

OCTOBER
2021

Your Neighborhood

And your neighbors!

We hope you enjoy these scenes captured around Ne-penthe.

Finance Committee at Homeowner Forum Oct. 3

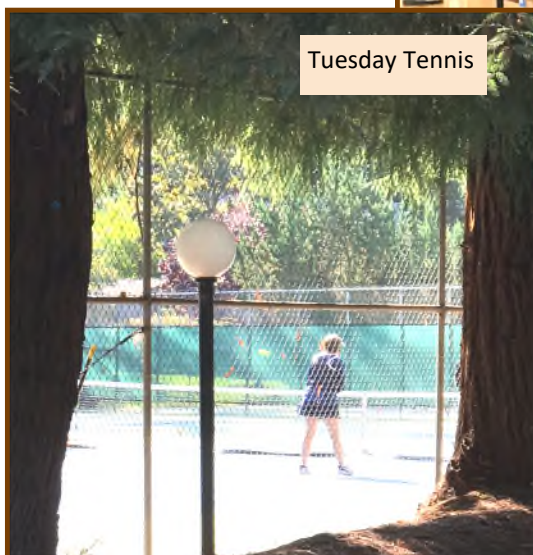


Soccer Drills!



Photos Welcome! Ne-penthe.HOA@FSResidential.com

Tuesday Tennis



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Homeowner FAQs

Your Exterior Lighting Options

The Board Report

Sept. 8 Safety Forum



Safely Masked Pumpkin



NEPENTHE NEWS

August Budget Report

The report reflects a year to date net operating income of \$9,039.56 and year-to-date reserve funding of \$1,559,204 compared to the year-to-date reserve funding budget of \$1,453,760. The actual year-to-date operating expenses were \$1,113,396. The budgeted year-to-date operating expenses were \$1,099,920. The association has \$4582,156 in operating funds, which represents 1.51 months of budgeted expenses and reserve contributions. The association has \$10,234,848 in reserve funds.

August Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2021	273,014	9,679,237
Plus Income	2,576,098	
Reserve Investment Income		105,541
Contributions to Reserve		1,453,663
Accounts Payable	200,000	
Less Operating Expenses	(1,113,396)	
Reserve Funding	(1,453,663)	
Reserve Expenditures		(1,000,305)
Ending Balance 07/31/2021	\$482,054	\$10,238,135

Clubhouse Closes During Private Rentals

It is really lovely to see the clubhouse being rented out again. After the long period of social distancing, it seems that people are eager to get together again in person.

We have had a number of private rentals over the past couple of months. It has been a good while since we have dealt with this rule, so this seems like a good opportunity to remind our residents that during private rentals, the Clubhouse lobby remains open for business at the Front Desk during normal business hours.

The lounge, library and kitchen are closed to everyone except the members of the rental party.

Please understand that accessing these rooms while a private rental is in progress creates confusion and concern for the community member who has paid for the exclusive use.

If you would like to rent the Clubhouse, the cost is \$40 per hour. To reserve the room, a \$100 holding/cleaning deposit is required. If you would like more information, please contact Nirmal at the Front Office by phone 916-929-8380, in person or via email at nirmal.dhesi@fsresidential.com.

Budget Curious?

Your Board of Directors has been working closely with the Finance Committee and management on the creation of the 2022 Budget. Obviously, this is a topic of great interest as it sets the monthly assessments (or dues) for the homeowners for the year.

A special budget presentation will be offered at the Nepenthe Clubhouse, October 19, 6:00 pm to 7:00 pm. It will also be on Zoom:

[https://us02web.zoom.us/j/83807421176?](https://us02web.zoom.us/j/83807421176?pwd=aGNhOHBWb2duk1NJaDNacS9NVEdXUT09)

[pwd=aGNhOHBWb2duk1NJaDNacS9NVEdXUT09](https://us02web.zoom.us/j/83807421176?pwd=aGNhOHBWb2duk1NJaDNacS9NVEdXUT09)

Meeting ID: 838 0742 1176

Passcode: 573353

Or dial in: 1-669-900-6833

Your host will be Tara Zimmerman, homeowner and Finance Committee member. Tara's background encompasses finance and accounting. She has her MBA from UC Davis and has been a licensed CPA since 2000. She is a certified Internal Auditor and Project Management Professional. Her current role is Senior Manager for Finance and Planning with the UC Davis Health System.

She will be providing some excellent information about Nepenthe's history in regards to budgeting and explaining trends that will affect the Association's budget in years to come. After her presentation, there will be a question and answer period.

Trick or Treat!

