

AUGUST
2021



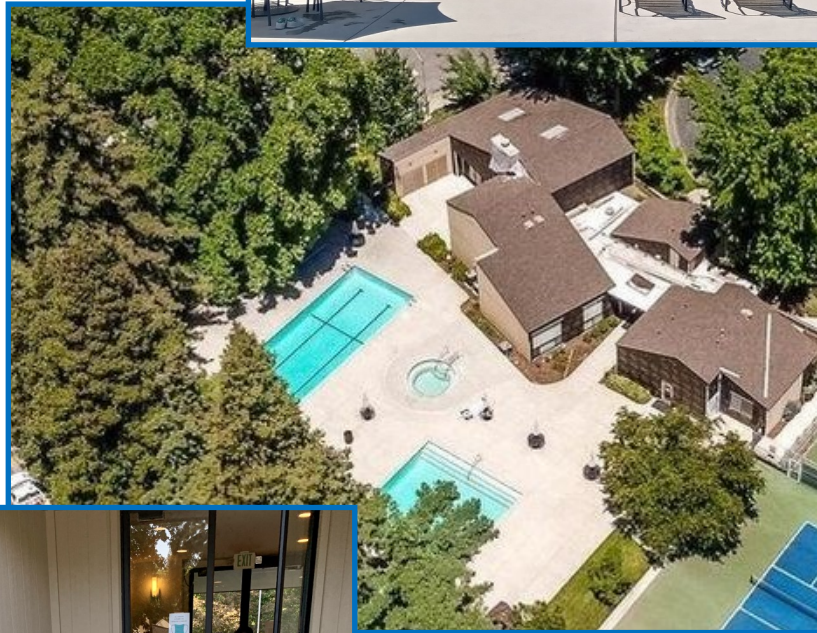
NEPENTHE NEWS

Precious Amenity

Help to protect these precious amenities! We all have a role to play— please do not let people in to the gate unless you personally know them to be Nepenthe residents. If they don't have their key card, let them know that they need to see staff.

Also, please keep an eye on your little ones. The rules say children under 6 are not to be in the spa. We've also seen diving and roughhousing in the lap pool which is for lap swimmers and lap walkers only.

We've reprinted the pool rules on page 4— please re-read them and help keep swimming an enjoyable experience for all Nepentheans.



IN THIS ISSUE

New FAQs— Check it out!

**Rule Change Pending—
your chance to weigh in**

On the Board's Agenda

June Budget Report

The report reflects a year to date net operating income of -\$18,968 and year-to-date reserve funding of \$1,141,565 compared to the year-to-date reserve funding budget of \$1,090,320. The actual year-to-date operating expenses were \$864,416. The budgeted year-to-date operating expenses were \$824,940. The association has \$404,298 in operating funds, which represents 1.27 months of budgeted expenses and reserve contributions. The association has \$10,110,861 in reserve funds.

June Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2021	273,014	9,679,237
Plus Income	1,902,928	
Reserve Investment Income		51,342
Contributions to Reserve		1,090,223
Accounts Payable	150,000	
Less Operating Expenses	(864,416)	
Reserve Funding	(1,090,223)	
Reserve Expenditures		(709,791)
Ending Balance 06/30/2021	404,046	10,111,011

SAFETY FORUM SEPTEMBER 8

The Insurance, Legal and Safety Committee (ILS) invites you to join them at 7:00 pm on September 8 at the Clubhouse for a special safety presentation.

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

Tuesday Tennis

Join your neighbors at the main clubhouse tennis courts every Tuesday evening for fun tennis. This is an informal group of people of different ages and skill levels that meet for social tennis. Pickleballers are also welcome to join in. Refreshments available afterwards in the clubhouse. Come as you are or bring a beverage or snack to share. The more the merrier!



Your Questions Answered

My fence looks bad– will the Association replace it?

Please submit a service request at the clubhouse or via the Connect Resident Portal. The contracted handyman will conduct an evaluation. If your fence is a 3 or 4, you need extensive repairs or a replacement. If it's a 1 or 2, it is basically sound and we can order the minor repairs needed.

What kind of insurance do I need?

You will want an HO-6 policy that covers "walls in". In the event of a catastrophic loss, Nepenthe's hazard insurance would cover rebuilding the structure, but would stop at dry wall. Your policy will cover the dry wall texture or wallpaper, flooring, fixtures, appliances, cabinetry, interior doors and all personal property. The Association also purchases a flood policy for every unit that covers building AND contents in the event of flood.

I want to replace the old concrete in my patio – do I need to apply to the Architectural Review Committee?

