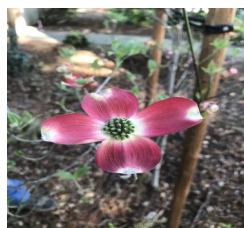


APRIL
2021



NEPENTHE NEWS

“Podo” Must Go

What is “Podo” and why must it go? Podo is Podocarpus (actually it’s *Podocarpus Nerfolius*) and we have a lot of them in Nepenthe. Usually planted right at the corner of a home and extending all the way up to the roof, we think they were originally planted to soften the architecture of Nepenthe’s mid-century modern lines.

In the November 2020 tree report prepared by our arborist, Paul Dubois of The Grove Total Tree Care, Mr. Dubois wrote about three specific trees in Zone 5: “The Podocarpus trees planted around these homes have outgrown the planting area and have become a clearance issue for the roof and gutters, creating pathways for rodents into homes. I recommend removal of these trees as well as a review of the podocarpus trees planted in Nepenthe to help to mitigate further clearance issues and ongoing maintenance of these plants.” To see this report for yourself, visit the community website, <https://nepenthehoa.com/grounds-landscape-information-and-updates/>

As many of you know, in addition to the annual maintenance pruning and varying plant health treatments for the trees, the arborist also conducts an in depth walk in each zone annually. The purpose of the walk is to monitor the growth



patterns of young trees, the health of aging trees, pest activity and to make recommendations to the Grounds Committee and Board for the overall health of the forest. This year, as he conducts his walks, he will be focusing on the Podocarpus which have outlived their useful life and have become more of a liability. He will make recommendations for their removal based on the overall conditions where each Podocarpus is planted.

Board Approvals

The Board approved two contracts in the April 7 Executive Session. First, Carson Landscape has completed the irrigation evaluation that was authorized in January. Their exhaustive investigation identified a number of main line breaks, inefficient nozzles, areas of poor cover-

age and more. The Board approved their proposal to repair the deficiencies for a total cost of \$162,972. This translates to roughly \$276 per home to get our irrigation distribution to its most efficient state— so crucial as we know we will soon be billed for our actual water use.

The second contract awarded was

(Continued on page 5)

Do you need to file an Architectural Review Application?

- New Garage Door? Yes, but . . .

The approval can be done in the management office. Staff just needs to check the that door is the approved flat panel model. Homeowners are responsible for painting the new door to match the home.

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FEBRUARY BUDGET REPORT

Actual year-to-date income of \$637,936 versus year-to-date budgeted income of \$638,420 produced a negative income variance of (\$483).

Actual year-to-date operating expenses of \$647,404 versus year-to-date budgeted expenses of \$638,420 produced a negative expense variance of (\$8,984).

The two combined variances produced a negative year-to-date variance of (\$9,468).



FEBRUARY CASH FLOW

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2021	273,014	9,679,237
Plus Income	617,755	
Reserve Investment Income		20,181
Contributions to Reserve		363,343
Accounts Payable	50,000	
Processing Fees	843	
Less Operating Expenses	(263,881)	
Reserve Funding	(363,343)	
Pending Reserve Transfer		(135,994)
Ending Balance 02/28/2021	314,389	9,926,766

Beautiful Nepenthe

Even through all the thunder, hail and rain you can always count on Nepenthe's absolute beauty to shine through.

Take a look at the Adelphi Court cul-de-sac just as a hail storm ended in March.



REMINDER

Guests parking at the University Ave. parking slots, Dunbarton Circle, Elmhurst Circle need a permit. When contacting the office to register a vehicle for parking, please be sure to have the license plate number of the vehicle to be registered available at the time of your request.

The office staff is unable to register a vehicle without the license plate number even on a previous registration.

Outreach Welcomes New Members

At the April open session, the Board appointed Jan Beale, Kristine Davis, Cheryl Nelson and Bill Olmsted to the Outreach Committee. They join existing members, Ashley Tangeraas (Chair), Emily Mah-Nakanishi, John Donovan, Jackie Grebitus and John Baker.



