

MARCH
2021



NEPENTHE NEWS

Service Schedule Keeps Landscape On Track

Carson Landscape, upon taking on Nepenthe, provided management with a Service Binder. This comprehensive tool is not just for show— it truly delineates all landscaping tasks and when they are being completed. This is the same binder that is kept in the Elmhurst garage for field crews reference.

The very first page outlines the expectations for crew hours, breaks, blower operation, green waste procedures, caring for the dry creeks and the amenities and more. On the back of this first page is the same information in Spanish.

The second section details the Service Schedule. The first page is a table of twelve squares for the months of the year and it covers which tasks will be

completed in which month. For March, the team will be programming the irrigation controllers, fertilizing the shrubs and ground cover, reseeding select areas of turf, Aphid control and deep root feeding. This annual overview is followed by twelve monthly calendars showing what crews will be working on every day of the month.

Monday and Tuesday are always mowing days and then Wednesday through Friday, the team works on detail work in a single zone. They do this for two weeks before moving to the next zone. As they get through the deferred detail work, they will be able to refine their efforts further. Detail work includes

(Continued on page 4)

Board Approvals

Approved Contracts

The Grove

Storm Damage Mitigation ~ \$9,435

Approved ARC Applications

20 Adelphi ~ Windows

818 Elmhurst ~ Solar Tubes

1263 Vanderbilt ~ Windows/Sliders

1039 Commons ~ Windows/Sliders

709 Elmhurst ~ HVAC

1653 University ~ Emergency HVAC

901 Elmhurst ~ Emergency HVAC

21 Colby ~ Security Cameras and Exterior Lights (Conditional)

21 Colby ~ Front Door—Denied

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January Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2021	\$273,014	\$9,679,237
Plus Income	\$332,720	
Accounts Payable	\$25,000	
Processing Fees	\$843	
Reserve Investment Income		\$3,606
Contributions to Reserve		\$181,632
Less Operating Expenses	(\$127,429)	
Reserve Funding	(\$181,623)	
Reserve Expenditures		(\$57,890)
Ending Balance 1/31/2021	\$322,525	\$9,806,576

January Budget Report

Actual year-to-date income of \$336,325 versus year-to-date budgeted income of \$319,210 produced a positive year-to-date income variance of \$17,115.

Actual year-to-date operating expenses and reserve contribution of \$312,658 versus year-to-date budgeted expenses of \$319,210 produced a positive year-to-date operating expenses variance of \$6,551. The two combined variances produced a positive year-to-date variance of \$23,667.



The **Annual Election** of the Nepenthe Board of Directors is approaching with the Annual Meeting to be held on **Wednesday, May 26, 2021**

This year three Director positions are up for election.

Following is the timeline for the 2021 election:

ELECTION SCHEDULE

Friday, March 26th—last day to self-nominate

Wednesday, April 7th - Candidates' statements and pictures due to Office (to be included in the April newsletter and Ballot packets mailed to homeowners)

Friday, April 23rd - Ballot packets mailed, including statements and pictures, to homeowners

Saturday, April 24th - **Candidates' Forum** for Nepenthe homeowners

Wednesday, May 26, 5:00 pm - **Annual Membership Meeting and Election**

Updated Architectural Guidelines

The hardworking Architectural Review Committee presented updated Guidelines to the Board of Directors at the February 3 Open Session. All criteria adopted by the Board over that past year have now all been incorporated into the published Guidelines.

The easiest way to access the Guidelines is at the community website, www.NepentheHOA.com. At the top right of the screen are menu items. From Governance, choose the drop down menu for Architectural Review Committee. On that page, you will find everything you need to apply for changes to your home. Below is a list improvements that require approval, but if you have any doubt about a possible improvement, please contact the office to see if you will need to obtain approval.

