



Safety is a Group Effort

Safety and security are always key concerns for homeowners, directors and management. The holidays, as they do every year, brought an increase in vandalism and theft throughout Sacramento. Nepenthe, of course, is no more immune than any other area.

One key difference between living in a “standard” neighborhood and a homeowners association is that there is a structure in place for certain functions. Sometimes there can be confusion around what functions the Association provides and that is certainly true when it comes to security.

To that end, your Board of Directors met in a special executive session with legal counsel in December to learn what actions the Association could undertake to increase safety in the community and what actions homeowners could do as well.

At Wednesday’s Open Session, the Board made this topic the top of the agenda. They charged the committees with certain actions and asked homeowners for input on security as well. The dialog was productive and if you missed the meeting, here is a recap:

Nepenthe Association will

- Publish resources for personal security to the homeowners via the newsletter and/or handouts at the Clubhouse
- Empower the Architectural Review Committee to research and expand lighting, security and camera options.
- Strengthen the security of the amenities so they do not become attractive nuisances.
- Solicit advice from experts in community safety.
- Maintain the Common Area landscaping

in a neat and tidy manner.

- Empower the Insurance, Legal and Safety Committee to research and make recommendations to the Board on the following items:
 - additional lighting in the Common Areas
 - installing cameras on main intersections
 - building a perimeter fence along Howe Ave and other entrance points
 - expanding patrol service within the community

Here are the things Homeowners can do to improve security and safety:

- Diligently lock gates, doors, windows, garage man doors and vehicles.
- Park vehicles in the garage so they do not become attractive nuisances.
- Install improvements such as
 - Putting a dowel in the tracks of windows and sliding patio doors
 - More secure gate locks (see page 3 for information about one recommended lock.)
 - Install approved exterior lights
 - an alarm system
 - a security screen door
 - security cameras
 - doorbell camera
 - newer and more secure options for door locks

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November Cash Flow 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.

November 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

Group Effort, continued

(Continued from page 1)

- garage door sensor that alerts of an open garage door via smartphone app
- Form and participate in Neighborhood Watch (see page 3 for tips from one of your neighbors).
- Report incidents to Association for data tracking.
- Explore ways to make unoccupied homes look occupied by using interior lights and televisions on timers.
- Deter would-be burglars by responding to knocks on doors by talking through the door or the doorbell camera.
- Get to know their neighbors and work together to keep an eye on each other's homes.
- Retrieve doorstep parcels quickly or have them delivered to a secure location such as the Association office.

Just as the maintenance of the homes is a shared responsibility, so is the safety of our community.

Let's work together to ensure that Nepenthe continues to be the highly sought after place to live that it has always been.

How One Alley Created Community

Longtime homeowner Diana Vizzard wrote an excellent letter about how her alley came together to watch out for each other's safety. There are tips here that we can all benefit from:

Meeting after meeting I hear concerns about security and there is often a comment about starting Neighborhood Watch. I have been a resident of Nepenthe for 25 years, in two different homes, and my husband and I have been somewhat active in the community. Over the years I went to several meetings whenever there was an attempt to start Neighborhood Watch. These attempts always failed as it seemed to be an overwhelming commitment for an individual or small committee to run. People would start out enthusiastic and quickly burn out, sometimes before it even got established.

In my former home on Vanderbilt Way, I decided to try something on a smaller scale. This was about 15 years ago so I do not recall everything about setting it up, but

since it is still in existence, it seems to have worked and meets the needs of the residents. I left that alley almost 5 years ago, but those neighbors have kept it going. The answer is to keep it SIMPLE so that others will be willing to keep it going. These are the basic steps that can be recreated on other alleys in Nepenthe, each led by one willing individual. It does not take much time once it is set up. There needs to be no neighborhood administrator. If an alley fails to do it, it is their loss.

Compose a letter and form to introduce the plan to the immediate neighbors on your alley.

The letter suggests the benefits: a roster to know who your neighbors are and how to reach them when necessary; ability to call a neighbor to put in your trash cans, put your paper over the gate, pick up a package, or tell them their garage is open. The form also requests an

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Secure Gate Lock Option



Looking for a convenient way to secure your gate? Perhaps this lock is a good fit for you.

If you can't be home for roof and gutter cleaning, you can provide the combination to a trusted neighbor or friend who can unlock and lock up on your behalf.

One of the best features of a lock like this is the fact that it is a combination lock that you can reprogram any time.

This lock is compatible with most of our gates.

Locking gate latch available here:

https://www.amazon.com/YARDLOCK-MBX-2016Y-3ESF-Keyless-Diecast-Composite/dp/B07JWKKRWJ/ref=sr_1_4?encoding=UTF8&c=ts&keywords=Gate+Locks&qid=1638899739&s=hardware&sr=1-4&ts_id=9628867011

If you click through, there is even a video showing installation and operation. Home Depot also carries this lock.