Here is a recent “socially distanced” photo of the Outreach Committee. They are now double this size! Pictured: Emily Mah-Nakanishi, John Baker, John Donovan, Board Liaison Mary Gray, and Chair Ashley Tangeraas.

Outreach Wants Your Input!

The committee is very interested in hearing about what matters to you. Please answer this short survey by clicking on this link: [2021 Nepenthe Community Outreach Survey](#). It should take no more than a few minutes, and your responses will guide their efforts in providing activities and social functions for the residents of Nepenthe. Please provide your feedback by April 16.

The committee will provide results in the next newsletter. They are looking forward to working in partnership with the homeowners to create community events that will be fun for all!

Insurance, Legal & Safety Committee Looking for Volunteers

Originally known as the Insurance Committee, then the Insurance and Risk Management Committee and finally, the Insurance, Legal & Safety Committee, this important group keeps an eye on Nepenthe Association’s liability exposure and on the safety of the members. Some of their important achievements have been holding flood risk seminars for the membership, reviewing important contracts including the insurance policies and, most recently, oversight of the Nepenthe Emergency Preparedness Plan. (Look for this comprehensive document soon in your email!)

Currently this committee is chaired by Nancy Arndorfer who is supported by Jerry Dunn and Bill Olmsted. Their Board Liaison is Director Greg Beale. These individuals have a real heart for the well-being of their community.

They would like to welcome new members so if you have an interest, please attend their next meeting to explore what committee service would entail. Obviously, a background in public safety, law or risk management will be a plus, but any interested homeowner is welcome! The committee’s meeting schedule is on page 6 of this newsletter.

Burglary a Real Threat

It seems hard to believe that such a beautiful and active community such as Nepenthe can be under threat of crime, but that is just not the case.

Through the years, Nepenthe has been the target of individuals or groups of individuals intent on burglarizing these homes.

Most often, what we have seen are fence jumpers who are looking for open patio sliders. And they find them! If you are in the habit of leaving that slider unlocked, you are inviting trouble. If it is difficult to lock it as you are heading to your garage, consider contacting a handyman to install new locking mechanisms that you can bolt on your way out.

There have been two recent incidents that management is aware of where a window was broken in the middle of the day to gain access. In the first incident, the homeowner was at home and scared off the would-be burglar.

The second time this happened, the homeowner was at work and the burglar gained entry stealing items that were easily carried off.

In many cases, these types of burglars will ring the front doorbell first to see if anyone is at home. With the new doorbell cameras, it is possible to see and record who has been at your front door and even speak to the individual through your smart phone. This type of doorbell is an option for owners at Nepenthe.

One of the best defenses against burglars is active, alert neighbors watching out for each other. If you see suspicious characters prowling about, call 911. The dispatcher is trained to assess the risk so you don’t have to.

The Association will be assessing the shrubs near windows and lowering their height when possible or removing them when their age will not support a drastic pruning. This action is in line with the adopted Grounds Vision Document for precisely this reason— providing visibility instead of hiding places for burglars.

Library for Nepentheans

Did you know that Nepenthe has a community library stocked with a wide array of books? You are more than welcome to come in and read a book in the library or borrow a book or two to take home and enjoy. The library even has a children's center for our younger residents to enjoy.



The library works on the honor system, so if you take any books, please remember to return them for another to borrow. If books are not returned, the library will become of no use to anyone.

If you happen to have books at home that you would like to donate, there is a small box for donations located in the library as well. Donations are always welcome! We hope to see you stop by for some quality reading time.

Keep Pool Gates Closed!

As we enter into warmer weather and the changes with the COVID 19 lockdowns are lightening for Sacramento County, we can count on the pool opening.

With this approach, a strong reminder needs to be put in place that ALL pool gates MUST REMAIN CLOSED at all times!