Heating/Air Systems	Antenna/Satellite Dish	Attic Ventilation/Fans
Awnings/Shade Sails	Security and/or Alarm Systems	Window Sun Screens/Security Measures
Overhead/Floral Trellis	Front Door	Front Screen Door/Security Door
Garage Passage Doors	Garage Door-vehicle	Gas Lines & Meters
Gutters/Downspouts	Handrails	Mail Box/Mail Slot
Patio Improvements including Hardscape and Pool	Security Cameras	Exterior Security Lighting
Solar Energy Roof Panels	Skylights and Solar Tubes	Windows
Wiring and pipe— exterior or exposed	Accessory or Junior Accessory Dwelling Units	If in doubt, apply!

NEPENTHE PUBLIC STREET PARKING REMINDER

Although there is a lot of “parking” available on the City streets within Nepenthe, all Nepentheans are to be using their garage for vehicle parking per the Community Rules, as noted below. There is no RV parking permitted on any street located in Nepenthe, city or private alike. Also, under Article III Section 3.3 Parking and Vehicle Restrictions; Use of Private Streets (a) Parking Restrictions, you will find the verbiage that each resident has agreed to uphold pertaining to the Parking Rules.

PUBLIC STREET RESIDENTS

Minimizing street parking helps improve the aesthetics of our community. Streets are for parking of guests, contractors and short periods for our residents. Residents living on city streets within Nepenthe are to park their cars in garages. Overnight street parking is discouraged. If there are circumstances where overnight parking is necessary, please contact Nepenthe Management. Parking on city streets should not be:

- blocking access to mailboxes
- in front of windows of homes that directly face onto the street

J-Permits can be obtained from the City of Sacramento. These allow a resident to park longer than the two-hour limit set by the City on streets within Nepenthe and some surrounding community streets during the hours the City parking restrictions are enforced. J-Permits do not override the Nepenthe Community documents requiring garage parking nor Nepenthe’s encouragement that street parking be limited by residents to guests.

Service Schedule, continued

(Continued from page 1)

pruning and cleaning under shrubs and plants, removing dead and diseased plants, removing weeds by hand, defining edges and clearing away the pruning debris.

While the big storm on January 26/27 did slow up the

regular work slightly, our Account Manager, Oscar Lopez, is doing everything possible to bring us back to the published schedule. Currently, they are one week behind.

The other items in the binder include fertilizer schedules and other plant health treatment details.

We believe that having such com-

prehensive schedules in place will create assurance for homeowners that necessary tasks will be taken care of timely. In the past, many homeowners have felt the need to

submit service requests for routine tasks. We hope that will no longer be necessary.

We do still rely on homeowners to report irrigation issues as water is such

a precious resource and we want to be sure that issues are taken care of right away.

If you are interested in looking at the service binder, you are most welcome to sit down in the library and look it over— just ask at the front desk.



Green Waste Reminder

One thing that Carson has brought to our attention recently is that there are homeowners who are not bagging their green waste.

Carson crews continue to find leaves in the common area that have been obviously pushed out of peoples' patios and left for the landscape crews.

Please remember that patio green waste is to be bagged by the resident and put out at the junction of the alley and the street Sunday night for Monday morning pickup. This is not just courteous,

let's all do our part to keep Nepenthe beautiful!

this is the agreement between homeowners and the Association as outlined in the CC&Rs.

Talking about compliance is never enjoyable, but owners found to be putting loose green waste into the alley could be cited.

Instead, let's all do our part to keep Nepenthe beautiful!

Nominating Committee Presents Board with Slate of Candidates

At the March 3rd Open Session, the Nominating Committee reported that for the Annual Director Election, there are five candidates. Three positions are becoming vacant and on May 26th, the election will be held.

The five candidates are Christina George (incumbent), Greg Beale (incumbent), John Baker, Markus Dascher and Ashley Tangeraas. Interested parties have until April 21 to self-nominate, but the deadline to have statements included with the ballot is April 7.

