

SEPTEMBER
2021



NEPENTHE NEWS

Jazz at the Pool

**Join your neighbors Sunday,
September 26 from 5 to 7 pm.**

The Shelley Burns Quartet, featuring bassist Shelley Denny, Bill Dendle on banjo/guitar and Tom Phillips on guitar, performs classic, mainstream jazz, featuring material from the great American songbook – Gershwin, Porter, Rogers, Kern, et al – along with swing tunes, and novelties. Intimate and subtle, the quartet swings solidly and also entertains, as Shelley Burns's fans have come to expect.



\$10 payable at the Nepenthe office by check only. Doors open at 4:30 pm. Chairs are available or bring your own. Bring your own refreshments (no glass) and have a great time!

**SAFETY FORUM
SEPTEMBER 8
7:00 pm**

MORE INSIDE

**Parking Rules in Flux–
Learn More (pg. 3)**

Pulse Point– Live Feed

The Insurance, Legal and Safety Committee (ILS) invites you to join them for a special safety presentation at the Nepenthe Clubhouse. This is open to ALL Campus Commons residents.

SPEAKERS—City of Sacramento Officials:

- Police Lieutenant, East Command
- Fire Marshall
- Representative from Councilmember Guerra's office

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

July Budget Report

The report reflects a year to date net operating income of \$2,947.30 and year-to-date reserve funding of \$1,141,565 compared to the year-to-date reserve funding budget of \$1,327,743. The actual year-to-date operating expenses were \$987,743. The budgeted year-to-date operating expenses were \$962,430. The association has \$451,064 in operating funds, which represents 1.41 months of budgeted expenses and reserve contributions. The association has \$10,647,232 in reserve funds.

June Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2021	273,014	9,679,237
Plus Income	2,262,633	
Reserve Investment Income		55,800
Contributions to Reserve		1,271,943
Accounts Payable	175,000	
Less Operating Expenses	(987,743)	
Reserve Funding	(1,271,943)	
Reserve Expenditures		(810,962)
Ending Balance 07/31/2021	\$451,961	\$10,196,018

What is PulsePoint?

When you hear the sirens, you want to know what is happening, right? Well, now you can with PulsePoint.

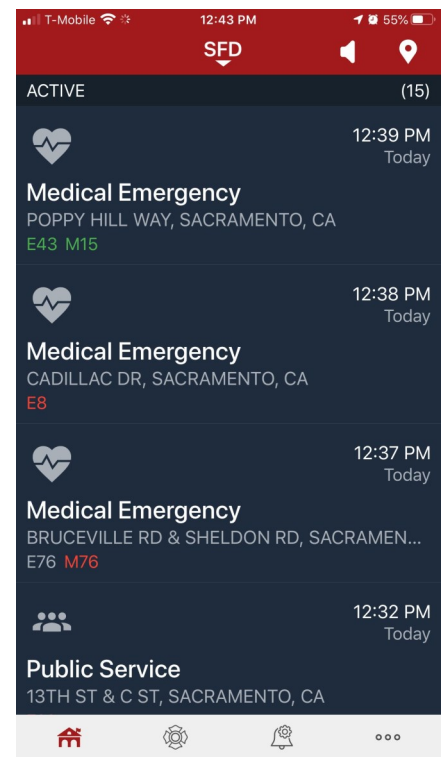
PulsePoint is a 911-connected mobile app that allows users to view and receive alerts on calls being responded to by fire departments and emergency medical services.

The app's main feature, and where its name comes from, is that it sends alerts to users at the same time that dispatchers are sending the call to emergency crews. The goal is to increase the possibility that a victim in cardiac arrest will receive CPR quickly.

Our local agency connected with PulsePoint is the Sacramento Fire Department.

Like all apps, you will download it to your smartphone. It will ask you if it may track your location. By saying "yes", you will see, moment by moment, the calls being responded to in your area.

In addition to the list view, there is a map view which can be very helpful.



Parking Rule Changes-What You Need to Know

The Board of Directors adopted the rule below for Dunbarton Circle and University Ave. Residents living in these areas may pick up their placards on Friday, September 10. For the time being, owners that prefer to use the online Parking Attendant still have that option. The Board is looking closely at all budget lines and may choose to do away with that service for the 2022 Budget. Updates will be in future newsletters.

NEW PARKING RULE FOR DUNBARTON CIRCLE AND UNIVERSITY PARKING STALLS:

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.

Additionally

Homeowners are encouraged to read and comment on the **proposed** rule change below for Elmhurst Circle. Comments should be in writing and delivered to the office by 5:00pm September 30. The Board is expected to review the comments at their October 6 Open Session and possibly adopt the rule.

PROPOSED PARKING RULE FOR ELMHURST CIRCLE

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 Elmhurst Circle only, as indicated by the signs posted on those streets with an Association-issued permit. Public parking is prohibited.