Office staff is finding that the pool gates are being propped open with rocks causing the closing mechanism to malfunction and the gates are not closing. Not only is this a costly repair to the Association, it is a potential safety hazard that puts the Association at risk. Also, should the county inspector find the gates being propped open, the Association could be fined or worse, the pool closed for the season before it can even open! Please be considerate of the KEEP GATE CLOSED signs!

Clubhouse Information Center

There is now an Information Center for self-service located in the clubhouse. At the center you will find blank documents for your convenience such as:

- ARC applications for your home modification requests (HVAC, Windows, Mailbox, etc.)
- Notice of Completion Form
- Resident Information Forms
- Maintenance Service Request Forms
- Committee Member Applications

You will also find the following documents:

- Guest Parking Registration Instructions
- Monthly Newsletter
- Campus Commons Map
- 33 Things You Should Know Right Now



The center also provides a binder with the updated ARC Guidelines and a binder with the current home and exterior door colors for quick reference.

You can find the Information Center located outside the General Manager's office, next to the Clubhouse library.

Reminder for Landlords

It's time for Spring Cleaning and in doing so, it's time for all tenant information to be updated in-house. At this time, all off-site owners are reminded of rental requirements at Nepenthe. As an owner of a Nepenthe home, you are required to keep management updated on your current tenant status.

If you have not already done so, please provide management with the following information per the CC&Rs (Section 2.5 Obligations of Owners (a) Duty to Notify Association of Tenants and Contract Purchasers) on your current tenant(s):

- Copy of executed lease/rental agreement
- Completed Resident Information Form for all residents over age 18 residing in home
- Name, phone number and email of Property Management Company/person if applicable

Please be advised, the lease/rental agreement does not need to include personal information such as rental cost/SSN, etc. Only the executed page stating owner and tenant and lease term is needed.

Candidates' Statements

There are five candi-

dates for the Board as announced in last month's newsletter.

They are

Greg Beale, Incumbent
Christina George, Incumbent
John Baker
Markus Dascher
Ashley Tangeraas

Their candidate statements will be included with your ballot, as well as with this issue of the newsletter.

This year's candidates will be providing a live forum here at the clubhouse on Saturday, April 24th which will also be broadcast on Zoom

The Clubhouse can accommodate up to 25 residents to attend the forum in-person. The invitation is by reservation only and for those who wish to be present but do not have the ability to access the Zoom meeting. Contact the Clubhouse to reserve.

All others can attend by following the link below:

<https://us02web.zoom.us/j/82005652117?pwd=N08ybUFkQ1lrNklvSUxNmJnSmVQUt09>

Or by phone: 669-900-6833, Zoom Meeting ID: 820 0565 2117, Passcode: 381979

The Directors serve a two year term. There are three open positions and five candidates. Making a thoughtful selection is an important part of membership.

Nepenthe Annual Elections

The Annual Election of the Nepenthe Board of Directors will be held on

Wednesday, May 26th at 5:00 pm

This year, three Director positions are up for election. Following is the remaining timeline for the 2021 election:

ELECTION SCHEDULE

Wednesday, April 21 - Names of Self Nominated Board candidates due to Nepenthe Office (See Bylaws, Article IV, Section 4.6 (c) for details)

Friday, April 23rd - Ballots packets mailed, including statement and pictures to homeowners

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

Wednesday, May 26th, 5:00 pm - Annual Membership Meeting and Election. Votes will be counted and results announced by the Inspectors of Election.

(Continued from page 1)

Board Approvals, cont'd

for the replacement of the wood fence that separates Nepenthe from the apartment complex on University Avenue. This derelict fence was well overdue for replacement. The Board reviewed three proposals and chose to let the contract to River City Restoration for a cost of \$15,820. River City Restoration (RCR) is a locally owned general contractor in business over 25 years specializing in multi-family housing restoration services.