October 31

Sunday, 4:00 pm to 6:00 pm

Join us for a community-wide Halloween Party at the Nepenthe Clubhouse. Fly on over and join the fun - there will be trunk or treating, a costume parade, and

CANDY!

This free event is open to Campus Commons and Nepenthe residents, along with grandchildren, nieces and nephews.

This is an Outreach Committee event. Donations of unopened bags of candy are welcome at the Nepenthe Clubhouse.



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Parking Rule Changes-What You Need to Know

The Board of Directors took no action on the proposed parking rule changes for Elmhurst Circle. In the words of the President, "back to the drawing board". Watch this space for further updates.

Board Retains Russo Insurance

Read On for Important Information

The Board of Directors met in Executive Session on September 15 to renew the Farmers policy for our property insurance. They also voted unanimously to make a change in the Association's agent of record.

Rick Russo has been a Farmers Agent for more than 30 years. His agency of ten dedicated professionals is located in Roseville. He brings a wealth of industry knowledge and personal service to his role. Nepenthe will be served by Rick and by Christina "Tina" Keele, CIRMS.

We will soon begin the task of renewing the flood policies which are purchased through the National Flood Insurance Program (NFIP).

Historically, this program provides the best coverage for the best price.

There are changes happening with the national program and we hope those changes will be advantageous to Nepenthe.

In the meantime, to prepare for the renewal, Tina will be reaching out to the owners to obtain residency verifica-

tion. Please respond to her letter to avoid any confusion about whether you should be charged the surcharge for non-resident owners. This surcharge came out of federal legislation in 2014 and is charged by the NFIP.

Nepenthe Association purchases your flood policy, but does not cover the non-resident owner surcharge of \$225. This is a pass-through expense and if you live in your unit, you will need to provide verification to avoid it being assessed to your dues account.

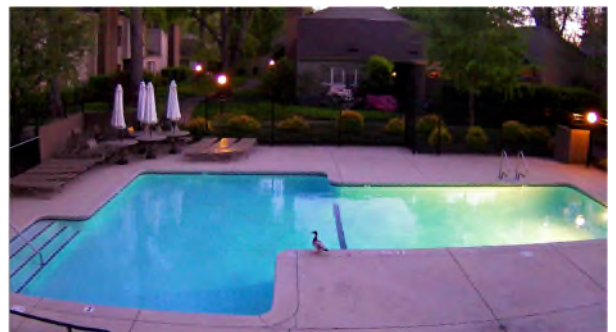
If you have any questions, you may call the Nepenthe manager, Bettsi Ledesma, at 916-929-8380 or email her at Bettsi.ledesma@fsresidential.com. You may also wish to reach out directly to Rick, 916-791-1901 ext. 112, rrusso@rickrussoinsurance.com or Tina, 916-791-1901 ext. 115, tina@rickrussoinsurance.com.



Pool Days Coming to an End

We dread it, but it's almost here. Per the Community Rules, the pool heaters are turned off after seven consecutive nighttime lows of 45 degrees or by October 31st, whichever comes first.

The two spas will continue to be heated throughout the winter which can be so nice.



The Board Report

Your Board of Directors met in Executive and Open Sessions on October 6th. 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 Board considered a request from a homeowner for the waiving of some fees related to a banking issue.

The directors then reviewed the Enforcement and Fines Policy. They discussed a number of units with non-compliance issues and made plans for next steps.

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

The committees all provided comprehensive reports in addition to the minutes they had submitted for inclusion in the Board packets.

General Manager Bettsi Ledesma gave her report recapping the status of a variety of administrative and facility related activities.

The Board reviewed five letters in Homeowner Correspondence.

They heard from a number of owners during the Homeowner Forum portion. Many homeowners spoke on the subject of parking rules and the Board's process for recent and proposed changes.

The Board 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.

In **Unfinished Business**, the one item on the agenda was



the proposed **parking rule change for Elmhurst Circle.**

President John Baker announced that based on the feedback received from homeowners in response to the 28-day comment period, the Board would be tabling this decision to gather more information and create a thoughtful policy that would satisfy all parties.

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

New Business:

The docket under new business was very full:

- Tree care proposal for Zone 5 for \$28,760 was approved from Grove Total Tree Care payable from Reserves.
- Six proposals for siding and fencing repairs for a total of \$17,599.40 were approved and let to Critical Path Reconstruction.
- Two proposals for gym equipment were reviewed. This item was tabled to allow management to get more information.
- In response to some changes in process, the Grounds Chair had edited the Grounds Committee Member Duties document. The committee had voted to recommend the revised document to the Board. The Board voted to adopt it as presented.
- Lastly, the Board reviewed a resolution which, if passed, would waive the Association's vendor requirement around automobile coverage for an applicant contractor. The Board unanimously resolved to uphold the insurance requirements.

