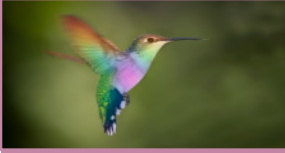


JUNE 2021



NEPENTHE NEWS

New Board's Focus

Here is a summary list of the Board's priorities as they begin their new term:

Governance

- Survey members to define member Governance and other priorities
- Strengthen the role of committees
- Actions in Open Sessions, more transparency
- Consider altering meeting times
- All Board actions to consider financial impact
- One or more open budget hearings prior to adopting 2022 budget
- Member comment allowed on agenda items with limitations
- Association maintain member comment / request log

Safety / Security

- Consult with Sacramento PD for statistics, input, and advice
- Reevaluate role of private security
- Conduct Open meeting Security Forum for member input

Grounds

- Use "Grounds Vision Statement" to guide budget conscious decisions
- Maintain urban forest environment
- Less water usage, reduced maintenance

Architecture

- Revisit some guidelines, especially those with security implications
- Consider limited member planting in common areas per Vision Statement

Parking

- Make permit system more user friendly for private streets
- Clear up uncertainty in CC&R's regarding public street parking

Water meters

- Work with City now (prior to 1 year trial period) to get a feel for potential water bills per home.



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DON'T FORGET TO APPLY!

If you wish to make any exterior changes to your unit that are visible to the Community, could impact drainage or interior changes that impact the roof, you **must** submit an Architectural Application for review and approval by the Architectural Committee and Board of Directors before commencing any work.

APPROVED ARCHITECTURAL APPLICATIONS

1118 Vanderbilt ~ HVAC

1111 Dunbarton ~ Security Camera/
Doorbell

APRIL BUDGET REPORT

Actual year-to-date income of \$1,328,387 versus year-to-date budgeted income of \$1,276,840 produced a positive income variance of \$51,547.

Actual year-to-date operating expenses and reserve contribution of \$1,355,862 versus year-to-date budgeted expenses of \$1,276,840 produced a negative expense variance of (\$79,022).

The two combined variances produced a negative year-to-date variance of (\$27,474).

APRIL CASH FLOW

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2021	273,014	9,679,237
Plus Income	1,294,060	
Reserve Investment Income		34,327
Contributions to Reserve		726,783
Accounts Payable	100,000	
Less Operating Expenses	(594,752)	
Reserve Funding	(726,783)	
Reserve Expenditures		(496,866)
Ending Balance 04/30/2021	345,539	9,943,481

SAFETY NOTE

With recent concerns regarding break-ins, it is SO important that our residents know who to call in an emergency.

If you feel that you are in immediate danger, **PLEASE call 9-1-1.**

They are available 24 hours a day and their dispatchers are so much more qualified to make a determination about the seriousness of the situation and guide you through until units arrive.

Although the Association currently contracts with Securitas for patrol services, patrols occur three to four times daily at random times. Call out service/dispatch is not included in their contract. Securitas should not be your first call for assistance.

The other contact a homeowner is welcome to use after hours is the 24-Hour Customer Care Line at FirstService Residential, 1-800-428-5588. They will probably advise that 911 be called, but if they feel it is warranted, they will reach out to the General Manager for assistance.

Fond Farewell

I wanted to take a moment to say good-bye to my Nepenthe family. I have accepted a promotion as an Assistant General Manager for one of our sister communities located in Roseville beginning June 1, 2021.

Over the past two years, I have met so many wonderful people and feel very fortunate to have been part of your Management team and beautiful community. Each of you has been an everlasting part of my learning experience and I truly appreciate the opportunity I have had to spend time together.

I will never forget my days here at Nepenthe with you all.

Christina



On the Agenda...

YOUR BOARD REPORT

On June 2nd, the Board of Directors had two very full agendas.

In the Executive Session, they approved a number of delinquency actions. With the exception of the initial lien resolution, all delinquency actions take place in executive session to protect sensitive information.

