



NOVEMBER 2020

NEPENTHE NEWS

Leaf Drop Season

November brings about many changes. The nights get darker earlier, the air begins to hold a chill and enormous amounts of leaves will begin to fall from the trees. With the leaf fall comes the need for roof and gutter cleaning, which begins this month for all homes in Nepenthe.

Bailey Boys will begin the cleaning on November 9th and continue through December 2nd. This will be the first round of cleaning. Bailey Boys has been contracted to return and provide a secondary cleaning to begin February 15th through March 8th.

In order to be well prepared for Round 1– please carefully read and follow the important points noted below:

Be sure to cover any items you do not wish for debris to fall on or in, including pools, spas, and BBQs.

Make sure your patio areas are accessible so that Bailey Boys may gather up and remove the fallen debris.

There will be **NO** notices posted on any gates, fences, garages or front doors!

Please be prepared and ready for the cleaning. Bailey Boys **will not** be making special arrangements to return to homes that were inaccessible. Any home missed will have the opportunity to have their gutters cleaned the following week for a return service fee of \$25.

If you are unable to have your home ready for Bailey Boys on your scheduled day or the special return service call, your gutters will not be cleaned by the Association until Bailey Boys returns for Round 2 cleaning scheduled to begin February 2021.

All homes will have a second cleaning between February 15th and March 8th. The same notification process will apply for the second round of cleanings.

The last four (4) pages of this newsletter contain the day by day schedule for gutter cleaning broken down by week and address. Please locate your address and plan accordingly.

* * * If you **DO NOT** see your address on the attached pages, kindly contact the office for assistance * * *

September Cash Flow Report

| Sources / Uses | Operations | Reserves |
|----------------------------|---------------|-------------|
| Beginning Balance 1/1/2020 | \$242,071 | \$8,501,059 |
| Plus Income | \$2,787,696 | |
| Reserve Investment Income | | \$49,481 |
| Contributions to Reserve | | \$1,710,598 |
| Accounts Payable | \$233,217 | |
| Due from Reserve | \$24,080 | (\$24,080) |
| Less Operating Expenses | (\$1,282,514) | |
| Reserve Funding | (\$1,710,598) | |
| Reserve Expenditures | | (\$666,842) |
| Ending Balance 8/31/2020 | \$293,953 | \$9,570,216 |

September Budget Report

Actual year-to-date income of \$2,836,848 versus year-to-date budgeted income of \$2,790,423 produced a positive variance of \$46,425.

Actual year-to-date operating expenses and reserve contribution of \$3,042,263 versus year-to-date budgeted expenses of \$2,790,423 produced a negative variance of (\$251,840). The two combined variances produced a negative year-to-date variance of (\$205,415).

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EXPECTING GUESTS THIS HOLIDAY SEASON?

Make sure that you understand the parking requirements for your guests this holiday season.

If you live on the either of the two private streets, Dunbarton or Elmhurst, or have private parking on a University Alley, you'll need to make sure your guests vehicle(s) are registered. Each resident has the ability to register a guest themselves with their personal 4-digit code at nepenthe.parkingattendant.com. This is especially handy when someone arrives unexpectedly, on the weekend, or after business hours. Contact the office if you don't have your 4-digit code. Should you need assistance, during regular business hours, the office staff is always here to assist.

No one wants to see this on their car . . . Especially when it can be easily avoided.



If you live on University, Commons or Vanderbilt you will need to obtain a J-Permit from the City of Sacramento. The "J" symbolizes the Campus Commons area of Sacramento which is required to use a permit to park on the street. It is much safer to obtain the permit than to wake up and find that a guest's vehicle has been towed.

Board Adopts 2021 Monthly Assessment

Beginning January 1, 2021, the monthly dues will be \$535 per unit. This represents a 3.08% increase over the 2020 dues.

The biggest driver behind the dues is always the funding of our Reserves. Approximately 60% of the monthly dues go directly to the Reserves.

Treasurer Vizzard gave an excellent explanation of the Reserves at Wednesday's Board meeting. It's a common misconception that the Reserves is an undesignated savings fund, similar to a rainy day fund, but in fact, it is more complex than that. The Reserves are actually based on a tabulated listing of every component that the Association is obligated to maintain, repair and replace under the CC&Rs.