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

The next meetings of the Board are currently scheduled for Wednesday, November 3 at 1:00 for Executive and 6:00 pm for the Open Session.

Frequently Asked Questions

I missed the Board meeting. Where can I see the Zoom recording?

You can access the Zoom recording from the Board of Directors page on the community website:

<https://nepenthehoa.com/board-of-directors/>

There isn't much insulation in my walls; will the Association replace it when doing siding repairs?

The Association has the care of the **exterior** components. See Article V of the CC&Rs which outlines the maintenance agreement between homeowners and Nepenthe Association.

Here is a direct link to the CC&Rs:

<https://nepenthehoa.com/wp-content/uploads/2016/08/NEP-6-19-2015-Third-Amended-CCRs-recorded-original.pdf>

My gardener put down some seed in the turf outside of my home. Can you please ask the landscapers to not mow there for a few weeks?

If the turf in your area is in poor condition, please submit a service request. The form is available at the office or you can email Nepenthe.HOA@fsresidential.com or login to the Connect Resident Portal to place a request.

The CC&Rs are very clear on this matter– if it is NOT in your patio then it is Common Area and only the Association can cultivate in the Common Area. This includes watering. So much of the homeowner dues have gone towards the irrigation system and the manpower needed to program, maintain and fix it, but all of this is for naught if there are people putting supplemental water on the plants. When you water in the Common Area you are telling your neighbors that you do not value the dues they have paid for the maintenance of the shared facilities. If there is a problem, please let management know so it can be corrected.

Your understanding and cooperation is appreciated!

It IS Easy Being Green!

Homeowners are accustomed to bagging their patio green waste and leaving it out on Sunday night for Monday pickup, but did you know that there is a greener option?

Paper green waste bags are available at a number of local retailers. Here are just a couple of examples:



These bags offer a great way to dispose of your yard waste and the container is just as compostable as the contents!

Please do remember to bag your waste– it should not be left in loose piles. Place it at the intersection of your alley and street Sunday evening for Monday pickup.



Exterior Lighting Options for Owners

Concern about safety is ever present. Having good lighting can do a lot to alleviate some of those concerns. There are options available for homeowners related to lighting.

Here are the pertinent portions of the adopted Architectural Guidelines:

Exterior Security Lighting

7.a. Exterior Lighting on Garage Walls Outside Fence Line – Board Approval Required

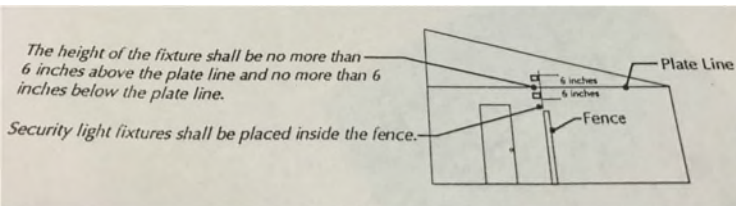
Application is required. The security light fixture must be a bullet-style with one or two bulbs that are adjustable so that the light can be directed downwards, with a shield over the bulbs. A motion-sensor feature is not allowed; the lamp must stay on continuously.

The fixture should be bronze, dark brown or an unobtrusive color tone that is compatible with the color of the dwelling.

The homeowner must specify the make and model of the fixture and submit a drawing, picture or photocopy of its appearance. All wiring and/or conduit must be concealed within the structure.

Security light fixtures must be placed inside the fence line. (See Criteria 5.b. for fixtures located on the front of the garage or outside the fence line.)

The height of the fixture shall be no more than 6 inches above or 6 inches below the plate line (flashing line between vertical siding panels). The angle of the light shall be adjusted to avoid shining on to other properties, alleys, streets, or into the eyes of motorists or pedestrians.



7.b. Exterior Lighting on Garage Walls Outside Fence Line – Office Approval Only

The approved light fixture is WAC Lighting's WS-W20506-BZ Scoop LED Outdoor Wall Light Fixture, One Size, Bronze. This fixture is available from www.amazon.com or from local store Lumens Light and Living, located at 2028 K Street, Sacramento. Lu-

mens offers a discounted price for Nepenthe owners.

Light source/bulb must be fully shielded. Angle of light beam shall face downward perpendicular to the ground. Fixture lighting brightness shall be approximately 800 lumens (60w equivalent) when controlled by a manual ON and OFF switch; and approximately 450 lumens (40w equivalent) when automatically reactivated by a motion sensor; not to exceed six hours of total night operation. Lighting color shall be warm white (not to exceed 3000K = kelvins). Light fixture installation shall be hardwired with wiring and/or conduit concealed within the garage structure.

