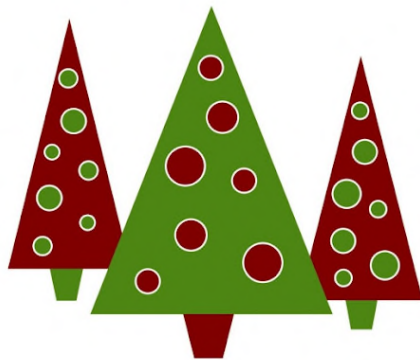


From Your Board

Happy Holidays

We have so much to be grateful for as this year draws to a close. We are so fortunate to live in a beautiful communi-



ty. Thanks to the Outreach Committee and Gerry Gelfand/ Cheryl Nelson's team we have had some wonderful events to bring us together. There is a holiday

party planned for December 15th. Tickets are \$10. Stop by the office Saturday during coffee to purchase

Be safe during the holidays. We learned in the safety

forum that we live in a very safe neighborhood. It was strongly recommended in the forum to lock your doors and gates.

We wish you happiness and joy during this festive time of year. We look forward to the New Year and all the possibilities it holds.

Remember to email the board with questions.

-Mary Gray, Vice President

Roof & Gutter Cleaning

See Pages 6-9 for the Roof Cleaning Schedule

Get ready! Bailey Boys will in Nepenthe December 13th to clean roofs, rain gutters and downspouts. Here's what you need to know for a successful outcome:

Cover any items you do not wish to keep from debris such as pools, spas, and grills.

Make sure your patio is accessible so the roof de-

bris can be removed.

There will be NO notices posted on any gates, fences, garages or front doors.

Please be prepared for the cleaning. Any locked patio will have the opportunity for cleanup the following week for a return service fee of \$25.

Remember, this is a large scale commercial contract. If you are unable to have your home ready for Bailey Boys on your scheduled day or the special return

service call, your gutters will not be cleaned by the Association until Bailey Boys returns for Round 2 cleaning scheduled to begin March 2022.

Team work makes the dream work!

MORE INSIDE

2021 Donation Drive
Meet Your Neighbors
ARC Meeting Date Change
Roof Cleaning Schedules

October Budget Report

The report reflects a year to date net operating income of \$3,20,017 and year-to-date reserve funding of \$1,635,480 compared to the year-to-date reserve funding budget of \$1,817,200. The actual year-to-date operating expenses were \$3,340,347. The budgeted year-to-date operating expenses were \$3,192,100. The association has \$479,038 in operating funds, which represents 1.50 months of budgeted expenses and reserve contributions. The association has \$10,161,983 in reserve funds.

October Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2021	\$273,014	\$9,679,237
Plus Income	\$3,204,620	
Reserve Investment Income		\$115,397
Contributions to Reserve		\$1,817,103
Accounts Payable	\$250,000	
Processing Fees	\$783	
Less Operating Expenses	(\$1,437,847)	
Reserve Funding	(\$1,817,103)	
Reserve Expenditures		(\$1,388,287)
Ending Balance 09/31/2021	\$473,466	\$10,223,450

Reminder: Dues Rise in 2022

From \$535 to \$547 Monthly

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.

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-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

By now, homeowners will have received the annual Budget Disclosure Packet in the mail. The packet includes the 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.

Make a Difference for Moms & Kids

Nepenthe Partners with Saint John's Program for Real Change

Every day Sacramentans face the grim reality of homelessness. All can agree that the sight of human beings living on the streets is a heartbreaking one. It is easy to feel hopeless in the face of this enormous problem.

There are many fine organizations, however, that work hard to create lasting solutions. Saint John's Program for Real Change is one such program.