Each home located on Elmhurst Circle will receive two placards for their guest(s) at no charge. Replacement of lost placards can be obtained at the management office for a fee of \$10.

If the above rule is adopted, it will replace the 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.

Save the Date!

Sunday, October 3, 4 to 6 pm

Homeowner Education Forum

This community event will be hosted by your Outreach Committee. The focus of the event is foster a sense of community and for homeowners to learn about how the Board, the committees, management and the residents are to work together to protect and maintain the value of the homes.

Board, committee and management representatives will be provide an overview of their duties and to answer homeowner questions.

The event will be held on the pool deck due to COVID concerns.



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HOW DO I REGISTER?

Visit www.ClickPay.com/FirstService and click "Register".

HOW DO I ADD MY HOME(S)?

After you create your profile, you will be required to link your home to your account using the unique access number found on your statement or coupon. If you haven't received your statement or coupon yet or do not know your access number, you can contact ClickPay or your community manager for assistance.

WHAT ARE MY PAYMENT OPTIONS?

Payments can be made online through ClickPay by e-check (ACH) or credit and debit card. **There is no fee when paying by e-check (ACH) from a checking or savings account.**

If you pay by debit or credit card, a 2.95% nominal fee applies to all payments made by Visa, Mastercard, Discover, and American Express.

HOW DO I SET UP AUTOMATIC PAYMENTS?

If you'd like to have your payments withdrawn automatically, simply visit the Auto Pay tab in your account. Select your payment method, the month you would like your payments to start, and the day/frequency for your payments. You can set payments to run until canceled or have them run for any period of time.

Full Amount

Select this option if you want to pay ALL charges on your account automatically including recurring and one-time charges. Miscellaneous one-time charges, such as one-time special assessments, late fees or work orders, ARE included by selecting this option.

Pay Recurring Charges and Scheduled Assessments Only

Select this option if you would prefer to only pay RECURRING charges automatically, such as assessment fees, parking, storage, etc. Miscellaneous one-time charges, such as one-time special assessments, late fees or work orders, are NOT included.

Fixed Amount

Select this option if you want to pay a FIXED amount of the total due. Any amount due above the fixed amount will not be paid automatically and you will need to submit a separate, one-time payment for any overage.

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The Board Report

Your Board of Directors met in Executive and Open Sessions on September 1st. 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.

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.

OPEN SESSION: At the Open Session there were close to 30 attendees in-person attendees and via Zoom.

The Board heard from a number of owners during the Homeowner Forum portion and reviewed six 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 **Unfinished Business**, the main item being the proposed **parking rule change for Dunbarton Circle and the University Avenue guest stalls**. Director Linda Cook made a motion to delay a decision on the proposal to allow for more homeowner input. The motion was seconded by Director Markus Dascher. There was some discussion and the motion failed 3-2.

The Chair then asked attendees if they would like to comment on the proposed rules. A number of homeowners addressed the Board.

Director Mary Gray made a motion to adopt the Parking Rule for Dunbarton Circle and University Avenue as proposed. The motion was seconded by Director Ashley Tangeraas. Directors Gray, Baker and Tangeraas voted in favor. Directors Cook and Dascher voted against.

Also under Unfinished Business was a report from the manager regarding the first water consumption report from the City of Sacramento. There is a lot of raw data in

the report and some mistakes, but speaking very preliminarily, the data received seems to be in line with the projections provided to the Association by Wood Rodgers in their 2018 report available on the community website here: <https://nepenthehoa.com/wp-content/uploads/2019/01/2019-01-10-Wood-Roger-Water-Meter-Study-Report.pdf> (see page 17).

The Insurance renewal was on the agenda, but was tabled for further investigations.

New Business:

- Adopting the 2022 Reserve Study was on the agenda, but tabled.
- Tree care proposals for Zone 4 and 7 totaling \$45,285 approved from Grove Total Tree Care payable from Reserves.
- Proposal for roof and gutter cleaning in Zone 7 by Bailey Boys for \$4,200 was approved.
- Proposed parking rule change on Elmhurst Circle was discussed at length. The proposal is to allow residents and guests to park without restriction during the daytime. Permits would be required for overnight guests. Homeowners were invited to provide input. The proposed rule change was amended to include the use of guest permits during the day. The Board voted to publish the rule to the membership for a 28-day comment period before final adoption.

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, October 6 at 4:30 for Executive and 6:00 pm for the Open Session.

Got Questions?

Can I park my motor home near my house for a few days to clean it out?

The CC&Rs Article III, Section 3.3(a) states, "...there shall be no parking, keeping and/or storage outside of the garages within the Development or streets of trailers of any kind, vehicles and trucks,... and/or recreational vehicles, including motor homes, trailers, campers, boats or similar vehicles."

