

December 2020

Thank you, Medical Professionals

As Governor Newsom announces the sobering, regional Stay at Home order based on ICU availability, it's important for all of us to pause and give thanks for the tireless men and women working to protect the public health.

Just as the events on 9/11 left a lasting impact on the nation's first responders, this pandemic will likely leave scars on the professionals who are caring for the sick and dying.

It's impossible to know what the true effect will be, but we already know that doctors, nurses, EMT personnel and others on the front lines of this pandemic are facing incredible stresses.

We welcome the possibility of a return to normalcy that the vaccine offers. Imagine

what it represents to these overworked individuals.

The best thing we can do to thank the medical professional is to stay healthy. To do that, we all need to continue doing the things that we have become experts on—wearing a mask, watching our distance and washing our hands.

If you have any medical professionals in your life, consider asking them how you can support them. Invite them on an outdoor (masked) walk, have a face-to-face Zoom meeting or send them some pampering bath items for their time off. After all, we can't get through this without them—let's support them as much as we are able!

Welcome, Carson Landscape!

As of December 1st, Carson Landscape became Nepenthe's landscape service provider. Carson Landscape was established in 1975 and has many, many years delivering exceptional service to an abundance of properties throughout the Greater Sacramento area.

During their first week here at Nepenthe, you may have seen the crew working on general cleaning maintenance of the land. This primarily includes blowing out the leaves from the grounds and planter beds. The noise is not what most would find appealing; however, the end result is sure to please. Once the annual leaf cleanup is out of the way, the maintenance will become much smoother. They have also been diligently clearing the tennis/pickle ball courts. We look forward to enjoying the systems and professionalism that Carson is known for.

If you have any landscape concerns or needs, please address them to the management staff at the clubhouse. Call 916-929-8380 or email Nepenthe.HOA@fsresidential.com. The crew members cannot respond to individual homeowner requests and will direct you to the Nepenthe management office. But do feel free to say "Hello and Welcome!"

October Budget Report

Actual year-to-date income of \$3,155,102 versus year-to-date budgeted income of \$3,100,470 produced a positive year to date variance of \$54,632.

Actual year-to-date operating expenses and reserve contribution of \$3,348,029 versus year-to-date budgeted expenses and contributions of \$3,100,470 produced a negative year to date operating expenses variance of -\$247,559.

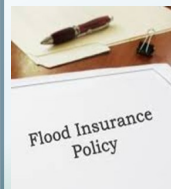
The two combined variances produced a negative year-to-date variance of -\$192,926.

October Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2020	242,071	8,501,059
Plus Income	3,096,600	
Reserve Investment Income		58,502
Contributions to Reserve		1,892,221
Percent 94.9%	259,130	
Due from Reserve	24,080	(24,080)
Less Operating Expenses	(1,397,306)	
Reserve Funding	(1,892,221)	
Reserve Expenditures		(720,979)
Receivable from Management	(0)	
Ending Balance 10/31/2020	332,354	9,706,723

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FLOOD INSURANCE POLICIES

As a reminder, Nepenthe covers the cost of Flood Insurance for all onsite homeowners.

If you received a notice for your policy, you may disregard.

You are covered and will receive the policy in the mail in late December or early January.

NON EMERGENCY vs EMERGENCY ASSISTANCE

There are times that you may feel the need to contact someone with authority to assist with an uncomfortable situation such as unwanted person, domestic dispute, homeless persons . . .

Although you can contact the office staff, it is always in your best interest to contact the local authorities as well. You are the most suitable source for pertinent information needed to file a report. Our local police department can be contacted at 916-612-6042. Whenever the office is unavailable, please call our 24 hours Customer Care Center at 800-428-5588 for assistance.

Please remember that if you feel your safety is in jeopardy, call 9-1-1 for assistance.



APPROVED ARC APPLICATIONS

200 Elmhurst ~
Windows / Sliders

1575 University ~
Solar Tubes

1491 University ~
Emergency HVAC

1109 Dunbarton ~
Shade Structure/Awning

APPROVED PROPOSALS

JWS
Clubhouse Gas Line Repair
\$11,745

BE THE CHANGE THIS SEASON

See below for a way to help our
unhoused neighbors.

Because of COVID-19, there are few
shelters available and the need for
warmth is great. Loaves & Fishes can
only accept new items. Thank you!

