

JULY 2021



NEPENTHE NEWS

4th of July Parade a Big Success!

Campus Commons residents got together in a beautiful way to celebrate Independence Day. Organized by Cheryl Nelson and her "Neighbor to Neighbor" group, participants gathered to-

gether to parade their finest patriotic attire and wheeled vehicles while spectators cheered them on. It's obvious from the photos that the event was enjoyed by all!



The Fearless Grand Marshal



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May Budget Report

The report reflects a year to date net operating income of \$1,649,284 and year-to-date reserve funding of \$955,149 compared to the year-to-date reserve funding budget of \$908,600.

The actual year-to-date operating expenses were \$726,057. The budgeted year-to-date operating expenses were \$687,450. The association has \$366,194 in operating funds, which represents 1.15 months of budgeted expenses and reserve contributions. The association has \$9,964,842 in reserve funds.

May Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2021	273,014	9,679,237
Plus Income	1,572,418	
Reserve Investment Income		46,646
Contributions to Reserve		726,880
Accounts Payable	125,000	
Less Operating Expenses	(726,056)	
Reserve Funding	(726,880)	
Reserve Expenditures		(669,564)
Ending Balance 05/31/2021	366,194	9,964,842

SAFETY FORUM

The Insurance, Legal and Safety Committee (ILS) is working hard behind the scenes to bring you a Safety Forum to help you protect yourself and your home.

This event is currently scheduled for sometime in mid-September – complete details will be in the August Nepenthe News.

They are looking to invite law enforcement and fire department representatives to discuss recent crime in the area and proactive means to stay safe in our homes.

The committee also hopes to have City Councilmember Eric Guerra in attendance.

If you would like to have input or if you have questions, please consider reaching out to Committee Chair Nancy Arndorfer at ILS@NepentheHOA.com.

Clubhouse Courts Re-surfacing

Just a note to let you know the clubhouse courts will be getting repaired and resurfaced beginning Monday, July 12th.

Bruce Sheldon and Dan Shively, owners of Tennis Court Specialists will be on hand to oversee the work. Their firm has a long history in the Sacramento area and they are known for their impeccable work.

The courts will be closed for approximately two weeks and they must be kept dry. Management is working with Carson to ensure the irrigation does not impact the work. Some areas may become quite dry, but will be closely monitored.

The south courts will now be exclusively Pickleball courts and the north courts will remain tennis.

Your Questions Answered!

My neighbors are parking in the alley. Is this okay?

The alleys are fire lanes. If actively loading and unloading, that is okay, but parking is not permitted. Please call the office (916.929.8380) so the problem can be addressed with the homeowner.

Someone emailed me a survey about parking on Dunbarton. How did they get my email address?

The Association will never share your email address with other homeowners. Your confidential information is very important to us! We do not know who obtained those addresses or how they did it.

Why don't I have a Green Waste can?

Because Nepenthe is a managed development with extensive landscaping, it is charged with removal of its own green waste. The landscapers will pickup your bagged patio clippings on Monday mornings from the intersection of your alley and your street.

Please— keep it clean! No household garbage or pet waste!

How do I sign up to use the pool?

Great news! Effective June 15, all sign ups ceased. The pools are open from 7:00 am to 10:00 pm and can be accessed with the electronic key card. No appointment necessary! Stop by the office if you need a key card.

May we host our grandchild's birthday party at the pool?

The pool rules state that no more than 4 guests per household can be at the pool with you. That's how the Association ensures there is enough space for everyone who wants to swim. Please call the office (916.929.8380) to discuss renting the Clubhouse Lounge or the Dunbarton Cabana Party Room instead.

Connect Resident Portal

A NEW WAY TO SUBMIT SERVICE REQUESTS

Have a service request? Would you like to receive notifications as the work is ordered? You may enjoy using the Connect Resident Portal!

Simply navigate to

[https://
NepentheHomeowners.ConnectResident.com/](https://NepentheHomeowners.ConnectResident.com/) and register. Here's how:

- 1) Click the "Login" button in the upper right-hand corner of the homepage.
- 2) Select "Create Account" and enter the requested information. A verification code will be sent to your email address. You will need to enter this code and create a password to complete your registration.
- 3) Enter your property's account number or property address when prompted.

There's a lot you can do once on the portal, but if you select to submit a work order, it will automatically populate in the same software used by the office staff. When it is emailed to the vendor, you will receive a notification. When we receive a proposal from the vendor, you will receive another email notification. You'll receive another email when the Board approves the work and so on to completion.

The great advantage in using the Connect Resident Portal, is that you are using the same software that staff uses in their day to day operations.

