



NEPENTHE NEWS

September 2020

Amenity Updates

On Wednesday, the Board of Directors voted unanimously to close the pools. They had previously opened the pools in late June as the County lifted certain restrictions.

The Board President reported to the other directors that she had been advised by the contract pool service of a number of unsafe behaviors and conditions that he had noted over the last month. He also notified the manager. His report was investigated by reviewing the key scan logs against the sign in logs and by reviewing the camera footage from the Clubhouse and Dunbarton Pools

Having been advised by a professional pool servicer who has had ample opportunity to observe the infractions, the Board could not turn a blind eye and they discussed at some length the various ramifications of different courses of action. At the end, they decided that they could not, in good conscience, subject the many to

an unreasonable risk because of the actions of the few.

There are no plans at this time to reopen the pools.

Of the other amenities, obviously the spas remain closed and while Governor Newsom recently made some changes to the reopening process, the fitness center continues to remain closed as Sacramento County is in the "purple" zone meaning widespread cases of COVID-19.

The tennis and pickleball courts remain open, but players are reminded to abide by the rules:

- No more than 4 persons on any court
- Residents must remain with guests
- No lessons and/or drills
- Maintain physical distancing
- No restrooms
- Chairs are not permitted.

USE OF FACILITIES

The office has been receiving many calls asking if the clubhouse/cabana are available for rent as well as if the gym is open for use.

Currently, all are still closed as there is no guarantee that all surfaces can be sanitized in the manner required by our local government.

Once restrictions are lifted or lightened, the residents of Nepenthe will be notified immediately. We look forward to that day!

Blowing off the Tennis & Pickleball Courts

Many of our tennis and pickleball players request that the courts be blown off first thing in the morning so that the courts are free and clear for a perfect game.

There is a city ordinance stating the following:

"It is unlawful for any person to operate any portable gasoline-powered blower on residential property or within 200 feet of residential property, except between the hours of 9:00am and 6:00pm Monday—Saturday and between the hours of 10:00am and 4:00pm on Sunday."

Please be aware that Coast is not permitted to use the blowers to clean the courts before 9:00am.

Courts will be cleaned regularly beginning at 9:00am. Please try to schedule your games around this time.

Also, there are brooms available on the courts if you would like to clean them before 9:00am.



Do you have a Maintenance Request?

Overview

Maintenance 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 proceed accordingly.

Turnaround times will vary depending on vendor workload and the priority established by the Nepenthe 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 be assessed/resolved within 3-14 business days.

Weed Abatement Schedule

As originally noted on September 16, 2019, Coast Landscape Maintenance is applying weed abatement weekly using the following schedule:

Tuesdays~ Zones 1 and 2

Wednesday ~ Zone 3 and 4

Thursday ~ Zones 5 and 6

Friday ~ Zone 7

This schedule will remain in effect until noted otherwise.



July Budget Report

Actual year-to-date income of \$2,241,838.25 versus year-to-date budgeted income of \$2,170,329.00 produced a negative variance of \$71,509.25.

Actual year-to-date operating expenses of \$2,392,417.26 versus year-to-date budgeted expenses of \$2,170,329.00 produced a positive expenses variance of -\$222,088.26.

The two combined variances produced a positive year-to-date variance of -\$150,579.01

July Cash Flow Report

<u>Sources / Uses</u>	<u>Operations</u>	<u>Reserves</u>
Beginning Balance of 1/1/2020	\$242,071	\$8,501,059
Plus Income	\$2,241,736	
Reserve Investment Income		\$46,258
Contributions to Reserve		\$1,347,352
Accounts Payable	\$181,391	
Due from Vendor	\$102	
Due from Reserve	\$24,080	(\$24,080)
Less Operating Expenses	(\$998,807)	
Reserve Funding	(\$1,393,610)	
Reserve Expenses		(\$595,482)
Ending Balance 7/31/2020	\$296,962	\$9,275,107

REGARDING LANDSCAPE...

At the Executive Session on September 2, the Board considered a number of proposals from Coast for Fall planting projects.

It was decided to table the proposals until the October 7th meeting to allow Coast to get caught up with the pruning, detail cleaning and weed control. Due to recent heat waves and smoke from the wildfires, Coast management has had to shorten the workers' hours to protect their health during these weeks.

September will be a good time for them to get on track and ready to undertake new plantings. However, warranty plant replacements are currently underway throughout Nepenthe.

TO ALL OWNERS RENTING THEIR HOME . . .

Did you know that if you have a Property Management Company (PMC) maintaining your home we can include them in all correspondence for you?

By providing your PMC's information to Management, your account can be updated to include your PMC in the following correspondence on your behalf:

- Billing & Invoices *Newsletters
- Community Emails * Courtesy Notices

Many owners prefer that their PMC handle their affairs. If you would like to have your account updated so that your PMC receives all future correspondence on your behalf, please advise the office in writing so that your account may be updated immediately. You may email Nepenthe.HOA@fsresidential.com.

Architectural Approvals

The Board approved the recommendations from the Architectural Review Committee for the following applications:

1539 University ~ Window Sun Shades

615 Dunbarton ~ Skylights

1425 University ~ Solar Panels

201 Dunbarton ~ Emergency HVAC

1005 Dunbarton ~ Emergency HVAC

1026 Vanderbilt ~ Emergency HVAC

Approved Contracts

AGUILAR FENCING

412 Elmhurst—Fence ~ \$3,860.00

JWS

608 Elmhurst—Siding ~ \$3,413.17

GROVE

Zone 3—Tree Maintenance ~ \$21,075.00

CUSTOM CARE

Light Pole and Globe Cleaning ~ \$4,500.00

BAILEY BOYS

Roof and Gutter Cleaning ~ \$74,000.00

“Unseen” Architectural Improvements

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 entirely on aesthetic design review, but is focused on maintaining the integrity of the 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 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 current uniform design of the townhomes, they must also be installed in a manner that safeguards the building envelope.

Rooftop solar is an area requiring careful review as well so that the limits of the installation and 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 required that owners 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.

The ARC application provides all areas that need approval before commencing any work.



Nepenthe Clubhouse
1131 Commons Drive
Sacramento Ca 95828

Phone: 916-929-8380

E-Mail:

nepenthe@fsresidential.com

Website:

NepentheHOA.com

Office Hours:

Monday—Friday 9am—6pm

Saturday 10am—2pm

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

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

The Board of Directors Open Session Meeting is 5:30 pm on the 1st Wednesday of every month. Currently all meetings are held via Zoom. Contact the office for instruction about attending.

Committee Meetings

Architectural Review

Chair: Jenny Smith

Meets 2nd Tuesday

5:30pm

Insurance, Legal & Safety Committee

Chair: Nancy Arndorfer

Meets 2nd Tuesday

5:00pm

Grounds Committee

Chair: Steve Huffman

Meets 3rd Thursday

3:00pm

Outreach Committee

Chair: Cheryl Nelson

Meets 4th Tuesday

4:00pm

All dates, times and locations are subject to change