LOAVES & FISHES

This year Nepenthe will be accepting donations for the local Loaves and Fishes charity. There will be two **RED** bins available for item drop-offs. One bin will be placed on the porch area of the Clubhouse, available during business hours, and another will be placed inside the lobby area. You are more than welcome to use either drop location.

The items being collected are new (unused) Socks, Gloves and Hats.

We look forward to a grand participation this year!





NEPENTHE CLUBHOUSE HOLIDAY SCHEDULE:

Nepenthe Clubhouse and Office will be closed the following days for Christmas and New Year Holidays:

CHRISTMAS:

Thursday, Friday and Saturday ~ December 24th, 25th and 26th

NEW YEAR:

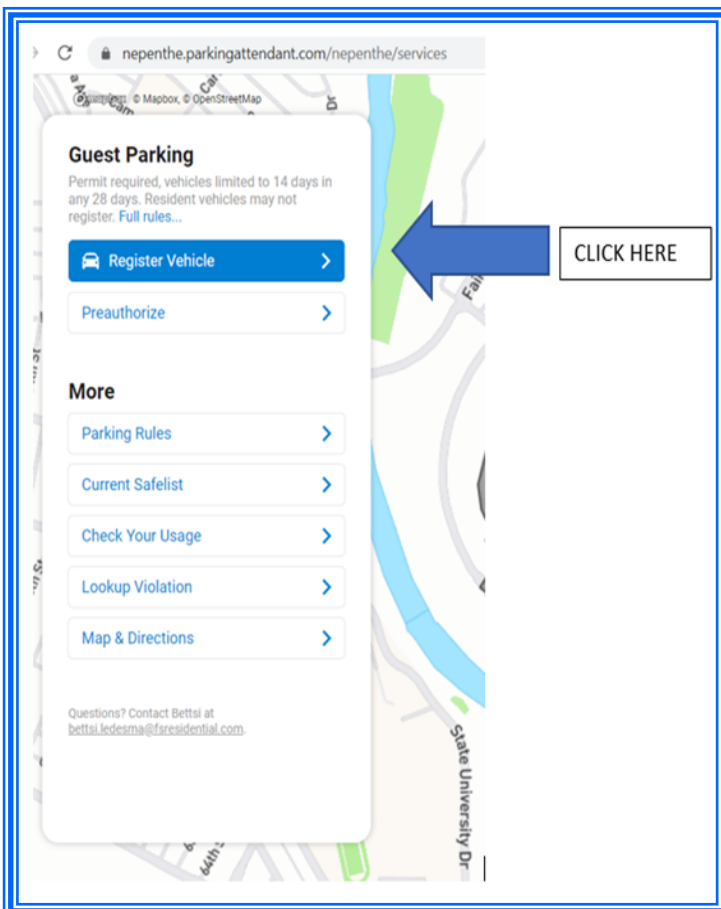
Thursday, Friday and Saturday ~ December 31st, January 1st and 2nd

Office and Staff to return to normal business hours Monday, January 4th.

Holiday Guests must have a Parking Permit

... Please remember that guests using Elmhurst Circle, Dunbarton Circle or University Alley Private Parking spaces will need a parking permit. 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.

Below is a guide to create a permit for your guest. The initial logon will take you to the **REGISTER VEHICLE** page. Click that prompt to be directed to the secondary page where all pertinent information is required. The blue arrows direct you to the mandatory fields to be completed. Please follow the blue arrows to create a permit. Once all fields are completed, your guest will have been issued a virtual parking permit. No paper print out needed.



Guest Parking

Register vehicle with the following info:

License plate... License Plate # of guest

Home... Your home address

Passcode... 4-digit pass code (provided by office)

Starting right now change Arrival date and time

Parking for 1 day change Departure date and time

Contact email... Optional for notification

Contact phone... Optional for notification

Email & text confirmation change

By continuing you acknowledge the Parking Rules

REGISTER VEHICLE Click to register

Questions? Contact Bettai at bettai.ledesma@fresidential.com

Holiday and Seasonal Reminders

chimney Sweeping "NEVER

NEED A REASON, NEVER NEED A RHYME
ROUND THE CHIMNEY, STEP IN TIME"

Tis the season where fireplaces will begin lighting up and the sounds of crackling wood burning will be heard. As a reminder, be sure to have your chimney inspected for potential cracks, creosote buildup or any other potential issues that could decrease the proper function of your chimney. Remember that anything compromising the integrity of your chimney system can cause chimney fires or carbon monoxide intrusion.