You may view the complete text at: <https://nepenthehoa.com/governing-documents/>

I'm worried about fire risk. Will Nepenthe send someone to clean my roof?

The Association provides two roof and rain gutter cleanings every year. At Wednesday's meeting, they approved a third cleaning this year for University Ave. Part of living in an association is employing economy of scale for maintenance tasks. By relying on our schedule, we pay \$63 per cleaning. To order a single roof/gutter cleaning would be to incur a charge of \$200-\$300.

Certainly, the specter of fire is real and very scary. Nepenthe prunes its trees quite regularly and we encourage owners to do the same. If you need pruning, the Association's contractor, The Grove Total Tree Care, will give you preferential pricing since they are here so often. Owners can call 916.231.8733 to schedule an estimate. Definitely mention that you are a Nepenthe owner when you call.

Can I rent the clubhouse for a party?

Absolutely! To see if the date you want is available, check the website calendar: <https://nepenthehoa.com/event-calendar/>. If the date is available, you can hold your date with a \$100 cleaning deposit. The rental is \$40 per hour and includes use of the lounge, library and kitchen. If serving alcohol, a "one-day event policy" will be required in advance of the rental date. 9 times out of 10, we are able to refund the full deposit after the event.

Auto Pay, cont.

(Continued from page 4)

HOW LONG WILL IT TAKE MY PAYMENTS TO SETTLE/DEBIT?

Payments made by e-check (ACH) before 9:00PM EST on any business day will debit from your bank account and settle the following business day. Payments made by debit or credit card can take 3-4 business days to settle depending on the date/time of the payment and the type of card. WHAT IF I HAVE A QUESTION OR AN ISSUE?

For help with your account or setting up payments online, please contact ClickPay through their help center at www.ClickPay.com/GetHelp or call 1.888.354.0135 (option 1).

J-Permit Notice

The residential parking stickers expire at the end of September and need to be renewed. But there are changes: the City is no longer mailing out renewal forms and isn't using parking stickers, either.

One needs to go online and either apply through the City's website or download the original renewal form so it can be mailed in, along with the two other documents required.

This page has information about renewal:

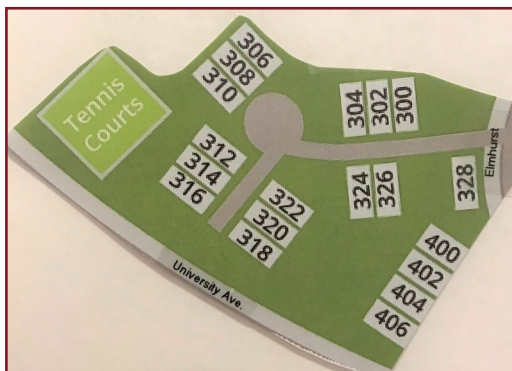
<http://www.cityofsacramento.org/Public-Works/Parking-Services/Street-Parking/Parking-Permits/Residential/Renewal-Schedule>



Pilot Landscape Project Complete

In May we reported that Carson Landscape would be undertaking a renovation project in Zone 6. The work was completed on August 27 and the consensus is positive. Old woody shrubs were removed, turf was replaced in some areas, rock was added for cleanliness and many plants were added.

The Before and After photos really speak for themselves!



Frank Carson & Steve Huffman,
Grounds Chair



Before



After



Before



After





Nepenthe Association
1131 Commons Drive
Sacramento Ca 95825

Office Hours

Monday—Friday ~ 9am-6pm
Saturday & Sunday ~ 10am-2pm

Phone: 916-929-8380

Nepenthe.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, October 6, 2021

<https://us02web.zoom.us/j/85085770895?pwd=a3FVSnFZSGMxQjNDcDh1ZExHY2hxZz09>

1-669-900-6833

Meeting ID: 850 8577 0895

Passcode: 859843

Committee Meetings

Architectural Review Committee

Chair: Ken Luttrell, arc@nepenthehoa.com

2nd Tuesday, 5:30 pm, Clubhouse Lounge

Zoom Meeting ID 811 7445 1650, passcode 353045

Finance Committee

Chair: Susan Timmer

financecomm@nepenthehoa.com

4th Monday, 4:30 pm, via Zoom

Zoom Meeting ID 897 6767 3487, passcode 162803

Grounds Committee

Chair: Steve Huffman

groundscomm@nepenthehoa.com

3rd Thursday, 3:00 pm, Dunbarton Cabana

Insurance, Legal & Safety Committee

Chair: Nancy Arndorfer

ils@nepenthehoa.com

2nd Tuesday, 5:00 pm, Clubhouse Library

Outreach Committee

Chair: Emily Mah-Nakanishi

outreachcomm@nepenthehoa.com

3rd Tuesday, 5:00 pm, Dunbarton Cabana

