

FEBRUARY

2022



NEPENTHE NEWS

Celebrating 50 Wonderful Years!

Nepenthe Annual Election

Two Open Positions

The Annual Election of the Nepenthe Board of Directors is approaching with the Annual Meeting to be held on Wednesday, May 25th.

This year two Director positions are up for election. If you are interested in running for a position on the Board, please contact the Nepenthe Office staff by e-mail (nepenthe.hoa@fsresidential.com) or by phone at (916) 929-8380, and your name will be forwarded to the Nominating Committee. Following is the timeline for the 2022 election.

ELECTION SCHEDULE

March 2 - Board meeting – Slate of candidates' names presented by Nominating Committee

April 8 - Candidates' statements and pictures due to Office (to be included in the April newsletter and Ballot packets mailed to homeowners)

April 20 - Ballot packets mailed, including statement and pictures to homeowners

Saturday, April 30th ~ Candidates' Forum for Nepenthe homeowners

Wednesday, May 25, 2022, 5:00 pm ~ Annual Membership Meeting. Votes will be counted and the results announced by the Inspectors of Election.

Happy Birthday, Nepenthe!

Did you know? On May 30, 1972, the Nepenthe Association was incorporated. That means Nepenthe is celebrating its 50th anniversary this year! Home prices at that time ranged from \$27,500 for the one-story Plan 1100, to \$47,500 for the Plan 1776.

We'd love to hear from some of our long-time residents for an upcoming newsletter feature. Please email us at nepentheoutreach@gmail.com if you would like to share more about when you first called our beautiful neighborhood home!



Green waste is picked up on Monday mornings by Carson Landscape. Please bag your yard clippings and place at the intersection of your alley and street. Remember, this is just green waste— no food, dog waste, household trash. Thank you!

Inside...

- From the Board
- Meet the Butlers
- Are you smarter than car thieves?

December Budget Report

The report reflects a year to date net operating income of \$3,979,350 and year-to-date reserve funding of \$2,301,278 compared to the year-to-date reserve funding budget of \$2,180,640. The actual year-to-date operating expenses were \$4,020,692. The budgeted year-to-date operating expenses were \$3,830,520. The association has \$229,255 in operating funds, which represents .71 months of budgeted expenses and reserve contributions. The association has \$10,391,174 in reserve funds.

December Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2021	\$273,014	\$9,679,237
Plus Income	\$3,979,350	
Reserve Investment Income		\$120,735
Contributions to Reserve		\$2,180,543
Accounts Payable		
Processing Fees		
Less Operating Expenses	(\$1,719,414)	
Reserve Funding	(\$2,301,278)	
Reserve Expenditures		(\$1,588,746)
Ending Balance 09/31/2021	\$229,255	\$10,391,174

From the Nominating Committee:

The Board is responsible for the operation of the Association, especially for the maintenance of the common area and for responding to homeowner requests for information and service.

In support of those core objectives, the Board sets policy, adopts and enforces rules, hires a manager and other service vendors, appoints committees, educates homeowners about their rights and responsibilities, seeks legal advice, purchases insurance, manages the Association's finances, publishes a newsletter, holds hearings for homeowners who fail to pay assessments or to comply with community rules, and sees that the Association complies with all local, state and federal laws.

The typical Board member spends approximately 1-2 hours a week on Board business. This includes a monthly executive session of approximately one hour and a monthly public session of approximately one to two hours. Board members also serve as liaisons to committees and attend committee meetings, most of which are monthly and last for at least an hour.

Board members receive no compensation. They serve staggered two-year terms and may serve a maximum of three terms consecutively.

Email Nepenthe.HOA@fsresidential.com to learn more.

From Your Board

The Directors want to express their gratitude for the help and assistance from staff and your neighbors. It is leading to improvements in our community today and in the future.

We want to thank both Bettsi and the Finance committee for inviting Billy Williams, from JWS, to give a presentation on siding. We discovered that there is better siding that we can use with a 50-year warranty. The Board is moving ahead to install this siding on future replacements.

Peter Pelkofer and the ILS committee have done their homework on brightening the lollipop lights increasing safety in our community with bulbs that are also more energy efficient. Take a look at the end of Commons Drive near University Avenue where some of the new bulbs have been installed

We recognize that we need expert help from a landscape architect as we enter a new chapter with less rain and higher water costs. Garth Ruffner has been hired by the Board to help us

Energy costs are up. So, heating and cooling of the clubhouses, in the off hours, is no longer occurring. In addition, solar panels are being researched, by the Board, for the main Clubhouse. We are looking forward to a savings with reduced energy use.

The Directors, with the help of staff and your neighbors, will continue to look for ways to improve the quality of life in Nepenthe while reducing costs wherever possible.



President John Baker



Vice President Mary Gray



Treasurer Ashley Tangeraas



Secretary Linda Cook



Director Markus Dascher

Why is it important to submit a new Resident Information Form every year?

We want to make sure that we can reach you or someone you designate in the case of an emergency. Some of the emergencies we've encountered include:

- One household member became incapacitated at the gym. We were able to reach his spouse quickly.
- A homeowner was in Europe when their neighbor had a major plumbing issue. We needed to reach that homeowner's emergency contact to come and check

that no water had intruded into the unit.

- During a daytime storm, a tree branch fell and broke a living room window. We were able to reach the homeowner at work so they could immediately get the window boarded.

Many folks change phone numbers or email addresses without thinking to advise the Association. Doing this drive once a year helps to ensure that we can reach you in an emergency.

Form is attached to this newsletter. Thank you!

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!