Fixture placement shall be centered above the garage's house number plaque, with the bottom of the fixture installed 66 inches above the bottom edge of the building siding. There should be at least 3 inches, but no more than 4 inches, between the top of the address number plaque and the bottom of the light fixture. (In some instances, this may require relocation of the house number plaque to accommodate the light fixture and meet this requirement.)



7.c. Exterior Lighting Mounted Below Fence Line – No Approval Required

Backyard and patio light fixtures mounted below the fence line so that they are not visible from outside the patio area may be installed by homeowners without prior committee approval, provided the light does not have a negative impact on the common area or neighboring units.

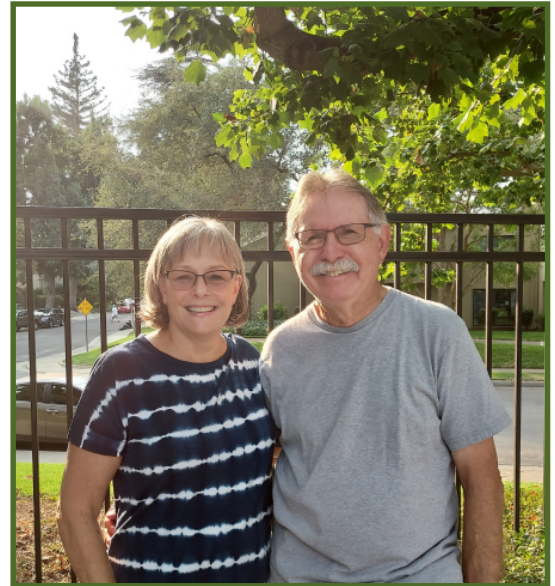
The Board of Directors has expressed an interest in expanding the options so keep an eye on this newsletter in coming months for more information.

Get to Know Your Neighbors!

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

Al and Nina White moved into Campus Commons three and a half years ago after living in the surrounding Sacramento areas for almost 40 years while raising their family. Both are now retired and enjoy walking through our beautiful neighborhood and participating in an active lifestyle. You will see Nina at the pool during the summer months and Al at many of the local golf courses year round.

Please email nepentheoutreach@gmail.com if you would like to be featured in an upcoming newsletter!



Water Meter Consumption Report

In August, the City emailed the first water consumption monitoring spreadsheet for the 68 metered water services at the Nepenthe.

The spreadsheet is a monthly estimate of the monthly water bill based on the City Council approved published water rates. The water usage and spreadsheet is updated manually and subject to error. There are two meters in the spreadsheet, highlighted yellow, that appear to have issues and meter shop staff are investigating. We are expecting an update when accurate reads are available.

64067072	110601787	1	1	1	0	780	1460	2340	2602
64067073	110601822	1	1	1	0	1041	2080	3125	3955
64067074	110601546	1	1	1	0	0	0	991606	989302
64067075	110601809	1	1	1	0	209	410	694	924
20020713	110601713	2	10	1	0	2244	4489	6668	8015
81835361	110601845	2	10	1	0	5	10	25	30
81835362	110601839	2	10	1	0	0	0	9979	9975
81835363	110601847	2	10	1	0	10	12	24	30
81835364	110601784	2	10	1	0	8	16	32	40

Homeowners may recall that we will receive one year of consumption reports before the invoices switch from homeowner bills issued by the City to Association bills. In the 2023 Nepenthe budget, the cost of ALL water used in Nepenthe homes and common area will be planned for and the Association will receive and pay those invoices. That cost will be included in the regular dues. Currently, homeowners pay a flat rate of approximately \$70 per month to the City. Based on the work completed by Wood Rodgers in 2019, the estimated increase to the dues looks to be about the same \$70. That estimation has yet to be born out by a study of the actual consumption reports as we've only received one so far and it has the three highest consumption months on it.

With each report received, the Association will have more information, more data, to help estimate the actual budget needed for water. Every time a report is issued, the newsletter will report the information and an analyses of what the anticipated costs will be.

Earlier this year, we reported on this issue; you can see that on page three of the newsletter on the community website at this link:

<https://nepenthehoa.com/wp-content/uploads/2021/01/January-2021-Nepenthe-News.pdf>

Please email if you have any questions about water meters in Nepenthe and what they mean for you.

Bettsi.ledesma@fsresidential.com.



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, November 3, 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

NepentheOutreach@gmail.com

3rd Tuesday, 5:00 pm, Dunbarton Cabana