On the governance side, the Board approved three rule changes in open ses-

sion. The Sign and Flag Rule that has taken a number of months to refine has been formally adopted.

Also adopted after the state-mandated 28-day comment period was the parking rule which prohibits owners from parking their commercial vehicles overnight on the streets within the development. The rule provides a comprehensive list of the characteristics that define a commercial vehicle such as "a chassis with a capacity of 3/4 ton or larger" and "carries equipment, tools, or materials, related to a business which are visible from the outside of the vehicle". The full text of both of these rules will soon be incorporated into the published "Community Rules"

which can always be viewed or downloaded from the community website at this link: <https://nepenthehoa.com/governing-documents/>.

The last rules adopted by the Board at the April open session were the Red Tier Pool Rules. These rules were sent to the community via eBlast on April 8th and are available at the clubhouse and at the very end of this newsletter after the candidate statements.

The Board also approved two architectural applications as recommended by the Architectural Review Committee: a patio hardscape at 1019 Dunbarton Circle and new HVAC system at 2326 Swarthmore Drive.



Nepenthe Clubhouse

1131 Commons Drive

Sacramento CA 95825

916-929-8380

www.NepentheHOA.com

Office Hours

Monday-Friday ~ 9am—6pm

Saturday ~ 10am-2pm

Sunday ~ Closed

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: 800-428-5588

Other Important Contacts:

www.SacramentoSecurityCompany.com

Power Outage: 1-888-452-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 & Meetings

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.

Architectural Review Committee

Chair: Jenny Smith

ARC@Nepenthehoa.com

2nd Tuesday @ 5:30pm

Meeting ID 611 216 1777

Passcode 1234

1-669-900-6833

Finance Committee

Chair: Susan Timmer

FinanceComm@nepenthehoa.com

Last Monday of the month @ 4:30pm

Meeting ID 992 2835 4764

Passcode 392552

1-669-900-6833

Grounds Committee

Chair: Steve Huffman

GroundsComm@nepenthehoa.com

3rd Thursday @ 3pm

Meeting ID 851 1868 6545

Passcode 240617

1-669-900-6833

Insurance, Legal and Safety Committee

Chair: Nancy Arndorfer

ILS@nepenthehoa.com

2nd Tuesday @ 5pm

Meeting ID 864 6520 0568

Passcode 337142

1-669-900-6833

Outreach Committee

Chair: Ashley Tangeraas

Outreach@nepenthehoa.com

2nd Friday @ 3pm

Meeting ID 813 6066 5631

Passcode 648491

1-669-900-6833

Elections Committee:

Chair: Yvonne Del Biaggio



Greg Beale, Incumbent

Hello there.

I *am hopeful* that the pandemic will dissipate soon allowing us to get back to normal. We have many changes to deal with and we need experienced leadership to successfully “get back to normal”. Although this has been an extraordinary two years it also has been especially hard for making tough decisions. For example, the pool closure issue; people were very upset by that. But what if we would have given in and a super spread would have happened, killing some of our residents?

That meant a tough decision was made with consequences. And many leaders across the nation lost their jobs because of the pressure under the fire of a mortal threat.

But that is leadership...and that means the Board had to make unpopular decisions.

It also means we so far have avoided a super spread, other areas of our city have not been so lucky.

That is why experienced leadership is necessary in the next years to get us back to normal. I will listen, I will represent you to the best of my ability. And, I will make difficult even unpopular decisions for the common good.

Moreover, I am a consensus leader, striving always to get the Board to act like a team.

That is why I am running again; I can provide that experienced consensus building leadership.

As Churchill said, “It easy to tell people what they WANT to hear, it is real leadership to tell them what they DON’T WANT to hear.”