Coming April 24th is the Candidates' Forum. This is a great opportunity to get to know the volunteers who want to serve on the Board. We will have further details in the April newsletter.

Rule Changes

The Board adopted the proposed Political Signs, US Flags and Non-commercial Signs Display Rules at their Open Session on March 3. They will be incorporated into the Community Rules and on the website by March 12.

The Board also looked at a rule to restrict overnight parking on the streets in the development by owners with commercial vehicles. This rule will be formally adopted at the April 7 Open Session.

Homeowners are encouraged to read these rules (attached at the end of this newsletter) and should they have comments, they can submit them in writing to the management office by April 2nd for inclusion in the director's advance materials. Alternatively, owners may attend the April 7 Open Session to provide verbal comment.

\$535 ~ Where Does My Monthly Assessment Payment Go?

The **operating budget** pays recurring expenses such as utilities, insurance, contract management, and grounds maintenance. Costs are projected by using the prior year's expenses, plus estimated increases for the coming year. To offset these expenses, the Association pinpoints areas where savings can be made and adds back future projected income such as clubhouse rental fees. Past Boards have achieved significant savings in the costs of insurance and security, which have served to offset increases in other areas. Rising labor costs constitute the primary driver of cost increases in this budget.

In 2021, the breakdown, per unit per month, of these operating costs are as follows:

- Utilities \$16.66
- Land Maintenance \$71.19
- Common Area Maintenance \$27.83
- Management fees, Onsite staff \$60.73
- Insurance \$56.62

The **reserve budget** is essentially a savings account, required by law, to pay for the future repair and replacement of the components the Association is mandated to maintain under the CC&Rs such as the roofs, painting and siding as well as our common assets, such as the clubhouses, pools, alleys, private streets, sidewalks, trees, irrigation systems and equipment. In 2021, each owner pays a contribution of **\$308** that goes directly into the reserve fund.

The Board bases this budget on our reserve study which is prepared by a professional consultant and updated annually. This study provides a timeline for projects such as painting, roofing and fence replacement and estimates the cost of maintaining such common assets over the next 30 years. The timeline and estimates of cost are not "guesstimates", but are built on our history and industry standards for the different components.

The reserve plan has a built-in 3.2% yearly increase designed to build the reserve fund long term to an adequate level. A copy of the reserve study is available for review in the Nepenthe office.

In the past, Nepenthe allowed its reserves to fall below the level needed to complete roofing and siding repairs, which resulted in a special assessment in 2008 of \$5,000 per unit. This created community turmoil and financial hardship for some homeowners. Not wanting a repeat of this, Board in recent years have consistently followed the reserve study recommendations to assure that this will not reoccur.

Reserves **constitute a common asset**, not a current expenditure. Potential sellers and buyers should recognize the existing reserves as an asset adding value to every Nepenthe home comparable to cash reserves for a corporation. Where else can you buy a home that comes with a built in savings account for future expenses?

Proper Channels for Monthly Assessment Payment



**PAY ONLINE THROUGH YOUR COMMUNITY'S
RESIDENT CONNECT WEBSITE:**
NepentheHomeOwners.connectresident.com



PAY BY USPS MAIL:
PO BOX 62053
NEWARK, NJ 07101-8060

It seems that some of our residents are confused as to where their monthly assessment payment must be submitted for processing. In order for your payment to be processed, it must be sent using one of the following methods below. Any payment dropped off at the clubhouse will be returned as payments cannot be processed in our office. However, you are always more than welcome to contact the office for assistance with the options available to you.

1. Use the Resident Connect website noted on your monthly statements
NepentheHomeOwners.connectresident.com **OR**
2. Mail your check to: Nepenthe Association c/o FSR, PO Box 62053, Newark, NJ 07101-8060 **OR**
3. Use the www.ClickPay.com/FirstService website



March equals Springtime!