Our Reserve Analyst, Bob Browning, actually looks at each component and in consultation with experts in each trade, computes a "useful life" and a "remaining useful life". Using this information, he then tabulates how

much money will be needed at the end of the useful life to repair or replace. His computations even account for inflation and interest earned on the account.

Every dollar in the Reserves is bespoke and is generally not available to use for the day to day operations of the Association. Should a Board find themselves in the unfortunate position of needing to use the Reserves for operating expenses, they are required, by law, to pay it back.

In 2021, the contribution to the Reserves remains flat at \$308. The remaining \$227 of the \$535 assessment will go towards these major categories:

- ◇ Utilities \$15
- ◇ Landscape Maintenance \$70
- ◇ Common Area, including pool service, janitorial service, security patrol, and handyman, \$27
- ◇ Management, including CPA

service, legal counsel, on-site staff, management company fees, delinquency monitoring and taxes, \$60

- ◇ Insurance which includes major hazard on all units, flood insurance and D&O liability, \$55

In the next few weeks, homeowners will receive the annual Budget Disclosure Packet in the mail. Under California Civil Code, every homeowners association must send this packet of information to the members. The packet includes a Proforma Budget, a Reserves report and other useful information including the Architectural Review Process, the Delinquency Policy and an insurance summary. It's a good idea to hang on the packet for reference throughout the year.

Lastly, homeowners who use their bank's bill pay service are reminded to adjust the amount up for the January dues payment.

Welcome Carson Landscape

December 1, Nepenthe residents will see a new company taking over the landscape. The Board of Directors has entered into contract with Carson Landscape Industries.

Frank Carson started the company in 1975 (as Nepenthe was still under construction!) and, while the company has grown from one truck to 125, his attention to the client has remained the same.

From the Carson website: "For more than 40 years, Frank Carson has developed and refined the commercial landscape industry. He transformed

the landscape management trade by introducing professional horticultural practices, using the most advanced equipment and field techniques, and establishing comprehensive account management"

Nepenthe has already been doing business with two Carson companies- The Grove Total Tree Care and TurfPro. Frank Carson started both of these companies in response to his clients' needs. We know from our experiences with them that our urban forest has never been healthier.

Servicing Nepenthe will be a team of

experienced field crew members, onsite supervisor Victor Barrios, account manager Oscar Lopez and Mr. Carson himself. Oscar Lopez has been with Carson for almost thirty years and is also the account manager for other HOA clients. He and Frank are currently working out the details of the team's maintenance routes.

If you have specific landscape needs, please contact the Nepenthe office.

Welcome, Carson!

Happy Thanksgiving

In observance of the Thanksgiving holiday, the Clubhouse Office will be CLOSED on November 26th and 27th, so that the FirstService Residential management team and staff can enjoy this holiday with their families.

Thank you and Happy Thanksgiving everyone!

TENNIS AND PICKLEBALL COURTS

To all tennis and pickleball players, please remember that you are permitted to bring up to four (4) guests to join and participate in a match at the Nepenthe courts. However, you must remain on the court, with your guest(s), the entire time they are present. Guests are not allowed on the courts without the inviting homeowner present.

Where is the Handyman?

- When you have a service request that requires Nepenthe's handyman, please be aware that he is only here one day a week on Wednesday. Every Wednesday, the handyman stops by the office where he and the office staff gather the work orders submitted to determine the priority level of each request. Being that we have only one day a week for this service, we try very hard to make sure that all the requests are addressed in a timely fashion.
- The handyman also places his own calls to the residents to advise when he will be arriving to address the service request.
- The calls are not placed by the office staff. If you find that you have an additional request that you would like addressed when the handyman is at your home, please advise the office and not the handyman. Even though he is currently at your home, there is another resident waiting for their request to be addressed and it is not the responsibility of the handyman to notify the office of your additional work order request.

Be Counted, Win \$100!

Every year, we ask you to complete a new Resident Information Form. The information on the form is so vital for us in managing this large property. It is required under the Community Rules, but this year, we also offer an incentive!