One Alley, continued

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emergency number for someone who would be able to locate you in an emergency, like water running out your front door. There was a signature line confirming that it was permissible to provide this information only to the neighbors on the alley. It also stipulated that the information was to be used only for alley safety and sociability and not for community politics or politics or sales of any kind.

Hold two alley parties each year. We finally settled on April and October to keep us out of rain and heat. A couple of times we did have to move into a garage. Well in advance I would send out an email to establish a date when most could attend and then make sure everyone was aware so they could attend and/or have their car out of their garage if necessary if it was going to be blocked by the party. At the parties we could discuss issues and concerns. In between we could send email notices without involving Next Door.

Keep party setup simple. Occasionally we chose a theme such as Oktoberfest, but not usually. Generally, the host (neighbors took turns hosting) set out tables in the alley and provided paper goods, and water and ice, and a trash can. Attendees brought their own chair and a platter of food and/or a beverage to share. There was not any planning or assignments and it always seemed to work out.

Everyone helped with clean up.

Introduce new arrivals. By doing it twice a year, new residents (owners and renters) did not have to wait very long to meet all the neighbors on the alley. It made everyone feel welcome and included very quickly. I put a welcome letter and info form in their mailbox within their first week so they could contact me right away with questions about trash day, green waste, etc.

This simple plan carried on seamlessly with a new leader after I moved to my Elmhurst home. Sometimes there are additional events, like a birthday for a 90-year-old neighbor and another for a one-year-old. Some neighbors feel comfortable giving another their house key and they become the best of friends. We did this just neighbor to neighbor. No one ever declined to be on the roster. Even if they had, they would be invited to all events, but they would not receive the roster. Not all participated fully, but all did occasionally.

Many of us believe that this is the “best alley in the neighborhood.”

Thanks, Diana! If you have an active alley, please write in and tell us about it! Sharing what we know can help everyone. Nepenthe.HOA@fsresidential.com

Resident Information Forms Flood Insurance Renewal

Please be sure to turn in an updated Resident Information Form. We ask for this every year. It's just one of the ways that we can work together for effective operations. By submitting this every year, you can be assured that we have correct contact information. It can be easy to forget to notify the association when you change an email address or phone number, but we want to make sure we can always reach you, especially in the case of an emergency. The last page of the newsletter is a form you can use and email in to the office at Nepenthe.HOA@fsresidential.com or drop off at the clubhouse at your earliest convenience.

From Tina Keele at Rick Russo Insurance:

“I am pleased to advise that all flood policies have successfully transferred to our agency and have been paid.”

If you have received a notice of cancellation from Fire Insurance Exchange, please disregard. Tina acknowledged that the transfer of agent from Denise Ibsen to Russo created some hiccups in the process.

If you have any questions, please reach out to service@rickrussoinsurance.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, 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 for property-related emergencies
Power Outage: 1-888-456-SMUD
Nepenthe Insurance Questions? Call Management: 916-929-8380

Your Volunteer Homeowner Board of Directors:

President: John Baker

Vice President: Mary Gray

Secretary: Linda Cook

Treasurer: Ashley Tangeraas

Member at Large: Markus Dascher

Board of Directors

1st Wednesday, 6:00 pm, via Zoom
Meeting ID 882 7211 1861, passcode 620373
**All Nepenthe meetings held via Zoom
until further notice due to COVID**

Finance Committee

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

Architectural Review Committee

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

Insurance, Legal & Safety Committee

Chair: Nancy Arndorfer,
ils@nepenthehoa.com
2nd Tuesday, 5:00 pm, via Zoom
Meeting ID 864 6520 0568, passcode 337142

Grounds Committee

Chair: Steve Huffman
groundscomm@nepenthehoa.com
3rd Thursday, 3:00 pm, via Zoom
Meeting ID 880 7532 8792, passcode 198099

Outreach Committee

Chair: Emily Mah-Nakanishi
NepentheOutreach@gmail.com
3rd Tuesday, 5:00 pm, via Zoom
Meeting ID 813 6066 5631, passcode 648491

Weed Abatement Schedule

Carson Landscape performs weed abatement every Tuesday, Wednesday and Thursday between the hours of 8:00 am and 4:00 pm. The application process is performed in compliance with applicable regulations by one certified specialist employed by the company .

Have a Concern?

Start with the management office via walk in, phone call 916.929.8380 or email Nepenthe.HOA@fsresidential.com.

If the office staff cannot resolve the problem, work with the General Manager, Bettsi Ledesma. Still not satisfied? Submit a letter to the Board of Directors for review at the next meeting.