It's hard to believe that Spring has sprung yet again. The seasons continue to come and go, moving about, bringing us the beauty that each beholds. This season we will soon begin to see our trees blossoming . . . Pear, Plum, Cherry to name a few—all to share their true colors and inevitable fragrant. The azaleas, gardenias, hydrangeas and camellias will also bloom and shower Nepenthe with amazing colors.

This is the perfect time to stroll through the community and enjoy the changes taking place as each new blossom brings added beauty to each step we take!



Springtime also opens the eyes of opportunity for home improvements.

If you are planning any kind of im-

provement to the exterior of your residence, you probably need approval from the Architectural Review Committee and the Board of Directors.

Windows, HVAC, Shade Sail, Awnings, Security Cameras, are just a few of the modifications requiring approval.

If you are not sure, you can review the application and criteria at <https://nepenthehoa.com/architecturalcommittee/>

You can also call the office and we will be happy to help you find the answer.



**LOOKING FOR
RECOMMENDATIONS**
Calling all Nepentheans

Spring always awakens the Spring-Cleaning bug and many residents will be looking for assistance with projects. If you have a wonderful handyman, dog-walker, house-keeper or all around "can do it" person and would like to share the wealth with your neighbors, please do not hesitate to let the office know.

We are collecting names, phone numbers and website information to provide for our residents as the need for a pre-evaluated recommendation will come up.

****We will also take note for anyone that you feel is not a quality recommendation****



REMEMBER TO SPRING AHEAD

It's that time of year again. Remember before you go to bed on Saturday, March 13th, to set your clock ahead by 1 hour. When you awake on March 14th you will already be ahead and on time!

Selling Your Home?

How to Transfer Your Flood Insurance Policy

Selling your home can be an exciting and busy time. Your realtor will open escrow with a local title company and your title officer will request certain documents from FirstService Residential to ensure that you meet your obligations for document disclosure at close of escrow. Our agents in the Irvine FirstService Residential headquarters will compile and send the documents to the title company.

Here at the onsite office, we work with homeowners and our insurance agent to ensure that the flood insurance policy is transferred to the new homeowner. As you know, Nephenthe Association purchases a policy for every unit in the community from the National Flood Insurance Program.

We will ask you to sign and return a form which will terminate your interest in the policy. This form is required by the National Flood Insurance Program to transfer the policy to the new homeowners. Only the signature of the selling homeowner is needed initially. Our agent, Denise Ibsen of Farmers Insurance will contact the new owners after close of escrow to complete the rest of the information. At that point, she will also sign the form and submit it to the National Flood Insurance Program.

If you have any questions about this transfer or any of the coverages purchased by the Association, please get in touch with the office or you may reach out directly to Denise. Here is her contact information:

Denise Ibsen Agency
Insurance and Financial Services Agent
194 W. Main St. Suite 100
Woodland, CA 95695
(530) 668-8818, Fax: (530) 379-2826
dibsen@farmersagent.com

The form can be obtained from the office or from Denise's agency. Once completed, it can be mailed, emailed or faxed to Denise's office or here to the Association's onsite office.



RESIDENT INFORMATION FORM RAFFLE WINNER

Congratulations to one of Nepenthe's newest homeowners', Maisae.

You are the winner of the \$100 Amazon gift card raffle for submitting your Resident Information Form to the office by January 31, 2021.

Thank you to everyone that submitted their RIF and participated in the raffle.

We had a tremendous response this year to the Annual request.

If you haven't submitted your RIF yet, please do so.

Round II Complete

A big Thank You to Bailey Boys for completing Round II of the much needed roof and gutter cleaning at Nepenthe.

All in all the work was done with ease and tenacity.

Thank you to all the residents, as well, for being ready on your scheduled day.

If you have any concerns regarding your gutters, please do not hesitate to contact the office staff for assistance.

WHO TO CONTACT FIRST IN AN EMERGENCY

If you are a victim of a potential home invasion or theft, please contact the local authorities immediately. All reports must come from the offended party. Please make your first call to the authorities. Although the office appreciates the information, there is nothing legally that the office staff can provide or do.



