



Roof & Gutter Cleaning

March 21 to April 4

See Page 7 for the Roof Cleaning Schedule

Bailey Boys will in Nepenthe to clean roofs, rain gutters and downspouts between March 21 and April 4.

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 debris 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. Team work makes the dream work!

New Light Bulbs Approved

The Insurance, Legal & Safety Committee made a recommendation to the Board for better quality and brighter light bulbs for all of our "lollipop" lights. The Board has approved the transition from 60W CFL (1250 lumens) bulbs over to LED bulbs (2600 lumens) that put out a bright, clean light.

CAN YOU HELP? The Board is looking for volunteers to help make this project a reality. If you can screw in a lightbulb, you are qualified! Just give your name and contact information to the Office and someone will follow up with you in the coming months.



Inside...

- From the Board
- Do you know Gerry?
- Water Bill is Changing

January Budget Report

The report reflects a year to date net operating income of **-\$52,323** and year-to-date reserve funding of **\$1,937,348** compared to the year-to-date reserve funding budget of **\$187,620**. The actual year-to-date operating expenses were **\$157,040**. The budgeted year-to-date operating expenses were **\$139,639**. The association has **\$207,430** in operating funds, which represents **.63 months** of budgeted expenses and reserve contributions. The association has **\$10,399,601** in reserve funds.

January Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2022	\$229,255	\$10,402,713
Plus Income	\$292,337	
Reserve Investment Income		\$2,278
Contributions to Reserve		\$187,620
Accounts Payable	\$27,000	
Processing Fees	\$979	
Prepaid Utilities	2,519	
Less Operating Expenses	(\$157,040)	
Reserve Funding	(187,620)	
Reserve Expenditures		(\$182,066)
Ending Balance 1/31/2021	\$207,4305	\$10,410,545

Nominating Report Architectural Approvals

At the March 2nd Open Session, the Nominating Committee reported that for the Annual Director Election, there are three candidates for two open positions. The election will be held on May 25th.

The three candidates are Mary Gray (incumbent), Jackie Grebitus and Cheryl Nelson.

Interested parties have until April 15 to self-nominate, but the deadline to have statements included with the ballot is April 8.

April 30th will be the Candidates' Forum. This is a great opportunity to get to know the volunteers who want to serve on the Board. We will have further details in the April newsletter about the event and the election.

615 Dunbarton Circle	Window Replacement
100 Elmhurst Circle	Replacement Windows
10 Colby Court	Replacement Windows
1095 Vanderbilt Way	Replacement Windows
4 Colby Court	Window Replacement
812 Dunbarton Circle	Security Light
206 Dunbarton Circle	Replacement Windows

From Your Board

Your Board has been very busy this month. Soon we will begin dry rot repairs and painting in Phase I of Nepenthe (Dunbarton Circle). Mary Gray and Ashley Tangeraas have spent hours picking out paint colors and working with Kelly-Moore to have renderings done. The Architectural Review Committee has been charged to review the colors and provide their recommendations to the Board. The color renderings will be available for viewing in the Clubhouse beginning March 12th. Stop by and take a look.

To get the siding repair and paint process going, a contractor will be doing a siding and fence assessment throughout Dunbarton Circle. This is important so that the needed repairs can be made prior to painting.

We are excited to announce that we will be doing the repairs with DuraTemp siding which has a 50-year warranty.

The Board is also concerned about water conservation, particularly since we all will soon be paying for the grounds irrigation. We had a presentation by Nick Shebert, with Carson Landscape, at the Board meeting. It was clear after his presentation that we need to make significant changes to our irrigation system in order to save water while appropriately watering our landscape. You will begin to see some changes as remediation is done. However, a larger scale effort is needed so that we get the needed water saving during this time of drought.

Always feel free to contact us if you have any questions or concerns.



Vice President Mary Gray



Treasurer Ashley Tangeraas



President John Baker



Secretary Linda Cook



Director Markus Dascher

Carson Service Schedule:

This month Carson is continuing to focus on shrub bed clean up, weed control and pruning. Here is their weekly schedule:

Monday: Green waste pickup throughout the community. Dog waste station. Mowing, turf edging, partial pruning and blowing in Zone 7

Tuesday: Mowing, turf edging and partial pruning and blowing in Zone 1

Wednesday: Mowing, turf edging and partial pruning and blow-

ing in Zone 2 plus cleanup of dry creeks

Thursday: Mowing, turf edging and partial pruning and blowing Zone 3 and 4 plus clean up of dry creek in Zone 3

Friday: Mowing, turf edging and partial pruning and blowing Zone 5 and 6 plus clean up of dry creek in Zone 6. Dog waste station.

Plant health care and weed abatement are completed by special crew members on Tuesdays, Wednesdays and Thursdays.

Turf irrigation is now running two nights per week and drip irrigation is running three days per week.