Your Name: Greg Beale

1. Please relate your experience with Nepenthe committees or other Nepenthe activities: **I have served on these Board for two years...during the Pandemic for one very long year. We have had to make tough decisions for the good of our neighbors. I think that experience is important to take unpopular stands for the good of all. I also have served on the Insurance, Legal and Safety Committee for three years.**
2. Are you able and willing to devote 4 to 8 hours a week to association business? **Yes**
3. Will you provide a phone number and email address that home owners can contact? **Yes**
4. Are you able and willing to serve as liaison to one or more committees? **Yes**
5. Will you be able to regularly attend monthly board meetings? **Yes**
6. Will you be willing to be listed on the association financial accounts and available to sign checks and authorizations? **Yes**
7. Will you be willing to respond to inquiries from home owners? **Yes...This has been difficult this year with the lock downs due to Pandemic.**
8. What are your top three priorities for Nepenthe during the next two years?
 1. **Recover from the pandemic. There are unforeseen consequences of this bad time including financial issues that we need to deal with.**
 2. **Work on reconnecting with my neighbors again to make up for the gaps of socialization caused by the lockdown that have hampered our communication with one another.**
 3. **Recommit to listening to input from our community committees and make sure to commend them for their efforts regardless of the negative things that were brought by the pandemic lockdown.**



Christina George, Incumbent

I have enjoyed home ownership in Nepenthe since 1982. In 2017 I was elected to the Board and served as Treasurer and liaison to the Finance Committee. In May 2019, I became Board President and liaison to the Grounds Committee, positions I still occupy.

As an Association member, you elect a Board to protect your interests. You purchased here because you like the lifestyle and you feel good about the value Nepenthe holds in the real estate market. Every decision the Board has made during my tenure has been with this simple awareness.

Upon my election to Board President, my leadership skills were immediately tested when our long-term General Manager resigned. I spent much of the next seven months in the dual position of Board President and General Manager. Juggling “big picture awareness” with the day-to-day needs of our homeowners is no easy task. As I look back, I feel pride that I was able to navigate through those months successfully and I feel gratitude to the other directors, Linda Cook, Greg Beale, Will Vizzard and our superb office staff, Nirmal Dhesi and Christina Romero, who all went above and beyond the call of duty in their care for Nepenthe.

A month after Bettsi’s return, COVID-19 struck. To say it has been a tumultuous year would be an understatement. In coping with the challenges, we made decisions around the use of the amenities that some members of the Association found fault with, especially the closing of the swimming pools. When making these decisions, there was no playbook for dealing with a pandemic. We relied on the advice of counsel and chose to limit the Association’s exposure to liability. Making decisions that may be unpopular is part of what is required in Board service and, looking back, I would vote the same way. Responsible leadership adds to Nepenthe’s overall value.

As Board President, my priority has always been to act in the best interests of the whole community. It is important to understand that Board decisions cannot be made by responding to various community pressures but must instead be made in light of the fiscal and legal needs of the whole community.

Financial responsibility is the most crucial issue in Board decisions. We need close scrutiny and financial focus to reach targeted goals such as sound buildings, safe amenities and a beautiful landscape. It is all very well to want to keep dues down but this desire means nothing without grappling with the details of financial management.

Bringing Carson Landscape aboard has been a real value-add to Nepenthe and is the accomplishment I am most proud of as your President. Carson came to us with some very specific recommendations to enhance our beautiful grounds and help control maintenance costs moving forward. This is the first contractor we've worked with that has provided concrete ways for us to achieve the community goals adopted in the Grounds Vision Plan. The Grounds Committee and the Board are currently in the process of deciding how to move forward on these recommendations. This is important work that will require continued, consistent leadership to see it through to completion.

A word about my work experience: for several years, I oversaw opening large UK-managed hotels in the Middle East, a job which honed my organizational skills, my ability to assess contracts and work within a budget. Later I worked for Lockheed Martin in International Sales and Business Development. One of the most exciting but also demanding parts of my work was organizing sales/technological support for international airshows. In this capacity, I worked with various divisions and personnel ranging from salespersons to engineers to military. Fielding these competing interests and areas of expertise helped me understand how to bring disparate parties together for a common purpose.