Always call 9-1-1 in an emergency (active break-in, prowler, etc. as well as any medical situations needing immediate assistance)

Keep the numbers below close by your phone:

Non-Emergency Police: 916-264-5471

Local Fire: 916-264-5011 / Fire Station 60

Paramedics: 9-1-1

Did You Know That You Can Track Your Incoming Mail

Nepenthe has been hit hard lately with mailbox break-ins. The USPS offers a service in which you can be notified of all incoming mail to be delivered to you. The post office will scan each parcel and email you with a scanned photo of the parcels to be delivered. It is a very simple and useful tool.

If you are interested in this service, please use the following link to sign up:

<https://informedelivery.usps.com/box/pages/intro/start.action>

If you see that anything of major importance was stolen, you will have the upper-hand to stop any potential identity theft before it happens.



Nepenthe Redwoods

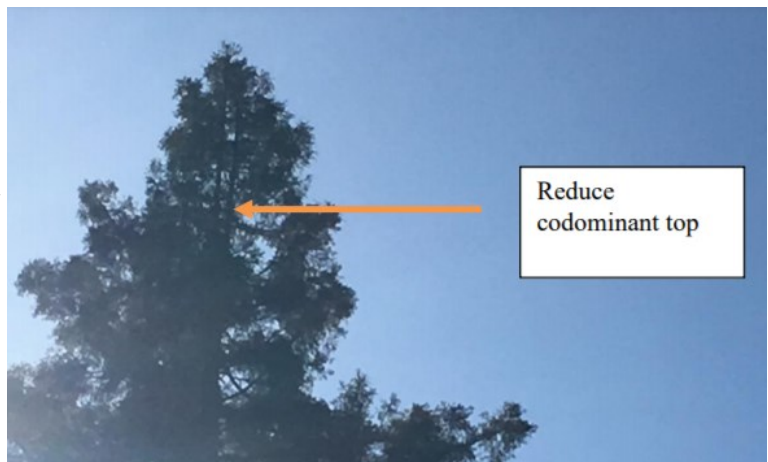
GOOD INFORMATION TO KNOW!

Nepenthe enjoys a healthy redwood tree population, with an average age currently between 40-80 years old, relatively young for redwoods. A California native plant, redwood trees are found along the coast in the fog belt, where they typically grow in groups and can share root systems. During our hot, dry summers, our trees have been receiving supplemental watering to counteract moisture loss and to lessen stress to trees far from their native climate.

Redwood trees' seasonal growth rate upward is about 2'-4' per season and on their side or branch tips is about 4"-8". The pruning we recommend for redwoods is minimal, limited to general clearance pruning to prevent the trees contacting structures and to the removal of deadwood. We have reduced several codominant tops on a few trees as well, as this is a common failure point for these trees.

Because of the height redwoods attain, residents can sometimes be concerned about the possibility of an entire tree falling. It is very rare for a redwood to fail at its base or up root. Rather, the most common failure point is that of a limb or codominant crown, or top.

A redwood's canopy serves to shade and cool the tree as well as to buffer the wind around these tall trees, helping with their stability. These canopies do not require thinning, for such pruning can actually lead to limb failure and heat stress. Should canopies be overthinned, more wind can pass through the trees, causing more branch movement and higher risk of limb failure.



Limb failure on redwood trees is seen most typically after high-wind events. A redwood's branches are not strongly attached, and it requires little upward pressure to detach a relatively large limb. This ability to readily detach aids in reducing what arborists term the "wind sail effect"; if there should be too much wind force on the tree, a limb may be shed to reduce the tree's sail size.

Finally, these redwoods provide numerous benefits to Nepenthe -- the beauty and the habitat they create for the wildlife, as well as their helping to reduce air pollutants and temperatures in the community.