Every day they serve up to 270 women and children and have a waitlist of over 250 more. From their website (www.saintjohnsprogram.org):

When a family enters Saint John's up-to-18 month rehabilitative program, they are immediately encircled with structure, with mental health therapy, with alcohol and drug counseling, with parenting education, with budgeting classes, with healthy relationship training, AND with hands-on employment training. All services are onsite and required. The program is designed to support women in taking responsibility for themselves and their families. Each family receives an average of 675 hours of services each month. 96% of women are placed in non-subsidized employment upon completion of our employment training!

You may have seen in the news earlier this year that Saint John's is building a campus of modular homes for the families they serve. The project is known as Saint John's Square and was featured on Engage Sac's blog [here](#).

To that end, the program has a need for basic household necessities. The Nepenthe Clubhouse will serve as a collection point in the month of December for anyone wanting to donate.

Here is the list of needed items:

New twin sheet sets
New twin comforter sets
New towels
Water bottles new/gently used

Please bring your donations by when the Clubhouse office is open: Monday through Friday, 9:00 am to 6:00 pm and Saturday and Sunday, 10:00 am to 2:00 pm. The ability to drop off here in the neighborhood makes it easy to help!

There's also an easy online way to help Saint John's and that's by visiting their Amazon wish list and making a purchase. Here is the link: [AMAZON WISH LIST](#)

Monetary donations are also welcome. You can donate by visiting this page on their website: <https://saintjohnsprogram.givingfuel.com/sjdonations>. They say that every dollar donated returns \$15. Every dollar spent on the program goes to removing families from the cycle of poverty which in turn directly builds our economy.

If you're out in the mall shopping, we hope you'll remember the families at Saint John's. Nepenthe is happy

to be part of the solutions they provide. We rise by lifting others.



Committee Meeting Change

The Architectural Review Committee is changing its meeting date. Beginning in December, they will be meeting on the second Thursday of each month.

The deadline to submit an application is the Monday before the meeting.

Owners with applications are always encouraged to attend the meeting. Conveniently, the meeting is available in Zoom or in person. (Note: the December meeting will be Zoom only.)

Here is the Zoom information to attend:

<https://us02web.zoom.us/j/81174451650?pwd=dzIEREovZ2ZxSW9RVk43ZTJoM0ltUT09>

Meeting ID: 811 7445 1650

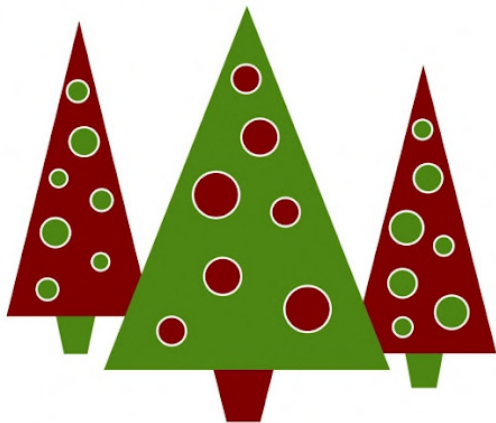
Passcode: 353045

Or dial in at 669-900-6833

If you have any questions about whether you need to submit an application for an improvement, please refer to the Architectural Guidelines available on the community website:

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

Still not sure? Call the office at 916-929-8380 to check. We're happy to help!



Get to Know Your Neighbors!



Every month, the Outreach Committee loves to introduce some of your neighbors. Whether you've been here for a month or 30 years, they want to feature you.

This month marks William Morris's 45th anniversary as a Nepenthe homeowner!

Bill's grant deed to 719 Dunbarton was signed on December 14, 1976. He has memories of moving into the house during the Christmas holiday. He reminisced that much has happened since then.

Bill has served as Chair on the Grounds Committee and the Architectural Review Committee. He said what made his term as Grounds Chair successful was to surround himself with members who were experts!

After retirement, he and his wife Sue spent a great deal of time traveling the world. Some years, they were gone more than half the year. Sue passed away this last January and Bill is keeping busy by cleaning out the house and garage and making visits to places that were special to the two of them, including a visit to Waterford, Vermont.