I feel very fortunate to have lived for over 30 years in this unique community. I hope to continue exploring ways to preserve the value and beauty of the area while monitoring financial expenditures with an eye to meeting our future financial challenges as efficiently as possible.

My top three priorities for Nepenthe during the next two years are informed by my overarching desire to protect and enhance the value of this unique and beautiful community:

1. Achieve operational excellence by controlling expenses as much as is reasonable and possible.
2. Modernize and simplify grounds maintenance by fully implementing the adopted Grounds Vision Document.
3. Continue to uphold the governing documents as they provide the basis for all of us to understand our roles within the Association.

**John Baker (and the Boys)
Candidate Statement**



Among the best decisions I have ever made was moving to Nepenthe 6 years ago! I have enjoyed every day with our friendly, engaging Owners. Our gorgeous grounds give a marvelous park-like vibe as we enjoy our wonderful amenities.

During these 6 years (including 4 years serving on the Finance Committee), it has been disconcerting and troubling to watch the process used by the Board of Directors for making significant policy and financial decisions, including the setting of our **monthly dues**, become less transparent. Decisions by the Board that will impact Owners must have input from Owners. Acknowledgement and involvement of the Owners is critical to a successful Board and Association. The Owners of Nepenthe should have a governing body that is **owner-centric** as opposed to **board-centric**.

Nepenthe Owners deserve **transparency, communication, accountability, and collaboration**. My past and current service on 6 volunteer boards has taught me that all of these are critical to effective governance.

Transparency: The review and adoption of the annual budget and setting of the **monthly dues** needs to be presented and discussed in an Open “budget hearing” of the Board with the budget being the only agenda item.

Communication: Owners should, if they request, be given the opportunity to speak on specific Board agenda items as they are addressed, not simply in the “Homeowners’ Forum”.

Accountability: The financial impact of major Board decisions, including contracting with outside vendors, needs to be evaluated prior to Board action. While it is understandable that contract negotiations require discretion and

confidentiality in Executive Session, final approvals need to be presented and ratified by Board resolution in the Open Session.

Collaboration: Board meetings should be held on days and times that are more conducive to larger Owner participation. Major policy and financial decisions need to be made in an Open Forum where Owners are given ample opportunity to comment and provide their perspectives and priorities. The opinions and recommendations of Owners and Committees must be seriously considered and deserve thoughtful response.

I am well acquainted with budget development and analysis, human resource management, strategic planning, quality assurance, and effective verbal and written communications. As a civil engineering graduate of UC Berkeley with both a Bachelor's and a Master's degree and Navy veteran, my 50-year professional career led me to being responsible for 650 employees and \$100 million dollars of annual gross revenue. The volunteer boards on which I have served have ranged from 5 to 50 directors, with annual budgets ranging between \$5 million and \$40 million. During my time as President of two of those Boards, I headed up a \$20 million statewide initiative campaign and a \$40 million building renovation project.

I am currently semi-retired working as a part time professor at CSU Sacramento, teaching construction management. I have 5 daughters and 3 (soon to be 4!) grandchildren. Many of you have met my 2 adorable King Charles Spaniels (aka, "the boys") who insist we take regular walks in our beautiful neighborhood. I look forward to when we can once again come together to enjoy the many recreational and cultural opportunities available to us.

My love for Nepenthe grows each day as I continue to make many wonderful, new friends. I would be privileged to have your support in my candidacy. You can count on my pledge to provide you a more active understanding of and voice in the direction of Nepenthe through my commitment to transparency, communication, accountability, and collaboration!