The holiday season is a prime time for residential fires. Please take a moment to review the following cautionary items concerning holiday lighting.



- Replace light sets that have cracked, frayed cords or loose connections
- Do not overload outlets or run extension cords under carpets, across doorways or pinched behind furniture
- Unplug all decorative lights before leaving home or going to bed

Don't be a victim of a Christmas Grinch

We all know the story of the Grinch stealing Christmas and the happy ending the story tells . . . However, there are REAL Grinches looking for a non suspecting person to take advantage of. Don't let yourself be that person.

Here are some good rules to follow:



- *Make sure that all doors and windows have secondary locks
- *Do not hide spare keys in planters or under doormats
- *Place gifts where they cannot be seen from the outside
- *Be sure to mail cards, checks or gift certificates from the Post Office or a Postal Service collection box
- *Lock your vehicle and remove valuables
- *Use caution anytime there is a stranger at your door
- *If leaving for the Holidays, ask a friend or neighbor to watch your home
- *Use timers for lights and radios while you are away
- *Remember to make arrangements for mail to be placed on hold until you return home
- *After the holiday, do not advertise expensive electronics or gifts by disposing of boxes in trash. Be sure to place in trash bag before depositing.

Christmas Tree Pick up!

How convenient!

If you wish to have your Christmas tree disposed of this year by Carson Landscape, please issue a \$10 check payable to Carson Landscape and drop it off at the clubhouse.

Carson will make rounds and pick up trees for those who participated in the service beginning January 4, 2021 and ending January 11, 2021.

*** LASTLY *** If you would like to use the clubhouse address to have packages delivered this holiday season, please feel free to do so; however, the staff **cannot** assume responsibility for any package stated to have been delivered and left outside after hours or over the weekend.

This has happened with deliveries in the past, causing staff to stop the service. If you decide to use the clubhouse address as your delivery address for any package during the holidays, you accept full responsibility and the liability of your shipment.

Process for High Ticket Service Requests

When a request for a high ticket repair (generally, fencing and siding) is submitted to the office, management is required to contact two to three contractors to provide an assessment and submit a proposal for the repair.

Those contractors will contact you directly to schedule an appointment. As the contractors schedule their own appointments, there could very well be breaks in between the times that each contractor is able to schedule an appointment.

Once all evaluations have been completed, the proposals will be provided to the Board of Directors. If proposals are submitted after the Board agenda has been finalized, the proposals will have to be reviewed at the next month's Board meeting.

Although the process can be long, the intention is to provide due diligence. The Board is mindful to get the best product with the membership's dollars.

PLEASE BE SURE TO FOLLOW THE HOLIDAY DECORATION RULES BELOW:

Members may place seasonal holiday decorations (from the weekend before Thanksgiving until January 7th 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.

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 is determined 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.

Weed Abatement Schedule

Carson Landscape will conduct weed abatement under supervision on Mondays, Tuesdays and Wednesdays throughout the month of December in areas where there is the most need.

We expect this activity to be conducted 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 Club-house.

Remember

P.U.P.

Pick Up Poop!

Landscapers and neighbors all agree that only one thing is more distasteful than finding bags of poop all over the community and that is un-bagged dog waste.

Please be courteous and pick up after your dogs **and** dispose of the waste in a proper receptacle (not the gutter).

It is a gift to one and all! Thank you!





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:

Bettsy Ledesma, General Manager, bettsy.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

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

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=RlByOUtHMjBsU0dqZ0JYVlQxWHpJdz09>

1-669-900-6833

Meeting ID: 992 2835 4762

Passcode: 392552

Grounds Committee

Chair: Steve Huffman

Meetings: 3rd Thursday 3:00pm

<https://us02web.zoom.us/j/85118686545?pwd=V2JNcGxHT2YvImIISU9veTR4ZTlvUT09>

1-669-900-6833

Meeting ID: 851 1868 6545

Passcode: 240617

Insurance, Legal and Safety Committee

Chair: Nancy Arndorfer

No meeting in December

Elections Committee

Chair: Yvonne Del Biaggio

All dates, times and locations are subject to change