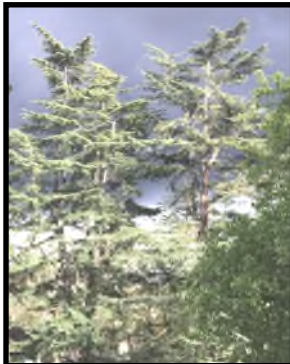


NOVEMBER
2021



NEPENTHE NEWS

Your Directors



Vice President Mary Gray



President John Baker



Treasurer Ashley Tangeraas



Secretary Linda Cook



Director Markus Dascher

Got Questions?

Your Board is interested in
hearing from you!
Send your questions to

Nepenthe.HOA@fsresidential.com

BOARD NEWS

Happy November

Board News will now be a part of every newsletter. We will be highlighting Board decisions and answering questions from homeowners, so feel free to submit your questions. We look forward to hearing from you.

We have made inclusion and participation our priorities. Hopefully you were able to participate in the Safety, Homeowner, and Budget Forums, Jazz by the Pool, and Board meetings.

The Board, in collaboration with the Finance Committee and management, has worked very hard to minimize the increase in dues. Most of the increase, \$10, is to support the reserve fund.

Only \$2 is for operating expense. We would really like to thank everyone who worked so hard to keep the dues increase as small as possible.

We also want to thank everyone who made the Halloween parade so much fun. A huge thanks goes out to Cheryl and her team.

-Mary Gray, Vice President

MORE INSIDE

Halloween Photos

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Dryer Vents Advisement

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September Budget Report

The report reflects a year to date net operating income of \$3,008,458 and year-to-date reserve funding of \$1,817,103 compared to the year-to-date reserve funding budget of \$1,635,480. The actual year-to-date operating expenses were \$1,269,529. The budgeted year-to-date operating expenses were \$1,237,410. The association has \$313,306 in operating funds, which represents .98 months of budgeted expenses and reserve contributions. The association has \$10,214,689 in reserve funds.

September Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2021	\$273,014	\$9,679,237
Plus Income	\$2,901,822	
Reserve Investment Income		\$106,636
Contributions to Reserve		\$1,817,103
Accounts Payable	\$225,000	
Less Operating Expenses	(\$1,269,529)	
Reserve Funding	(\$1,817,103)	
Reserve Expenditures		(\$1,388,287)
Ending Balance 09/31/2021	\$313,204	\$10,214,689

What to Know About Dryer Vents

Most Nepenthe home were built with the clothes dryer's hot air being exhausted up through a vertical vent pipe rising through the roof. Because the buildup of lint in such a vent pipe can be a fire hazard, it is a good idea to get it cleaned out once a year.

Some Nepenthe models, like the 2200, 2300 and 4400 models, have the dryer located in the front part of the house but with the roof vent "jack" in the back face of the roof, a less than optimal arrangement, because in the attic a flexible hose was used to run from the front half of the home to the back half where the roof vent jack was located. This long, horizontal run of hose traps the lint, which can create a fire hazard. Recently a dryer vent contractor has been informing his Nepenthe customers that this arrangement does not meet current building code,

which is more of a scare tactic than a useful statement. Older homes do not necessarily need to meet current codes.

What can be a problem is this horizontal hose can become filled with lint. Nepenthe's fix is to allow the dry to be vented immediately and directly through the exterior wall. Last month, a number of homeowners applied for this correction. If this improvement is something you wish to pursue, please follow the Home Improvement Application procedure outlined on the community website, here:

<https://nepenthehoa.com/architectural-committee/>.

Board Adopts 2022 Budget

Dues Rise From \$535 to \$547 Monthly

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.

The challenge is always to find new ways to reduce costs without degrading service to residents and the quality of our buildings and grounds.

Beginning January 1, 2022, the monthly dues will be \$547 per unit. This represents a 2.24% increase over the 2021 dues. The biggest driver behind the dues is always the funding of our Reserves. Approximately 60% of the monthly dues go directly to the Reserves. The Finance Committee provided an excellent overview of the Association's finances at their October 19 educational forum (if you missed it, you can watch the video at <https://nepenthehoa.com/finance-committee/>). It's a common misconception that the Reserves is an undesignat-

ed savings fund, similar to a rainy day fund, but in fact, it is more complex than that.