"The Nepenthe Association is not responsible for the design or content of the candidates' statements. Distribution of statements does not imply agreement with claims or proposals made in the statements"



Markus Dascher

I was born and raised in Switzerland, and met my wife Jean in San Diego in 1991. We got married in Switzerland, raised our daughter there for 5 years, and then decided to move back to Sacramento to be closer to Jean's family. The move wasn't easy for me, but I persevered. I knew I had to have an A&P license in the US to work on airplanes. While we were living in Switzerland, I prepared for the license, and one summer while on vacation here in Sacramento, I went to school and got my license. Once we moved to Sacramento, it didn't take long for me to get a job at the Sacramento International Airport working on private jets.

In 2006, I thought it was time to change careers and I got my Real Estate license. Since then I have been helping people with their Real Estate needs.

Once I discovered Campus Commons, I had a vision that someday that's where I want to live. During my career as a Realtor, I would sell a house now and then in Campus Commons, and every time I thought to myself, I want to live there too!

In 2017, we were finally ready to make the big move into our current home in Nepenthe. It was perfect for us! I knew we would like the lifestyle Nepenthe had to offer. What we didn't know was how many nice people we would meet! It exceeded all of our expectations. We have made so many friends, which is very important for us since we no longer have family here.

I also do quite a bit of volunteer work. I am currently a zone steward for the Nepenthe landscape committee, in Zone 5. I have enjoyed participating on this Nepenthe committee and helping to improve our beautiful grounds. I am also the Chair of the Sacramento Association of Realtors Internship Committee, where we help real estate students find mentors to become Realtors. I have been on that board for the past 4 years. In addition, I have been a member of the South Sacramento Rotary Club for 15 years, and am on the board of the Oak Park Rotary House. In all of my volunteer positions, I enjoy collaborating with others for common goals, and improving our community.

Besides my work and volunteering, I enjoy cars, boating on the river, and travel.

I would love to be part of the Nepenthe Board to help continue to improve this beautiful community that we enjoy every day! Thank you.

Candidate Questionnaire

The Nominating Committee is asking each candidate to answer the following questions. The responses will be provided to homeowners in the newsletter to assist them in evaluating candidates. In addition, each candidate is asked to provide a personal statement. The committee realizes that there may be some overlap between the two; however, the questionnaire assures that certain basic information is addressed for home owners. The questionnaire is voluntary. If you do not wish to fill it out, only that information will be provided to homeowners.

Your name: Markus Dascher

If you decline to fill out the questionnaire, mark here: _____

1. Please relate your experience with Nepenthe committees or other Nepenthe activities.

I am a zone steward for the grounds committee

2. Are you able and willing to devote 4 to 8 hours a week to association business?

Yes

3. Will you provide a phone number and email address for homeowner contact?

Yes

4. Are you able and willing to serve as liaison to one or more committees?

Yes

5. Will you be able to regularly attend monthly board meetings?

Yes

6. Will you be willing to be listed on the association financial accounts and available to sign checks and authorizations?

Yes

7. Will you be willing to respond to inquiries from homeowners?

Yes

8. What are your top three priorities for Nepenthe during the next two years?

1 Safety / Security

2 Fiscal responsibility

3 Improve communication between

board, homeowners, and management company



My name is **Ashley Tangeraas** and I am running for the board because I really care about our neighborhood and believe we should have a board that really listens and engages with fellow homeowners. With a son at Sierra Oaks and a daughter in college, I believe that I offer a unique voice to the board as we are seeing more younger families living here in Nepenthe. For the State of California, I am a senior analyst with experience is in audits, budgets, business process improvements, event planning for public meetings and community outreach with over ten years' experience in public health.

As a board member, I want to bring out the best in people and make what's already good even better. I want to make sure that our amenities such as the clubhouse, pool and tennis courts are available. I want to get feedback from homeowners and hear what they love about Campus Commons as well as what they'd like to see changed. I want to bring back the Saturday morning coffees and popular events like Jazz by the Pool. I currently serve as the president of the Outreach Committee for Nepenthe. My members want to hear from you, so we developed a survey to learn how we can best prioritize activities and outreach here at Nepenthe. We want Nepenthe to be more inclusive and welcoming to new homeowners, as well as better serve those that have lived here many years.