Yes, patio hardscapes do require approval. Please see Section 21 in the Approved Guidelines on the community website: <https://nepenthehoa.com/architectural-committee/>. Patio hardscapes can impact drainage. Since the Association has the care of the siding, they want an opportunity to review the plans to ensure there is no problem.

I have a problem. Can I email the directors?

Please take your problem to management first. If our ACM, Nirmal, cannot resolve the problem ask to speak to GM Bettsi Ledesma. If you've not received a satisfactory response, drop off or email a letter to the Board for their review at their next meeting. Remember, they are homeowners just like you and are volunteering their time. Management is here and happy to help!

Connect Resident Portal

WHAT ELSE CAN I CAN DO?

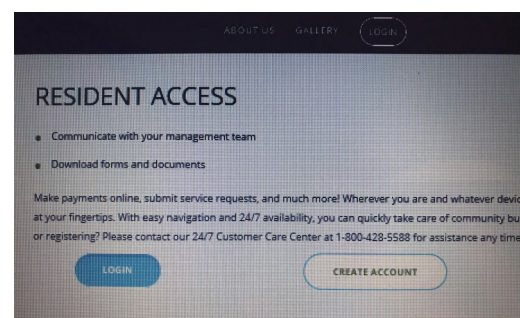
Last month we talked about service requests, but what else can you do on the Connect Resident Portal? Remember, to access the portal, navigate to

<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.

Here are some of the things you can do on the portal:

- view your 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
- view community news and events.



Get to Know Your Neighbors



Every month the Outreach Committee will introduce you to some of your neighbors.

Margaret, Jackie, Allen and Ed Join many of their Dunbarton neighbors in the alley for wine on Friday nights.

Looks like fun!

Contact outreachcomm@nepenthehoa.com if you would like to be featured.

Save the Date!

Sunday, September 26:

Jazz at the Pool!

Sunday, October 3: Homeowner Education Forum

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.

On the Agenda...

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

Your Board of Directors met in Executive and Open Sessions on August 4th. Director Markus Dascher was excused absent for the meetings as he is in Switzerland. 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.

Next on the agenda was a discussion about the Phased Siding, Paint and Fence work. The President will be working with the Manager and a homeowner with experience in project management to define the final scope for the project manager.

The current staffing pattern was discussed. The Board is still reviewing the tasks performed by the management team.

Lastly, the Board considered a request from a homeowner for a meeting and discussed their plan for the meeting.

OPEN SESSION: At the Open Session the directors got to use the new sound system which provided good audio for the in-person attendees as well as the zoom attendees. There were approximately a combined total of 30 homeowners at the meeting.

The directors started the meeting by welcoming Farmers agent Denise Ibsen who provided the Board with their first look at the insurance quote. They are expected to make an insurance decision at the September 1 Open Session. They then reviewed the reports from the committees and management. The Outreach Committee Chair, Emily Mah-Nakanishi provided an update on Jazz at the Pool which returns to Nepenthe on September 26!

The management report was provided in the packet. It 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 a lien resolution and confirming the recommendations from the Architectural Review Committee.

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. Until the City provides more clarity about the right-of-way on Howe Ave. the Board will not approve the project. To that end, a meeting with Councilmember Guerra has been requested.

Management advised the Board that the City has not yet provided an update on the water meter billing.

New Business:

- The Board reviewed a proposed rule change for Dunbarton Circle and the University Avenue guest stalls. They may adopt this rule on September 1. Owners are asked to submit written comments on this proposed rule change to the management office for the directors to review.
- Request for small budgets for Outreach events: approved for \$600
- Appoint ad hoc committee to spearhead fundraiser for Campus Commons playground: approved
- Two proposals for siding repairs totaling \$7,825.31 approved with Critical Path Reconstruction payable from Reserves
- Two proposals for fence repairs totaling \$6,294.67 approved with Critical Path Reconstruction payable from Reserves
- Two landscape proposals totaling \$6,385 approved with Carson Landscape payable from Reserves

(Continued on page 6)

On the Agenda...continued

- Tree care proposal for Zone 1 totaling \$35,620 approved from Grove Total Tree Care payable from Reserves
- Engagement Letter with CPA Levy Ehrlanger for the 2021 Annual Review and taxes was approved
- After an interesting video clip showing intruders gaining entry into the Dunbarton Cabana (they were apprehended!), the Board approved the installation of hardware at the pool deck door. (Management will be returning next month with more recommendations for further improving security at the Dunbarton Cabana.)
- Proposal for roof and gutter cleaning by Bailey Boys for \$74,000 dependent on a mutually agreed schedule.
- Approve certificate of insurance received from Tennis Court Specialists.