Also on the agenda were three proposals to paint the wrought iron pool fences at the pool centers. Installed in 2014, they all still have the original factory finish. The directors agreed to table their decision for a month to give them more time to look at the condition of the fences.

Three proposals for asphalt seal coats were also tabled to allow the directors more time to determine the need for the work.

At the May 20th Grounds Committee meeting, a proposal from Carson was reviewed for tree work and extensive clean-up along the Howe Avenue berm in Zones 1 and 3. Trees that were believed to be in the City's right-of-way seem to be in the Association's maintenance area. The committee recommended moving forward with the project provided that the Association satisfied the question of exactly who is responsible to maintain the area. Until this answer is found, the directors have tabled the project

Lastly, the Board discussed the siding/fencing and painting cycle. The last cycle began in 2014 with Phase 1. In the coming months, the Board will be discussing the materials to be used as well as choosing a project manager who will aid in creating the scope of

work, overseeing the bidding and serving as an overall advisor to the directors as the project progresses.

With the recent departure of Assistant Community Manager (ACM), Christina Romero, the Board has an opportunity to decide whether to replace her with another ACM or return to a staffing model that includes a full-time Facilities Technician. They are investigating their options in this regard.

In Open Session, the Board President, John Baker, announced that during his term he will permit owners to comment on business items as they reach those items on the agenda. He provided the parameters for these comments and also noted that, if comments are not concise, on target and courteous, he may discontinue the practice. The normal homeowner forum periods will remain unchanged.

On the agenda in the Open Session, the Board approved the Consent Calendar which consists of the monthly financial reports, the minutes of the previous open session, the architectural applications and this month, a lien resolution.

There was no unfinished business.

In new business, the Board appointed members to the committees for the new governance year. More volunteers will be appointed next month.

The Grounds Committee had two requests: 1) Explore sites for future plant removal and remediation projects and 2) Revise their internal document titled "Member Duties". The Board approved their requests and expanded the charge to also identify necessary small planting projects that do not require removals. Of course, their recommendations will require final Board approval.

A homeowner submitted a request for approval to replace her wooden fence with a masonry one. She offered to pay the difference in costs. The Board agreed to have the Architectural Review Committee create suggested criteria for Board approval.

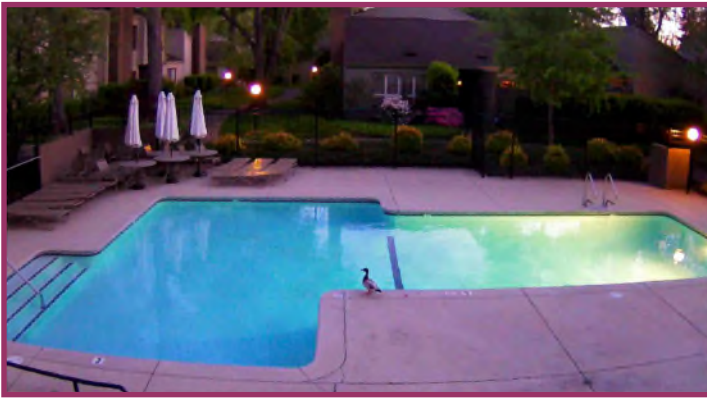
Another homeowner asked the Board to reimburse her for the cost of jewelry stolen when her home was burgled. The Board denied this request.

The Board discussed the formation of tennis groups and it was agreed to encourage homeowners to sign up.

The Open Session meeting time was also on the agenda. The directors decided to move the meeting time to 6:00 pm for the foreseeable future. It is their desire to make the meetings more accessible for all homeowners.

Lastly, the Board reviewed the information from the state concerning COVID restrictions. Currently, all businesses (with a few exceptions) will be resuming normal operations on June 15. The Board agreed that this would also be the case at Nepenthe. All current restrictions around pool, spa, gym and communal spaces will be lifted June 15, 2021-see page 4 for more.