Every dollar in the Reserves is bespoke and is generally not available to use for the day to day operations of the Association. Should a Board find themselves in the unfortunate position of needing to use the Reserves for operating expenses, they are required, by law, to pay it back.

In 2022, the contribution to the Reserves will be \$318 of each homeowner's monthly assessment. The remaining \$229 of the \$547 assessment will go towards these major categories:

- ◇ Utilities \$16
- ◇ Landscape Maintenance \$71
- ◇ Common Area, including pool service, janitorial service, security patrol, and handyman, \$27
- ◇ Management, including CPA service, legal counsel, on-

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Please click [HERE](#) to sign up for e-statements.



The advertisement features a woman in a yellow shirt sitting on a couch, talking on a phone and using a laptop. To her left is a small table with a plant and a bowl of fruit. The FirstService Residential logo is in the top left corner. The main headline reads "Why should I switch to E-STATEMENTS?". Below this, four bullet points list the benefits: 24/7/365 account access, faster statement delivery, reduced carbon footprint, and reduced risk of paper-based fraud.

FirstService
RESIDENTIAL

Why should I switch to
E-STATEMENTS?

- ▶ 24/7/365 account access
- ▶ Get your statement faster
- ▶ Reduce carbon footprint
- ▶ Reduce risk of paper-based fraud

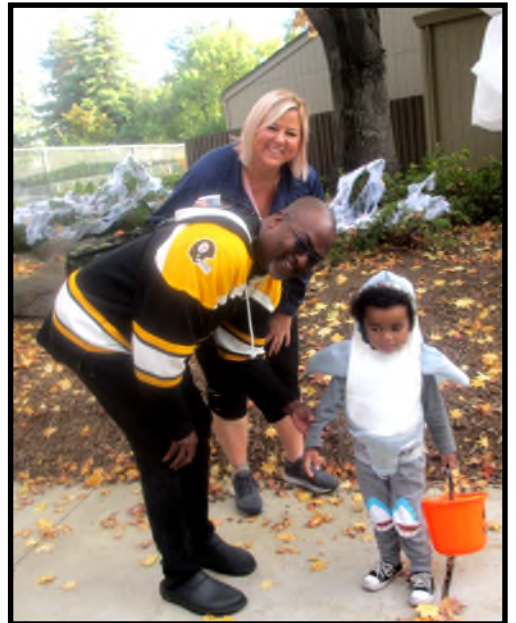
Payment Address UPDATE

PLEASE NOTE:

Our address for mailing physical assessment payments has changed. Effective immediately, please mail all assessment payment checks or money orders to: **PO Box 30354, Tampa, FL 33630-3354**

Additionally, if you use your bank's bill pay system to make assessment payments, you will need to update the address with them as well.





Frequently Asked Questions

I had a roof leak, who is responsible to fix my dry-wall?

Good question! The CC&Rs Article V outlines the maintenance agreement between the Association and the homeowners. Article V begins on page 35 of the PDF at this link: <https://nepenthehoa.com/wp-content/uploads/2016/08/NEP-6-19-2015-Third-Amended-CCRs-recorded-original.pdf>. In general terms, the Association maintains the outside and you maintain the inside. So, if there is damage inside, regardless of the cause, it is your responsibility to repair. Of course, there are exceptions and that is why it's a good idea to read the entire maintenance agreement in the CC&Rs.

I got a letter from Russo Insurance and they want information from me. Is this request legit?

Yes! You may recall that the broker change was announced in last month's newsletter. Please do complete the forms and return them to Russo Insurance. To re-read the article, follow this link:

<https://nepenthehoa.com/newsletter/>

Roof and Gutter Cleaning

The Board of Directors has contracted again with Bailey Boys for roof and gutter cleaning. Just as they did last year, they contracted for two full cleanings throughout the entire community.

This year, they did ask Bailey Boys to wait a bit before the first cleaning in an effort to get more leaves.

Watch next month's newsletter for the full schedule. They will begin on December 13.

Please remember that leaf guards or gutter guards are not permitted and Bailey Boys will not be able to clean any gutters that have a cover on them. If you have covers, this month is the perfect time for you to have your handyman remove them.

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.



Wolfgang Frick left his native Austria when his employer acquired a manufacturing facility in Sacramento. Once here, he met Jamie Zhu and before long they were enjoying their wedding in Jamie's home town in China. Now, Jamie and Wolfgang can be found strolling with their son Jacob beneath the trees of Nepenthe.