Once on the portal, you can also view account balance and transaction history, access important association forms and documents, find answers to 200+ association-related questions, contact the management team, opt-in for electronic delivery of documents, update your mailing address and view community news and events.

On the Agenda...

YOUR BOARD REPORT (AKA “THE NITTY GRITTY”!)

Your Board of Directors met in Executive and Open Sessions on July 7th. Here is a report on their agendas and the actions taken.

EXECUTIVE SESSION: The Board first reviewed the reports prepared by FirstService Residential related to delinquent accounts. They also considered a number of requests from homeowners for the reimbursement of late fees.

They took up the tabled discussion of whether to paint the metal fences at the pool enclosures. It was agreed to table this matter for one year.

The directors also revisited the asphalt seal coat proposals and have decided to tackle the alleys only and leave the two private streets for another year. The bidders will be asked to revise their proposals accordingly. Board action can be expected next month on this matter.

Next on the agenda was a discussion about the Phased Siding, Paint and Fence work. The Reserve Allocations for Project Management were reviewed and it was agreed to prepare a scope of work and request for proposal for this important task. The target date to have these ready to send out to qualified project managers is September.

The current staffing pattern was discussed and the manager was asked to come to the next meeting with a description of the duties and tasks performed by each of the three members of the onsite management team.

A discussion was had concerning the sale of homes. How can the Association be assured that the selling owner has met his obligations under the CC&Rs? This matter was tabled for the time being.

Lastly, the Board met with their invited guests, the Chairs of the Committees of Nepenthe. This allowed the directors an opportunity to coordinate with the Chairs a number of upcoming events for the homeowners related to the charge of each committee. Watch this newsletter for more information about these events.

OPEN SESSION: The directors started the meeting by reviewing the reports from the committees and management. For the committees, these reports take the form of meeting minutes. The committee minutes include requests and recommendations.

The management report covers recent actions relating to the day to day operations of the association, including the landscape and other facility projects.

The Board heard from a number of owners during the Homeowner Forum portion and reviewed two letters in Homeowner Correspondence. They then approved the consent calendar— accepting the financial reports, approving last month’s minutes and confirming the recommendations from the Architectural Review Committee. (This month there was a record number of applications— 14!)

The Board then took up the proposal from Carson Landscape and The Grove Total Tree Care for cleanup and tree work on the Howe Ave. Berm. While further clarification about the road closure process had been received from The Grove and the Association’s attorney provided an opinion about Nepenthe’s obligation to maintain the trees on the berm, the directors continue to have questions and so, tabled the proposal.

Committee and Chair appointments were next on the agenda.

Management then provided the following update on the water meter billing: “We reached out to Michelle Eckard of Carolo Engineers regarding this information. Enclosed is a sample of the report we are expecting to receive for each meter. I obtained it from this City webpage: <https://www.cityofsacramento.org/Utilities/Water/Conservation/Water-Wise-Tools/Water-Meters/Townhomes-and-Condos>. She confirmed that ours will also have the cost showing. She also stated that our first report is coming shortly after July 1 and it will have March, April, May and

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Get to Know Your Neighbors

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

The Kurtz Family has lived in the neighborhood since 2009. They love to play tennis, swim, go to the park, go for runs or walks as a family early in the morning, and are always out adventuring through our beautiful neighborhood. You can often find them with their pup Miss Maple in tow.

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



BOARD REPORT, CONTINUED

(Continued from page 4)

June on it. We will not be receiving any actual bills until April of next year."

Two proposal for siding repairs at 406 Elmhurst and 718 Elmhurst were approved for \$4,000 and \$4,460 respectively for Elite Service Experts.

The Board then approved three tree work proposals from The Grove Total Tree Care: Zone 2, \$25,860, Zone 3,

\$25,864.75 and Zone 6, \$47,445.

Lastly, the directors reviewed a homeowner application for a solar powered, on-roof attic fan. There was some disagreement on the Architectural Review Committee regarding this proposal. The Board ultimately decided to grant approval.

The next meetings of the Board are currently scheduled for Wednesday, August 4th at 4:30 for Executive and 6:00 pm for the Open Session.



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, August 4, 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: Ken Luttrell

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

Finance Committee

Chair: Susan Timmer

4th Monday, 4:30 pm, via Zoom
Zoom Meeting ID announced via Eblast

Grounds Committee

Chair: Steve Huffman

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

Insurance, Legal & Safety Committee

Chair: Nancy Arndorfer

2nd Tuesday, 5:00 pm, Clubhouse Library

Outreach Committee

Chair: Emily Mah-Nakanishi

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