June 15th!

What happens on June 15th? That's the date businesses in California resume normal operations. At the June 2 Open Session, the Board affirmed that Nepenthe will also lift all restrictions on the amenities.

Currently, all pool and gym users must register in advance with the office. Starting June 15th, folks are free to use their key cards anytime between 7:00 am and 10:00 pm to enjoy the facilities.

The key cards will also open the doors from the pool deck to the restrooms at all three pool centers.

To access the fitness center when the office is closed, residents can use their key cards at the back door on the pool deck of the main clubhouse.

Small card groups have begun to use the clubhouse again and starting June 15th, the clubhouse will again be available to rent for private parties.

Social activities will also be returning. Look for a homeowner education forum coming soon and the Outreach Committee is exploring how to bring back Jazz at the Pool—always a popular event!

Tuesday Tennis

We have some pretty active Pickleballers in Nepenthe, but where are the tennis players? We know you're out there!

Lately, there has been an interest in forming a Tuesday tennis group. This group will meet at 6:00 pm at the Clubhouse Tennis Courts. Won't you join in? Interested parties are encouraged to let the office know or reach out directly to Ashley Tangeraas at Treasurer@NepentheHOA.com.

Sounds fun!

Post Pandemic Pool Rules

Pool hours are 7:00 am-10:00 pm daily.

Please be considerate of your neighbors living near pool areas.

No diving is allowed.

Pools, spas and pool deck areas are restricted to Nepenthe residents and their guests.

Children under 6 years of age are not permitted in the spas.

Children require the supervision of a responsible adult over 18 years old at all times.

Guests must be accompanied by their resident host.

Guests are limited to 4 per residence.

Running, roughhousing, loud conversation, yelling and screaming are prohibited.

The large pool at Clubhouse is a designated lap pool. For guests who require swim pants or swim diapers, please check the pants/diapers every 30-60 minutes. Change the pants/diapers in the restrooms and wash hands afterwards.

Food and beverages are permitted in plastic containers only and are to be consumed on the pool deck. Waste is to be disposed of in the provided trash receptacles. Food is not permitted in the pool.

Masks, goggles, swim fins, safety rings, lap boards, snorkels, and small plastic inner tubes are allowed. Swim noodles, large inner tubes, toys, balls, and playing pool games may be permitted only if agreed to by other pool occupants.

Pets are not allowed in the pools. Pets on a leash may be allowed on pool decks only if agreed to by other pool occupants.

Swimming attire is required. Cutoffs, non-swimming shorts, or T-shirts are not permitted.

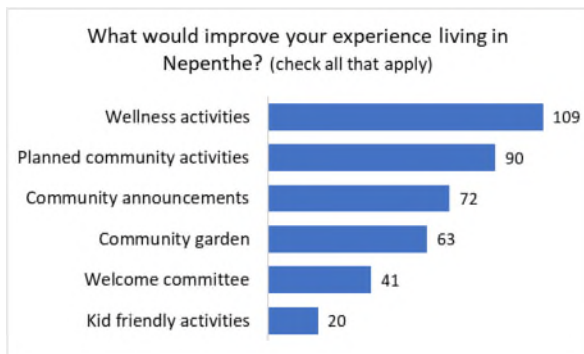
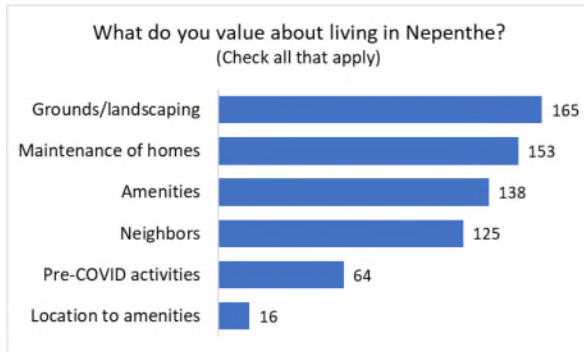
Bicycles are not allowed in the pool area.