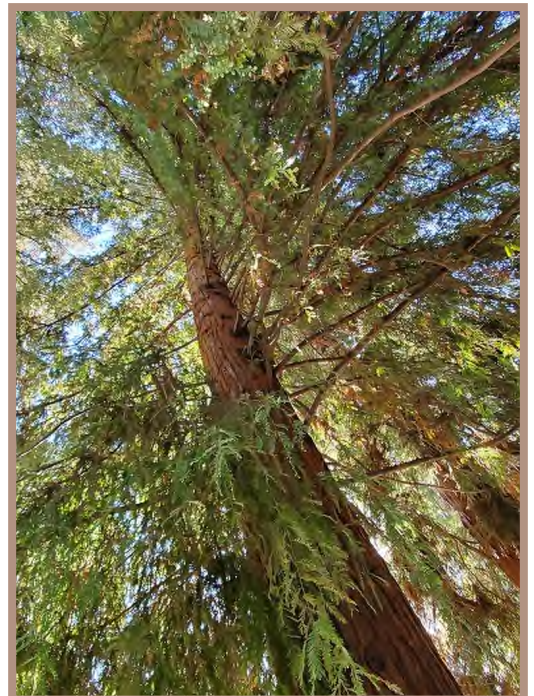
Turn in your completed Resident Information Form by January 31, 2021 to be included in a drawing for a \$100 Amazon gift card!

Here is what you need to know:

- 1) The form must be filled out completely— all applicable fields filled in.
- 2) The form must be completed by an individual— not a couple or family.
- 3) Only adult residents of Nepenthe are required to completed the form (18 years and older).
- 4) Filling in a field with "same" or "no charge" is not acceptable.
- 5) The form can be submitted as a hard copy or emailed to any member of the Nepenthe staff.
- 6) The form can be found in your Budget Packet, at the office or online at <https://nepenthehoa.com/resident-information-form/>
- 7) The drawing will be held at 9:00 am February 1 and the winner will be notified that day.

GOOD LUCK!

Keep Looking Up!



Approved Contracts

The Grove

Zone 1-7 Annual Pruning

\$76,020

Zone 6 Tree Maintenance

\$17,660

Plant Health Care

\$84,000

Aguilar Fence

2281 Swarthmore ~ Fence

\$1,990

Architectural Approvals

1425 Commons ~ HVAC

1400 Commons ~ HVAC

1170 Vanderbilt ~ HVAC

1317 Vanderbilt ~ Windows

Architectural Denials

807 Dunbarton ~ Motion Sensor
Flood Light

HOMEOWNER VENDOR REFERRALS

Do you have a handyman that you can't do without? A personal landscaper that creates majestic beauty with your patio landscaping? Or someone that you would not want to recommend to anyone? Please feel free to share these phenomenal (or not so phenomenal) vendors with the office. Many residents reach out to the staff for asking for references on a handyman, electrician, landscaper, etc.

Stop by the clubhouse to drop off a business card and/or fill out a referral form for your neighbors to browse. A binder is kept in the library containing the vendor references obtained from our residents.

ZONE 4 STEWARD NEEDED

Are you a Zone 4 resident? Do you have an eye for horticulture?

A desire to assist the community?

Enjoy walks in the early morning?

If you answered yes to the above,

you may be the exact person that

the Landscape Committee is looking

for to fill the Zone 4 steward

position. The landscape committee

is in need of an additional steward

for Zone 4. If you are interested in

this community service position,

please contact the office for a

Committee Member application or

visit the NepentheHOA.com web-

site where you can also locate the

application.

A FEW REMINDERS FROM “33 THINGS YOU SHOULD KNOW NOW”

Nepenthe has a staff of three to support all residents residing in the 590 homes in the Community. Our goal is Item #2: Nepenthe’s standard of service is to respond to all requests within 24 hours.

Emergencies can sneak up on us and being able to reach our residents is very important as noted in Items #6 and #7: (6) Give your phone numbers (home, work, cell) to the office so that we can reach you in emergencies. Give your e-mail address to the office so we can send you bulletins about issues and events in Nepenthe. (7) Ask at least one person to be an emergency contact in case we cannot reach you. The contact should have a key and should be authorized to enter your house. Give that person’s name and contact information to the office.

Landscaping is always a hot topic; however, residents must follow Item #12: If you have complaints about or suggestions for maintenance of the grounds, contact the office rather than the gardeners. Gardeners have been told not to take instruction from homeowners. Homeowners may not prune, water or otherwise cultivate in the common area.

With the upcoming holiday season well on its way, be sure to remember Item #14: Homeowners may not place anything on the exteriors of their homes except for: (1) decoration on front doors and patio gates, (2) wall hangers for garden hoses in the alleys, and (3) temporary holiday decorations.