Bill is a California native, born and raised in Marysville. He obtained his law degree at Berkley. He served in the Army JAG Corps in Korea and then Washington DC before returning to California and opening his own law practice.

Greet Bill when you see him, won't you?

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



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.

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.

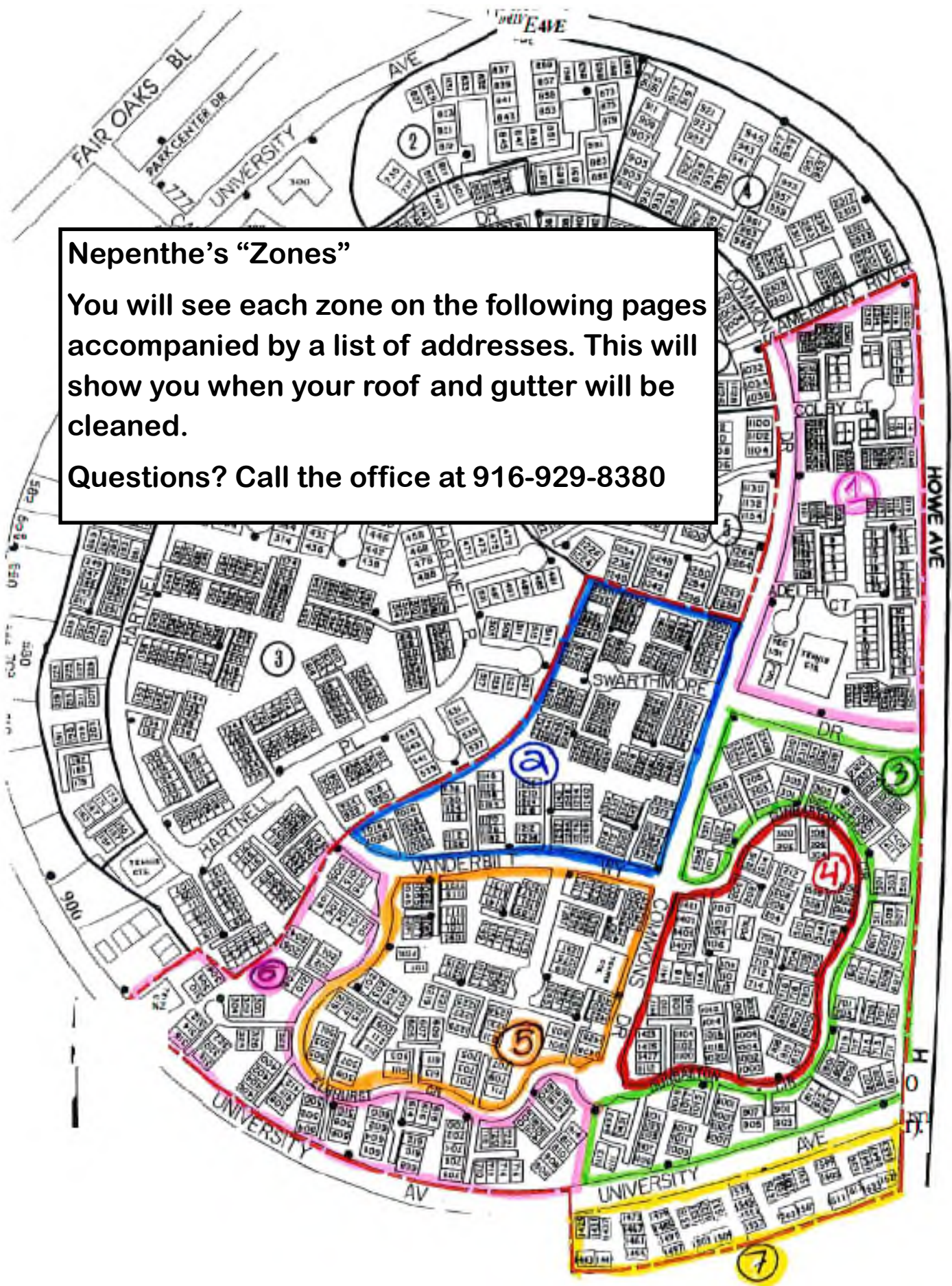
Happy decorating!