The Nepenthe Clubhouse Staff and/or the Nepenthe Patrol Service have the responsibility and the final authority to interpret and enforce pool, spa and pool deck area rules.

Staff and/or patrol are authorized to deny use of the facilities based on these criteria.

Community Outreach Survey Results

We had a great response to the 2021 Nepenthe Community Outreach Survey. Thank you to the 189 community members who responded to our survey! Below is a summary of the survey results:



Some of the most common themes for requested community activities include the following categories:

Wellness - yoga, walk groups, pools, exercise classes, tennis, water aerobics, and pickle ball

Guests speakers about community safety and wellness topics

Events - music/outdoor concerts, holiday get togethers, community garage sale, screen on the green, food trucks, and wine tasting

Social gatherings - happy/social hour, book groups, Saturday coffee

Beyond Nepenthe - trips to entertainment venues, hike groups, local trips

Additionally, survey participants voiced interest in learning about and evaluating HOA dues and how to navigate HOA processes / Nepenthe 101.

That's quite a list and a lot of great ideas! Your feedback will help guide our efforts in providing activities and social functions for the residents of Nepenthe. If you would like to get involved and help plan an activity/event, please attend an upcoming community outreach meeting or contact us at outreach@nepenthehoa.com.

Get to Know Your Neighbors

Every month, the Outreach Committee would love to introduce some of your neighbors. Whether you've been here for a month or 30 years, they want to feature you.

Pickleball is really popular in Nepenthe! You can often find Ken Gromacki and MJ Lindgren out on the courts. They first learned about it six years at a demonstration at the Clubhouse. They are always looking for more people to play so give Ken a call at 873-4661.

Please email us at outreach@nepenthehoa.com if you would like to be featured in an upcoming newsletter!





Nepenthe Association
1131 Commons Drive
Sacramento Ca 95825

Office Hours

Monday—Friday ~ 9am-6pm
Saturday & Sunday ~ 10am-5pm

Phone: 916-929-8380

Nepen-
the.HOA@FSResidential.com

NepentheHOA.com

Management Staff:

Bettsi Ledesma, General Manager, Bettsi.Ledesma@fsresidential.com

Nirmal Dhesi, Assistant Community Manager, Nirmal.Dhesi@fsresidential.com

Monique Smith, Administrative Assistant, Monique.Smith@fsresidential.com

Other Important Contacts:

After Hours Customer Care Center 1-800-428-5588

Power Outage: 1-888-456-SMUD

Nepenthe Insurance Questions? Call Management: 916-929-8380

Board of Directors:

President, John Baker, President@NepentheHOA.com

Vice President, Mary Gray, VicePresident@NepentheHOA.com

Secretary, Linda Cook, Secretary@NepentheHOA.com

Treasurer, Ashley Tangeraas, Treasurer@NepentheHOA.com

Member at Large, Markus Dascher, Director@NepentheHOA.com

Board of Directors Open Session

6:00 pm, Wednesday, July 7, 2021

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

1-669-900-6833

Meeting ID: 856 3457 0073

Passcode: 626558

Committee Meetings

Architectural Review Committee

Chair: To be appointed

2nd Tuesday, 5:30 pm, Clubhouse Lounge
Zoom Meeting ID to be announced via Eblast

Finance Committee

Chair: To be appointed

Next meeting:
To be announced via Eblast

Grounds Committee

Chair: To be appointed

3rd Thursday, 3:00 pm,
Location and Zoom Meeting ID to be announced
via Eblast

Insurance, Legal & Safety Committee

Chair: To be appointed

2nd Tuesday, 5:00 pm, Clubhouse Library

Outreach Committee

Chair: To be appointed

3rd Tuesday, 5:00 pm, Dunbarton Cabana
Zoom Meeting ID to be announced via Eblast