At the end of the business portion, there was another homeowner forum period and quite a few of the homeowners present in person and via Zoom had comments.

The next meetings of the Board are currently scheduled for Wednesday, September 1 at 4:30 for Executive and 6:00 pm for the Open Session.

Proposed Parking Rule Change

Homeowners are encouraged to read and comment on the proposed rule change below which was requested by a group of homeowners from Dunbarton Circle. Comments should be in writing and delivered to the office by 5:00pm September 1. The Board is expected to review the comments at their September 1st Open Session and possibly adopt the rule.

Current Rule:

PRIVATE STREET RESIDENTS

Because our private streets (Dunbarton and Elmhurst) are too narrow to allow parking on both sides of the street, private street residents who live on the parking side are asked to bear a disproportionate burden. Cars are often parked in front of entry walkways and living room windows. To improve this situation, residents are reminded to instruct their guests and contractors not to park:

in front of walkways, especially home entrance walkways

blocking access to mailboxes

in front of windows of homes that directly face onto the street

The Board is hoping that general community compliance will avoid the necessity of painted red lines to designate these as No Parking zones.

And please remember that private street residents are to always park in their garages except for brief loading and unloading. Short term guests are certainly welcome to park on the private streets. Parking permits can be obtained online through nepethe.parkingattendant.com. You will need your 4-digit code available from the office. Overnight guest permits will be issued for up to 14 days. Abuse of guest permits by residents will result in the forfeiture of the guest permit privilege.

Proposed New Rule:

ELMHURST CIRCLE RESIDENTS

Elmhurst Circle residents are to always park in their garages except for brief loading and unloading. Short term guests are certainly welcome to park on the private streets. Parking permits can be obtained online at nepethe.parkingattendant.com. You will need your 4-digit code available from the office. Overnight guest permits will be issued for up to 14 days. Abuse of guest permits by residents will result in the forfeiture of the guest permit privilege.

DUNBARTON CIRCLE AND UNIVERSITY AVENUE RESIDENTS

Parking for owners, other residents and their guests is permitted, except between the hours of 12:00 a.m. and 6:00 a.m., on one side of Dunbarton Circle only, as indicated by the signs posted on those streets. The same rule applies to the guest stalls in the alleys on University Avenue. Public parking in those locations is prohibited.

Each home located on Dunbarton Circle and University Avenue will receive two placards for their overnight guest(s) at no charge. Replacement of lost placards can be obtained at the management office for a fee of \$10. Placards do not provide for parking on the City streets which are administered by the City of Sacramento.

Carson Testing a Service Schedule Change



If you feel that you haven't seen enough of the Carson crew in your area, you'll be pleased by this new schedule.

In the past, the crew mowed and edged the turf in the entire community on Mondays and Tuesdays. Wednesdays and Thursdays were spent pruning and detailing one zone from end to end. On this schedule, it was taking 3-4 weeks to complete the work in a single zone.

The new schedule has the crew spending a day in an area each week touching all work. Does this mean that an entire zone can be pruned in a single service day? No, they will have a path of travel for various tasks such as pruning, edging ivy and blowing alleys, but not EVERYTHING can be completed on the zone's weekly service day.

With time, we should see great im-

provement in the overall appearance of each zone as it is getting full attention and oversight one day every week.

As this is in the testing phase, please understand that things could change before the next newsletter. Updates will definitely be provided!

At the homepage on www.NepentheHOA.com, there is a button that says Grounds & Landscape Updates. Check there throughout the coming month for more information.

Here is the schedule as it exists right now:

Mondays : Zone 7 plus green waste pickup, dog station and amenity blowing

Tuesdays: Zone 1

Wednesday: Zone 2

Thursday: Zone 3 & 4

Friday: Zone 5 & 6

This will include the mowing and edging of the turf and the ivy as much as possible subject to change if needed.

The blowing of the Zone

and pruning will follow an order of work which is subject to change based on the needs of the plants and the community.





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, September 1, 2021

<https://us02web.zoom.us/j/85085770895?pwd=a3FVSnFZSGMxQjNDcDh1ZEhY2hxZz09>

1-669-900-6833

Meeting ID: 850 8577 0895

Passcode: 859843

Committee Meetings

Architectural Review Committee

Chair: Ken Luttrell

2nd Tuesday, 5:30 pm, Clubhouse Lounge

Zoom Meeting ID 811 7445 1650, passcode 353045

Finance Committee

Chair: Susan Timmer

4th Monday, 4:30 pm, via Zoom

Zoom Meeting ID 897 6767 3487, passcode 162803

Grounds Committee

Chair: Steve Huffman

3rd Thursday, 3:00 pm, Dunbarton Cabana

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