Parking is very limited for guests and homeowner vendors. Please follow Item #19: Park your vehicles in your garage instead of on the street. You may not store so many belongings in your garage that your vehicles cannot be parked in it.

Its time for flood insurance renewals as mentioned in Item #31: Nepenthe pays the premium for your flood insurance (\$250,000 maximum for the structure and \$100,000 maximum for contents). Policies are mailed every December, or you may obtain a copy from management. (Non-Resident owners will be subject to a yearly surcharge of \$225 from the National Flood Insurance Program).

Weed Abatement Schedule

As of Monday, September 16, 2019, the weed abatement spraying schedule for Nepenthe HOA is as follows:

TUESDAY ~ ZONES 1 and 2
WEDNESDAY ~ ZONES 3 and 4
THURSDAY ~ ZONES 5 and 6
FRIDAY ~ ZONE 7

The above schedule **will remain** as noted above until advised otherwise

We expect this to be applied between the approximate hours of

7:00 am to 2:00 pm

As always, please address any concerns to the Management staff located in the Clubhouse.



Nepenthe Association

1131 Commons Drive
Sacramento CA 95825

Office Hours:

Monday—Friday ~ 9:00am—6:00pm

Saturday~10:00am—2:00pm

Sunday~Closed

Phone: 916-929-8380

Nepenthe.HOA@FSResidential.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:

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:

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

Board of Directors Open Session Meeting

5:30pm on the

1st Wednesday of every month.

<https://us02web.zoom.us/j/85634570073?pwd=amdHbEtKK3dSaWk2Q3czK2xGTldhQT09>

1-669-900-6833

Meeting ID: 856 3457 0073

Passcode: 626558

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.

Meetings are currently conducted via ZOOM in order to maintain social distancing.

Architectural Review Committee

Chair: Jenny Smith

Meetings: 2nd Tuesday 5:30pm

<https://us02web.zoom.us/j/6112161777>

1-669-900-6833

Meeting ID: 611 216 1777

Finance Committee

Chair Susan Timmer

[https://ucdavishealth.zoom.us/j/99228354762?wd=RIByOUTHMj](https://ucdavishealth.zoom.us/j/99228354762?wd=RIByOUTHMjBsU0dqZ0JYVIQxWHPJdz09)

[BsU0dqZ0JYVIQxWHPJdz09](https://ucdavishealth.zoom.us/j/99228354762?wd=RIByOUTHMjBsU0dqZ0JYVIQxWHPJdz09)

1-669-900-6833

Meeting ID: 992 2835 4762

Passcode: 392552

Chair: Steve Huffman

Meetings: 3rd Thursday 3:00pm

<https://us02web.zoom.us/j/85118686545?pwd=V2JNcGxHT2YvTmllSU9veTR4ZTlvUT09>

1-669-900-6833

Meeting ID: 851 1868 6545

Passcode: 240617

Insurance, Legal and Safety Committee

Chair: Nancy Arndorfer

Zoom info forthcoming

Elections Committee

Chair: Yvonne Del Biaggio

All dates, times and locations are subject to change

Grounds Committee

GUTTER CLEANING SCHEDULE

Week 1 November 9th-13th

NOVEMBER 9TH

American River Drive: 2300, 2302, 2304, 2306, 2308, 2310, 2312, 2314, 2316, 2318, 2320

Colby Court: 1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 19, 21

Commons Drive: 1033, 1035, 1037, 1055, 1057, 1059, 1061, 1063, 1065

NOVEMBER 10th

Adelphi Court: 1, 3, 5, 7, 9

Colby Court: 2, 4

Commons Drive: 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1101, 1103, 1105, 1107, 1109, 1111,

NOVEMBER 11th

Adelphi Court: 2, 4, 6, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30,

Commons Drive: 1300, 1304, 1306, 1310, 1314, 1318

Swarthmore Drive: 2315, 2317, 2319, 2321, 2323, 2325, 2327, 2329

NOVEMBER 12th

Swarthmore Drive: 2232, 2234, 2236, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2254, 2255, 2256, 2257, 2259, 2261, 2263, 2265, 2267, 2269, 2271, 2273, 2275,

NOVEMBER 13TH

Commons Drive: 1322, 1326, 1330, 1334, 1338, 1350, 1366, 1372, 1378, 1384, 1390, 1396

Swarthmore Drive: 2258, 2260, 2262, 2264, 2266, 2268, 2270, 2272, 2274, 2276, 2278, 2280, 2282,