I am also concerned about the lack of transparency of the current board, especially with respect to financial contracts and safety. I think it's important for homeowners to know about major security incidents and I hope to find a way to communicate these on an alert system. I think security should be a top priority. As for the HOA's budget, I will apply my experience as an auditor and budget analyst to find savings and keep our dues low. I hope to look at every dollar that gets spent as this helps those of us living on fixed incomes while protecting our homes' values. While on the Village 10 board, I took the time to work with government officials to really understand our options for the water meter installation project. Instead of just taking the easiest route, I developed a cost-effective solution with individual meters keeping HOA dues low.

Having written very complex regulations for the California Department of Public Health (CDPH), I was very disappointed in our board's inability to properly apply state and local public health regulations to our pool and tennis courts. In attending the board meetings and reading homeowner letters in the board packets, it was very clear to me that the board doesn't listen to its homeowners and is not willing to spend the time to create solutions that protect our safety while also giving homeowners access to the amenities that our dues pay for. As a senior analyst in public health, I have the experience to interpret and effectively implement state and local regulations on behalf of our HOA.

Most of all, I want Nepenthe to be seen as an HOA that offers great amenities to a lot of wonderful people, a place where we get a lot of value for our dues. Our location here is amazing and I do believe that we are a hidden gem here in Sacramento. I want Nepenthe to be seen as an HOA that offers great amenities to a lot of wonderful people, a place where we get a lot of value for our dues. Our location here is amazing and I do believe that we are a hidden gem here in Sacramento.

In addition to working for the State of California, I have worked as an urban planner and as a senior trader and risk analyst for both institutional and retail brokerage firms. I hold undergraduate degrees in finance and urban planning from the University of Utah and a master's of financial economics with advanced coursework in accounting and financial audits. I am a very friendly and outgoing person that loves to chat. I enjoy fitness, interior decorating, cooking, sewing and tennis.



The Nepenthe Association is not responsible for the design or content of the candidates' statements. Distribution of statements does not imply agreement with claims or proposals made in the statements.

Candidate Questionnaire

The Nominating Committee is asking each candidate to answer the following questions. The responses will be provided to homeowners in the newsletter to assist them in evaluating candidates. In addition, each candidate is asked to provide a personal statement. The committee realizes that there may be some overlap between the two; however, the questionnaire assures that certain basic information is addressed for home owners. The questionnaire is voluntary. If you do not wish to fill it out, only that information will be provided to homeowners.

Your name: Ashley Elizabeth Tangeraas

If you decline to fill out the questionnaire, mark here: _____

1. Please relate your experience with Nepenthe committees or other Nepenthe activities.

I was a board member in Campus Commons' Village 10 and co-managed a paint committee and was integral in the water meter installation project. Currently, I'm the Outreach Committee Chair and am working on a community survey so we can better prioritize homeowner activities and outreach as we transition to reopening.

2. Are you able and willing to devote 4 to 8 hours a week to association business? Yes
3. Will you provide a phone number and email address for homeowner contact? Yes
4. Are you able and willing to serve as liaison to one or more committees?

Yes, I think that board liaisons are very important as we can relay committee members' concerns to other board members. We have some very important committees at Campus Commons.

5. Will you be able to regularly attend monthly board meetings?

Yes, I'm currently attending the monthly board meetings.

6. Will you be willing to be listed on the association financial accounts and available to sign checks and authorizations? Yes, that is not a problem.
7. Will you be willing to respond to inquiries from homeowners? Yes.
8. What are your top three priorities for Nepenthe during the next two years?

- Increase board transparency and homeowner engagement
- Audit existing contracts and make improvements/cost savings to business operations in order to keep our HOA dues low
- Make Campus Commons a more active and better place to live which is more inclusive for homeowners of all ages and interests