For an upcoming newsletter, we'd like to feature the current resident who has lived in Nepenthe the longest. If you think you (or your neighbor) might have the record, email us at nepentheoutreach@gmail.com and let us know when you first called our beautiful neighborhood home!

Thank you, Veterans

In years past we have been able to honor our Veterans in more personal ways. Covid has limited our abilities to reach out. However, we can not let the day go by without acknowledging our appreciation.

To all veterans of all branches: Thank you for your sacrifice, your bravery, and the example you set for us all. In short, thank you for your service!

Please share this with any Veteran you may know or have contact with.



Alley Connections Touch Hearts

These neighbors join Jack daily in his driveway to socialize and play with these special pets. Often they all join in a rousing chorus of "Row, row, row your boat" when one of the dogs rolls on the ground.

Left to right: Marcy Best & Charlie, Jack Smrekar & Bob (Phyllis Eldredge's dog), Joey (Jack's caregiver), Lee Bolton w/ Honey & Twix. Not pictured, but the provider of this photo is Karen Lowrey.

Jack is 95 years old and a proud WWII veteran. Until the pandemic, he regularly worked out in the gym. His wife, Liz, turns 95 today.

This is one of the many ways the neighbors in this alley way look after each other. This special alley is near Vanderbilt and Elmhurst. If you'd like to share your alley, please email Nepenthe.HOA@fsresidential.com.



The Board Report

Your Board of Directors met in Executive and Open Sessions on November 3. Director Cook was approved absent, 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.

They also provided emergency approval for two major storm drain repairs for a total of \$19,500.

OPEN SESSION: At the Open Session there were close to 18 attendees in-person attendees and via Zoom.

The Board reviewed the committee minutes and the management report.

The Board reviewed three letters in Homeowner Correspondence and heard from a number of owners during the Homeowner Forum portion.

The Board then approved the consent calendar— Minutes, Financial Report for September, Architectural approvals

and the Lien Resolution.

There was no **Unfinished Business**.

In New Business:

The Board approved the 2022 Reserve Study and Budget. See page 3 of this newsletter for more information.

The approved a request from the Insurance, Legal & Safety Committee for incident reporting. Going forward, management will provide a report to the committee regarding the number and type of incidents in Nepenthe.

The Board was presented with a proposal for turf renovation in Zone 5 in the amount of \$4,320 as recommended by the Grounds Committee. Director Dascher moved to approve. Directors Baker and Dascher voted in the affirmative. Directors Gray and Tangeraas voted against the motion. Without a majority vote, the motion did not pass.

It was agreed to hold no Board meetings in December. Director Cook was appointed to approve the December ARC applications and Directors Baker and Gray will review and approve any urgent work proposals and delinquency

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Board Adopts 2022 Budget, continued

(Continued from page 3)

site staff, management company fees, delinquency monitoring and taxes, \$60

◇ Insurance which includes major hazard on all units, flood insurance and D&O liability, \$61

In the next few weeks, homeowners will receive the annual Budget Disclosure Packet in the mail. Under California Civil Code, every homeowners association must send this packet of information to the members. The packet includes a Proforma Budget, a Reserves report and other useful information including the Architectural Review Process, the Delinquency Policy and an insurance summary. It's a good idea to hang on the packet for reference throughout the year.

If you currently have auto-deductions set up with ClickPay, your payment will probably adjust automatically, but it doesn't hurt to login to www.clickpay.com to check. If, instead, you use your bank's bill pay service you will want to login to adjust the amount up for the 2022 dues payments.

Holiday Décor Policy

It's that time of year! Per policy, here is the reminder about exterior holiday décor.

The full text can be found in the Community Rules, Section 4.4.7 on the community website at this link:

<https://nepenthehoa.com/wp-content/uploads/2021/06/Community-Rules.Updated-2021-04-20.pdf>

Here is a brief synopsis of the full policy:

- Seasonal decorations may be displayed from the weekend before Thanksgiving until January 7
- May be placed in the immediate area of the front entrances and garage doors.
- May be placed on shrubs, bushes and trees in the immediate vicinity of these locations.
- Make sure décor does not pose a trip hazard.
- Keep your address sign visible.
- Do not obscure any Common Area lighting.
- There are no restrictions on interior décor visible from the exterior of your unit.
- Decorations may not be placed upon roofs, and no person shall access the roof for installation.
- Decorations may be installed on exterior walls and

fences by plastic or metal clips so long as they do not cause damage to the Common Area or Common Facilities.