Vanderbilt Way: 1268, 1276, 1284, 1292, 1306, 1312, 1318, 1324, 1330, 1336, 1342

GUTTER CLEANING SCHEDULE

Week 2 November 16th-20th

NOVEMBER 16th

Commons Drive: 1395, 1371

Dunbarton Circle: 101, 107, 109

Vanderbilt Way: 1006, 1016, 1026, 1036, 1046, 1056, 1066, 1106, 1112, 1118, 1124, 1130, 1136, 1146, 1152, 1158, 1164, 1170, 1176, 1182, 1206, 1212, 1218, 1224, 1230, 1236, 1242, 1248, 1254, 1260

NOVEMBER 17th

Commons Drive: 1329, 1331, 1333, 1355, 1359, 1363

Dunbarton Circle: 201, 203, 205, 301, 303, 305, 307, 401, 403, 405, 407, 409, 411, 501, 503, 505, 507, 509, 511

Swarthmore Drive: 2308, 2310, 2312, 2314, 2316, 2318, 2320, 2322, 2324, 2326, 2328, 2330

NOVEMBER 18th

Dunbarton Circle: 601, 603, 605, 607, 609, 611, 613, 615, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 801, 803, 805, 807, 809, 811, 813, 815, 817, 901, 903, 905, 907, 1001, 1003, 1005, 1007

NOVEMBER 19th

Commons Drive: 1403, 1405, 1407, 1411, 1431, 1433

Dunbarton Circle: 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 150, 200, 202, 204, 206, 208, 210, 212, 1009, 1011, 1013, 1015, 1017, 1019, 1101, 1103, 1105, 1107, 1109, 1111, 1113

NOVEMBER 20th

Dunbarton Circle: 214, 216, 300, 302, 304, 306, 308, 500, 502, 504, 506, 508, 510, 512, 514, 516, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 800, 802, 804, 806, 808, 810, 812, 1008, 1010

GUTTER CLEANING SCHEDULE

Week 3 November 23rd-25th

NOVEMBER 23rd

Commons Drive: 1417, 1423, 1425, 1427

Dunbarton Circle: 1000, 1002, 1004, 1006, 1012, 1014, 1016, 1018, 1020, 1100, 1102, 1104, 1106, 1108, 1110, 1112

Vanderbilt Way: 1045, 1055, 1065, 1071, 1077, 1083, 1095, 1101, 1107, 1113, 1119, 1125, 1185, 1191, 1197, 1203

NOVEMBER 24th

Commons Drive: 1400, 1402, 1404, 1406, 1408, 1410, 1418, 1420, 1422, 1426, 1428

Elmhurst Circle: 901, 903

Vanderbilt Way: 1131, 1137, 1143, 1149, 1155, 1161, 1167, 1173, 1179, 1245, 1251, 1257, 1263, 1269, 1275, 1281, 1287, 1293, 1299, 1305, 1311, 1317, 1323, 1329, 1335

NOVEMBER 25th

Elmhurst Circle: 101, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 501, 503, 505, 507, 509, 601, 603, 605, 607, 609, 611, 613

Vanderbilt Way: 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1225, 1227, 1229, 1231, 1233, 1235

NOVEMBER 26th

NO GUTTER CLEANING— THANKSGIVING HOLIDAY

NOVEMBER 27th

NO GUTTER CLEANING—THANKSGIVING HOLIDAY

GUTTER CLEANING SCHEDULE

Week 4 November 30th-December 2nd

NOVEMBER 30th

Elmhurst Circle: 100, 102, 104, 106, 108, 200, 202, 204, 206, 208, 210, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 701, 703, 705, 707, 709, 711

Vanderbilt Way: 1005, 1015, 1025

DECEMBER 1st

Elmhurst Circle: 400, 402, 404, 406, 408, 410, 412, 500, 502, 504, 506, 508, 510, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722

DECEMBER 2nd

Elmhurst Circle: 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820

University Avenue: 1425, 1431, 1437, 1443, 1449, 1455, 1461, 1467, 1473, 1479, 1485, 1491, 1497, 1503, 1509, 1515, 1521, 1527, 1533, 1539, 1545, 1551, 1557, 1563, 1569, 1575, 1581, 1587, 1593, 1599, 1605, 1611, 1617, 1623, 1629, 1635, 1641, 1647, 1653