Nepenthe's "Zones"

You will see each zone on the following pages accompanied by a list of addresses. This will show you when your roof and gutter will be cleaned.

Questions? Call the office at 916-929-8380



American River Drive		
2300	2312	December 13, Monday
2302	2314	
2304	2316	
2306	2318	
2308	2320	
2310		

Colby Court		
1	10	December 13, Monday
2	11	
3	12	
4	13	
5	14	
6	15	
7	17	
8	19	
9	21	

Adelphi Court			
1	13	25	December 4, Tuesday
2	14	26	
3	15	27	
4	16	28	
5	17	29	
6	18	30	
7	19	31	
8	20	33	
9	21	35	
10	22	37	
11	23		
12	24		

Swarthmore Drive				
2315	2317	2319	2321	December 14, Tuesday
2323	2325	2327	2329	

Commons Drive				
1033	1035	1037	1039	December 13, Monday
1041	1045	1047	1049	
1051	1053	1055	1057	
1059	1061	1063	1065	
1101	1103	1105	1107	December 14, Tuesday
1109	1111	1113	1115	
1117	1119			



Zone
1

Vanderbilt Way				
1342	1336	1330	1324	December 16, Thursday
1318	1312	1306	1292	
1284	1276	1268	1260	
1254	1248	1242	1212	
1206				
1236	1230	1224	1218	December 17, Friday
1182	1176	1170	1164	
1158	1152	1146	1136	
1130	1124	1118	1112	
1106	1066	1056	1046	
1036	1026	1016	1006	

Swarthmore Drive				
2232	2234	2236	2240	December 15, Wednesday
2242	2244	2246	2248	
2250	2252	2254	2256	
2241	2243	2245	2247	
1149	2251	2255	2257	
2259	2261	2263	2265	
2267	2269	2271	2273	December 16, Thursday
2275	2277	2279	2281	
2283	2285	2287		
2266	2268	2270	2272	
2274	2276	2278	2280	December 17, Friday
2282	2286			
2308	2310	2312	2314	
2316	2320	2322	2324	
2326	2328	2330		

Zone
2



Commons Drive				
1300	1304	1306	1310	December 15, Wednesday
1314	1318			
1322	1326	1330	1334	December 16, Thursday
1338	1350	1366	1372	
1378	1384	1390	1396	

Commons Drive				
1331	1333	1355	1359	December 20, Monday
1363	1374	1395		
1403	1405	1407	1411	December 21, Tuesday
1431	1433			
1417	1423	1425	1427	December 23, Thursday
1400	1402	1404	1406	
1408	1410			
1418	1420	1422		December 27, Monday

Dunbarton Circle				
101	107	109	201	December 20, Monday
203	205	301	303	
305	307			December 17, Friday
401	403	405	407	
409	411	501	503	
505	507	509	511	
601	603	605	607	
609	611	613	615	
701	703	705	707	December 20, Monday
709	711	713	715	
719	801	803	805	
801	809	811	813	
815	817			
100	102	104	106	December 21, Tuesday
108	110	112	114	
116	118	150		
901	903	905	907	
1001	1003	1005	1007	
1009	1011	1013	1015	
1017	1019	1101	1103	
1105	1107	1109	1111	
1113				

