavirus
Sacramento County Environmental Management
Department: emd.saccounty.net

DAILY CHECKLIST FOR STAFF

Public pools, and water playgrounds



- ☐ Remind staff, patrons, and swimmers to **WASH THEIR HANDS OFTEN** with soap and water for at least 20 seconds or use hand sanitizer with at least 60% alcohol

- ☐ **ENCOURAGE WEARING CLOTH FACE COVERINGS** for staff and patrons **2 years and over** who are not swimming

- ☐ **MAKE SURE THERE ARE ENOUGH SUPPLIES**, such as soap, hand sanitizer, paper towels, tissues, and no-touch trash cans



- ☐ **CLEAN AND DISINFECT** frequently touched surfaces, such as tables, lounge chairs, pool noodles, door handles, restrooms, and other equipment

- ☐ **INCREASE VENTILATION** in any indoor areas by opening windows and doors



- ☐ **ENCOURAGE STAFF, PATRONS, AND SWIMMERS** to stay home if they do not feel well, tested positive for COVID-19, or were exposed to someone with COVID-19 in the last 14 days

- ☐ **POST SIGNS TO PROMOTE HEALTHY BEHAVIORS** that prevent COVID-19, make announcements on PA systems, and include messages in e-mails, on websites, and social media

- ☐ **MODIFY LAYOUTS AND ARRANGEMENTS** of chairs, tables, and entry/exit areas to keep people who do not live together 6 feet apart



Now, **let's swim!**



revised 6/11/20

SACRAMENTO
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cdc.gov/coronavirus
Sacramento County Environmental Management
Department: emd.saccounty.net