Get to Know Your Neighbors

Meet Gerry Gelfand

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!

Gerry Gelfand lived in San Diego for 40 years before moving to Sacramento in 2013. She has two daughters and grandchildren who live nearby.

Gerry grew up near St. Paul, Minnesota. She always enjoyed ice skating and was offered a job in an ice show at Hamline University. She went to school for a year and then ran away to be in the ice show for two years. The final six months of the show were in Mexico where she met her husband. After marrying, they moved to New York and Gerry completed training to be an executive secretary. They then moved to Mexico City for 7 years where both her daughters were born.

After her husband died, Gerry became a Travel Agent. She has had many exciting adventures and would be happy to share her tales. She plans to start booking trips again when the virus is gone.

When Gerry moved to Nepenthe she joined the outreach committee and soon became the chairperson. She got Saturday coffees going. She has also been involved with the holiday party, Cinco



de Mayo, Veterans Appreciation day, the Halloween party and monthly happy hours.

We are so fortunate to have Gerry in Nepenthe. She has been so effective in creating fun and helping people connect. She said that all her best friends live here.

Office Closed Friday, March 11

We're so sorry to miss you and we don't like to be away, but FirstService Residential is hosting the first in-person Annual Meeting since 2019 and all employees are expected to attend. Nirmal and I will be up before dawn to catch a flight on Southwest Air and gather with our colleagues in Irvine. Your concerns are important to us, so please do send over an email or leave a voicemail and we will follow up with you as soon as we can. Monique will be back in the office on Saturday the 10th.

This Annual Meeting is extra sweet. First, because it is our first gathering since the pandemic, but also because I have been nominated for two awards which is such an honor! Our

own Markus Dascher nominated me for the STAR award and dear Mo (Monique Smith) nominated me for the Service Excellence award!

Anyway, I know you don't read this newsletter to hear about us, but I did want you to know that the office will be closed. We look forward to serving you again upon our return— thank you for your understanding.



Your Water Bill will be Changing

In 2020 water meters were installed throughout Nepenthe at multiple connection points between the municipal infrastructure and Nepenthe's private infrastructure.

Soon, the Utility Service Bill will be transitioning from flat rate water billing to metered water billing.

The City advised Nepenthe that they will offer 12 months of consumption monitoring. The Association is to receive quarterly spreadsheets showing the monthly water usage per meter. This will prepare the Association for adding this expense to its operational budget.

During this period, the Association will not be billed a new flat rate nor a metered rate. However, any existing flat rate bills will continue to be billed as is for this 12-month period. After 12 months, metered billing will commence.

Nepenthe homeowners will continue to receive their flat-rate water bill from the City. Currently the bill is based on the number of rooms in the home and ranges from \$60 to \$75 each month.

Once Nepenthe begins to receive the metered bills, the cost will be incorporated in the regular monthly assessment just as the cost is for the electricity to the lollipop lights or landscape maintenance. The anticipated monthly average cost will be divided equally amongst 590 homes. It will not show up on the dues statement as a separate line item.

Once the Association starts being billed, homeowners will no longer receive water bills from the City of Sacramento.

The big question is, "how much will dues rise?". Based on calculations completed by Wood-Rodgers Engineering, the dues could be \$70-\$80 higher once the water costs are factored in. The most recent usage report from the City covers part of April 2021 through January 2022 and, while there are inconsistencies in the usage data, the numbers corroborate the Wood Rodgers findings.

Obviously, this is important information for homeowners and potential homeowners to know, but at the end of the day, it is mostly a matter of shifting the money paid by homeowners from an individual payment to the City to having it included in the dues. It is anticipated that the 2023 Nepenthe operating budget will reflect the change.



Board Contract Approvals in March

LANDSCAPE:

- Remediation of 21 tree removal sites in Zones 5, 6, 7 and 1 totaling \$50,680
- Removal of large aging shrubs and improvements in the alley at 1539-1593 University, \$65,960

FACILITIES:

- Inspect 170 units and 1 pool house in Phase 1 to prepare scope of carpentry repairs for siding, trim and

fences, \$9,608.70, James E. Williams & Son, Inc.

- Change order for dry rot repairs at 1329 Vanderbilt, \$5,592.84, Critical Path Reconstruction
- Fences: 1417 Commons, \$5,020.43, JWS; 1083 Vanderbilt, \$3,932.18, JWS; 903 Elmhurst, \$2,664.64, JWS; 605 Dunbarton, \$3,950.00, Tuck Bros.
- Siding repairs: 1371 Commons, \$3,146.75, Critical Path Recon; 2236 Swarthmore, \$1,899.54, JWS



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
And live at the Clubhouse

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
and at Clubhouse

Insurance, Legal & Safety Committee

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

Grounds Committee

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

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.

Nepenthe Roof & Gutter Cleaning Schedule