ZONE 4

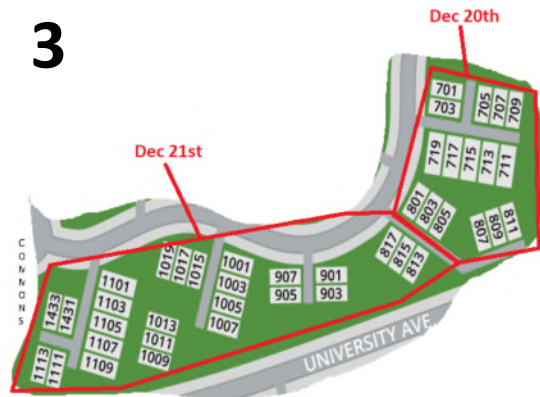
Zone
4



ZONE 3 NORTH



Zone
3



Dunbarton Circle				
100	102	104	106	December 21, Tuesday
108	110	112	114	
116	118	150		
901	903	905	907	
1001	1003	1005	1007	
1009	1011	1013	1015	
1017	1019	1101	1103	December 22, Wednesday
1105	1107	1109	1111	
1113				
200	202	204	206	
208	210	212	214	
216	300	302	304	
306	308	500	502	
504	506	508	510	
512	514	516	700	
702	704	706	708	
710	712	714	716	December 23, Thursday
718	720	800	802	
804	806	808	810	
812				
1000	1002	1004	1006	
1008	1010	1012	1014	
1016	1018	1020	1100	
1018	1102	1104	1106	
1108	1110			

Vanderbilt Way				
1131	1137	1143	1203	December 23, Thursday
1197	1191	1185	1287	
1293	1299	1305	1311	
1317	1323	1329	1335	
1149	1155	1161	1167	December 27, Monday
1173	1179	1207	1209	
1211	1213	1215	1217	
1219	1221	1245	1251	
1257	1263	1269	1275	
1281				
1071	1077	1083	1095	December 28, Tuesday
1101	1107	1113	1119	
1125	1225	1227	1229	
1231	1233	1235		
1005	1015	1025		December 29, Wednesday
1045	1055	1065	1071	
1044	1077	1083		

Commons Drive				
1403	1405	1407	1411	December 23, Thursday
1431	1433			
1418	1420	1422		December 27, Monday

ZONE 5

Zone 5



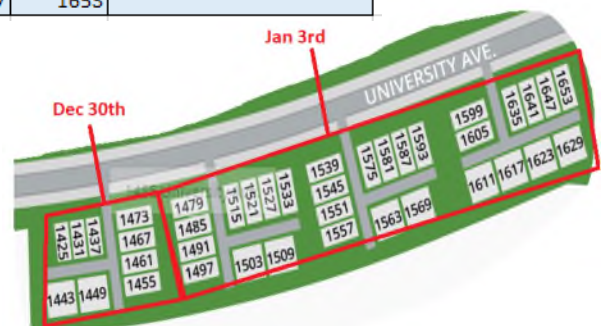
Zone 6



Elmhurst Circle				
901	903			December 27, Monday
711	709	707	705	December 28, Tuesday
703	701	613	611	
609	607	605	603	
601	509	507	505	
503	501	219	217	
215	213	211	209	
207	205	203	201	December 29, Wednesday
100	102	104	106	
108	200	202	204	
206	208	210	300	
302	304	306	308	
310	312	314	316	
318	320	322	324	
326	328	400	402	
404	406	408	410	
412				
500	502	504	506	December 30, Thursday
508	510	600	602	
604	606	608	610	
612	614	616	618	
700	702	704	706	
708	710	712	714	
716	718	720	722	
800	802	804	806	
808	810	812	814	
816	818	820		

University Avenue			
1425	1431	1437	December 30, Thursday
1443	1449	1455	
1461	1467	1473	January 3, Monday
1479	1485	1491	
1497	1503	1509	
1515	1521	1527	
1533	1539	1545	
1551	1557	1563	
1569	1575	1581	
1587	1593	1599	
1605	1611	1617	
1623	1629	1635	
1641	1647	1653	

Zone 7





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, CMCA, AMS, 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

1st Wednesday, 5:00 pm
Meeting ID: 882 7211 1861
Passcode: 620373

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