- Sound effects and flashing lights, twinkling lights and inflatable decorations in the Common Area are prohibited.
- Decorations or electrical connections which pose a safety hazard or expose the Association to increased insurance costs are prohibited.

Happy decorating!



How does Nepenthe compare to other local homeowners associations?

This chart shows what is included in the dues at Nepenthe compared to other homeowners associations.

Is this scientific? No. This was created with data that was readily available from Realtor.com and discussions with local realtors.

Obviously, there are associations locally that don't need to worry about flood insurance, but it is a real concern in Campus Commons and it IS included in the dues at Nepenthe.

Onsite management is another feature that Nepenthe enjoys and other associations do not.

These things bring real value and explains part of why so many people have chosen to make Nepenthe their home. (Aside from the beauty and great people, of course!)

DUES COMPARISON CHART

ASSOCIATION	DUES	EXT. PAINT	SIDING	ROOF	FENCE	LAND-SCAPING	INS.	FLOOD INS.	ONSITE MGMT.	POOL	OPEN CLUB-HOUSE	TENNIS-PICKLE-BALL	PARKING
NEPENTHE	\$535	included	included	included	included	included	included	included	included	YES	YES	YES	2-CAR GARAGE
CC EAST RANCH	\$495	included	included	included	included	included	included	not included	not included	YES	NO	YES	2-CAR GARAGE
UNIVERSITY PARK	\$375	included	not included	not included	not included	included	included	not included	not included	YES	NO	NO	2-CAR GARAGE
CC VILLAGE 3	\$305	included	not included	included	not included	included	included	not included	not included	YES	YES	YES	2-CAR GARAGE
CC VILLAGE 4	\$403	included	not included	included	not included	included	included	not included	not included	YES	YES	YES	MIXED
EXETER SQUARE	\$560	included	included	included	included	included	included	not included	not included	YES	NO	NO	2-CAR GARAGE
PAVILLIONS	\$505	included	included	included	N/A	included	included	not included	not included	YES	NO	NO	TANDEM GARAGE
WYNDGATE	\$432	included	not included	not included	not included	included	included	not included	included	YES	YES	YES	2-CAR GARAGE
ALICANTE	\$415	included	included	included	N/A	included	included	not included	not included	YES	NO	NO	CARPORT
SWALLOW'S NEST	\$450	included	included	included	included	included	included	not included	included	YES	YES	YES	2-CAR GARAGE
SERRANO - EDH	\$210	not included	not included	not included	not included	included	not included	not included	included	NO	NO	YES	2-CAR GARAGE
CROSSWOODS - CITRUS HEIGHTS	\$497	included	included	included	included	included	included	not included	included	YES	YES	NO	2-CAR GARAGE



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

No meeting in December
Next meeting January 5 2022
Meeting ID: 850 8577 0895
Passcode: 859843

Finance Committee

Chair: Susan Timmer
financecomm@nepenthehoa.com
4th Monday, 4:30 pm, via Zoom
Zoom Meeting ID 897 6767 3487, passcode 162803

Architectural Review Committee

Chair: Ken Luttrell, arc@nepenthehoa.com
2nd Tuesday, 5:30 pm, Clubhouse Lounge
Zoom Meeting ID 811 7445 1650, passcode 353045

Insurance, Legal & Safety Committee

Chair: Nancy Arndorfer
ils@nepenthehoa.com
2nd Tuesday, 5:00 pm, Clubhouse Library

Grounds Committee

Chair: Steve Huffman
groundscomm@nepenthehoa.com
3rd Thursday, 3:00 pm, Dunbarton Cabana

Outreach Committee

Chair: Emily Mah-Nakanishi
NepentheOutreach@gmail.com
3rd Tuesday, 5:00 pm, Dunbarton Cabana

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Board Report, continued

actions.

The sequence for future plant removal and renovations was the next item of business. The Grounds Committee requested the following sequence: Zone 6 (already completed), 7, 1, 2, 3, 4, 5, 6, 7, 1, 2, 3, 4, 5, 6, 7, etc. The resolution passed as requested.

The Board then reviewed and approved proposals for siding work and fencing. All proposals from Critical Path Reconstruction were approved for a total of \$21,709.81, payable from Reserves.

The next meetings of the Board are currently scheduled for Wednesday, January 5,