Ken and Pat Butler moved from the Bay Area to Nepenthe in the Spring of 2001 after retiring, Ken from a large school district where he served as a school psychologist and later as a Director of Special Education and Pupil Services and Pat from the Human Resources Department at Lawrence Livermore National Laboratory where she assisted in recruiting scientists.

Since moving to Nepenthe, Pat has been actively engaged as a volunteer for the California State Capitol Museum as a docent interpreting museum rooms and Ken has worked part-time training school districts and community colleges in non-adversarial collective bargaining. Ken has also served on the Nepenthe Finance Committee and has assisted in revising the CC&Rs.

Ken and Pat both enjoy traveling, especially to other countries, and hope to do more once the pandemic is over. Nowadays, their favorite past-

time is taking short trips to explore small neighboring towns. When they are not "on the go," you can find them working in their yard or walking in the neighborhood.



What Car Thieves Won't Tell You

The information below is excerpted from an article on the Readers Digest website. The link is <https://www.rd.com/list/car-thief-secrets/> if you would like to read the whole article. The items listed below seemed most pertinent for Nepenthe.

Of course, the Association's best advice is this: Park in your garage and keep the garage and vehicles locked.

On to the article:

These are the cars we steal the most

The National Insurance Crime Bureau (NICB) compiles an annual Hot Wheels report, which lists the top ten most stolen cars in the United States. Here are the top targets from the most recent report and the most stolen model year for each:

1. Honda Accord (1997)

2. Honda Civic (1998)
3. Ford Pickup (full size) (2006)
4. Chevrolet Pickup (full size) (2004)
5. Toyota Camry (2016)
6. Nissan Altima (2015)
7. Dodge Pickup (full size) (2001)
8. Toyota Corolla (2015)
9. Chevrolet Impala (2008)
10. Jeep Cherokee/Grand Cherokee (2000)

We love older cars

When you think of the car thieves you see in movies or TV shows, they're usually after high end, luxury sports cars. And while those do get stolen in real life, it doesn't happen nearly as often as you would think. Thieves target old-

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What Car Thieves Won't Tell You, Continued

(Continued from page 4)

er cars because they're much easier to steal.

"In the 2000s, most vehicles started to come equipped with more advanced ignition systems such as chipped keys that need to be in proximity to the dash for the car to start," says Marc Hinch, an auto theft investigator and creator of stolen911.com. "Many of the vehicles prior to this time are easy to start if you know how to manipulate the ignition."

We want your car for the parts: Car thieves aren't just looking for a new ride. They're most likely going to resell parts of your car, especially if it has custom wheels, a custom engine, or high-end seats. If not, they're doing it to help facilitate another crime, go for a joy ride, or win a dare.

And sometimes, we don't even care about the car: Hinch says that car break-ins are actually more common than actual car thefts, mostly because people often forget that they left valuables like laptops and purses in their vehicles.

Don't assume your neighborhood is safe: Thieves know you'll think that and act upon it. As part of a plea agreement, a car thief told Hinch that he and his crew would walk through a nice-looking neighborhood at night, checking for unlocked cars. About one out of six unlocked cars had a spare key inside.

If your car gets stolen, it's probably your fault: Our experts say that a lot of car thefts could have been prevented if the owner had only made sure he locked the car or not left it running when she ran into Starbucks for a quick cup of coffee. These common security slip-ups are basically invitations for thieves to take your vehicle. Another common mistake is leaving valuables in plain sight.

We study your habits: As unsettling as it is, car thieves may spy on you and your car for extended periods of time to figure out the best plan of attack.

We work together: In fact, Hinch says that some thieves will offer a finder's fee to someone who can provide a location, photos, and/or any other details about a certain car they're looking for. "Crews looking for a particular type of vehicle to steal will put out bounties for this type of information," he says.

There's a secret key in your car you probably don't know

about: It's called a valet key, and it can usually unlock the driver's door and start the car. "A valet key is typically contained in the owner's manual, in a little sleeve at the back of the manual," Scafidi says. "Or it can be encased in a plastic index card-sized insert where you simply pop it out of the insert and you can use it as a regular key." He notes that many new cars have a fob that enables a push-button start, not a regular key, but there are allegedly devices that can capture the signals from the fob and use them to gain access to a keyless car.

We're hard to spot: You probably won't be able to pick out a car thief on the street. Car thieves blend into crowds so no one gets suspicious of what they're about to do. That's why you need to take extra precautions to keep thieves out.

We don't like stickers : One simple but surprisingly effective way to throw off a potential thief is to put a sticker in your rear window that suggests you have an alarm or tracking system set up in your car. If they suspect there's a chance they could get caught, thieves are more likely to pass up that car for an easier steal.

We are relentless: Our experts all agree: Once a thief sets his eyes on the prize, he'll do whatever it takes to get it. As Hinch explained, he could have perfected the mechanics of breaking into your specific car model. Scafidi says a "slim jim" tool is often used to open locked doors on older cars. Otherwise, they may opt for the classic "smash and grab," as Fix calls it, where you're left with a broken window and stolen property. One surefire invitation to car thieves? Seeing an open window.

The extra precautions really do work: Fix advises that you have your Vehicle Identification Number (VIN) chemically etched on your windows, which makes it harder for thieves to resell your car's parts. You can get this service done at a car dealership or a local police department.

"Use anti-theft systems in your car such as external steering wheel locks, hood locks, tire locks, kill switches, car alarms, and tracking systems such as Lojack," she adds. "Bonus: Having an anti-theft system might qualify you for a discount on your comprehensive car insurance."



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

Nepenthe runs on volunteer power!

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.