Paul Dubois, The Grove Total Tree Care



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

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

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 & Meetings

**Board of Directors Open Session Meeting 5:30pm
on the 1st Wednesday of every month.**

**ALL MEETINGS HELD MONTHLY VIA ZOOM
UNTIL FURTHER NOTICE**

Phone Number for All ZOOM Meetings is:
1-669-900-6833

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

ARC@nepenthehoa.com

2nd Tuesday @ 5:30pm

Meeting ID 611 216 1777

Passcode 1234

Elections Committee

Chair: Yvonne Del Biaggio

Finance Committee

Chair: Susan Timmer

FinanceComm@nepenthehoa.com

Last Monday of every month @ 4:30pm

Meeting ID 992 2835 4764

Passcode 392552

Grounds Committee

Chair: Steve Huffman

GroundsComm@nepenthehoa.com

3rd Thursday @ 3:00pm

Meeting ID 851 1868 6545

Passcode 240617

Insurance, Legal and Safety Committee

Chair: Nancy Arndorfer

ILS@nepenthehoa.com

2nd Tuesday @ 5:00pm

Meeting ID 864 6520 0568

Passcode 337142

Outreach Committee

Chair: Ashley Tangeraas

Outreach@nepenthehoa.com

2nd Friday @ 3:00pm

Meeting ID 813 6066 5631

Passcode 648491

NEPENTHE ASSOCIATION

COMMERCIAL VEHICLE RULES

[Adopted _____, 2021]

The following will be added to the Association's Community Rules under Section 3.2, Parking, Streets and Driveways, as Section 3.2.6.

3.2.6. Commercial Vehicle Parking

(a) Purpose

The purpose of these rules is to control the overnight parking of commercial vehicles in Nepenthe which can have a direct and detrimental effect on the character of the neighborhood. As such, the Nepenthe Board of Directors finds that, in order to accommodate the parking needs of residents while protecting the interests of the homeowners, specifically, parking availability for guests and enhanced property values), these rules are desirable and necessary for the parking of commercial vehicles in the community.

These rules are consistent with the Association's CC&Rs, Section 3.1(b), which impose restrictions on businesses being conducted within the development without written approval of the Board, except for home offices and/or such professional or administrative businesses permitted by applicable statutes and/or ordinances provided there is no external evidence of such business/home office (i.e. no increased pedestrian and/or vehicular traffic, no signs, and no activities which are apparent or detectable by sight, sound or smell from outside of the Lot).

(b) Definition of Commercial Vehicles

For purposes of this rule, "Commercial Vehicles" are defined as any vehicle or trailer which:

1. Is a motor vehicle of a type required to be registered under the California Vehicle Code used or maintained for the transportation of persons for hire, compensations, or profit or designed, used, or maintained primarily for the transportation of property. (Vehicle Code Section 260)
2. Displays the name, insignia and/or logo of a business or other commercial enterprise or employer anywhere on the vehicle (except on its license plate or license plate holder, or as a decal on a windshield or window, and except for passenger vehicles with government designations such as city inspectors, police, fire, etc.);
3. Has a chassis with a capacity of 3/4 ton or larger, such as flatbed trucks, tow trucks, semitrailers, tractor-trailer rigs, and the like;
4. Is any other kind of trailer, wagon or pushcart designed for the hauling or storage of business equipment, tools or materials;
5. Carries equipment, tools, or materials, related to a business which are visible from outside the vehicle such as ladders, pool supplies, plumbing equipment or materials, construction materials, landscape equipment or materials, etc.;

6. Is over eighteen (18) feet in length, bumper to bumper; or

7. Requires a class A or class B license, or class C license with an endorsement issued pursuant to Vehicle Code Section 15278(a)(2), (3), (4) or (5). (Vehicle Code Section 15210(b)(1))

(c) Parking Standards for Commercial Vehicles

Overnight parking of commercial vehicles within the development during the hours of 6:00 PM to 6:00 AM is prohibited.