

JUNE 2022



NEPENTHE NEWS

Editor: General Manager Bettsi Ledesma

COME CELEBRATE! NEPENTHE IS TURNING 50!

June 12, 2022 | 4– 6 p.m.
Nepenthe Clubhouse

SAVE THE DATE!

All Nepenthe residents are welcome to join us for appetizers, treats, and refreshments to celebrate Nepenthe's 50th Anniversary on Sunday, June, 12th at the Nepenthe Clubhouse. Drop in anytime between 4:00 - 6:00 p.m.!

The Outreach Committee is creating a digital slideshow of our great community for this event. If you have a few photos of our Nepenthe community from over the years, please email them to nepentheoutreach@gmail.com by June 2. Hope to see you there!

Thank you, Sponsors!

Our contractors have stepped in to make the 50th Anniversary Party a landmark event.

We want to ensure that we are thanking them for their participation and support!

Our Platinum Sponsors \$1,000

Carson Landscape

Elite Service Experts

James E. Williams & Son, Inc.

Our Gold Sponsors \$500

Brad Epstein, Grime Law

Kelly Moore Paint

Our Bronze Sponsors \$100

Sparkling Clear Pools

April Budget Report

The report reflects a year to date net operating income of **-\$51,240** and year-to-date reserve funding of **\$844,262** compared to the year-to-date reserve funding budget of **\$750,480**. The actual year-to-date operating expenses were **\$579,365**. The budgeted year-to-date operating expenses were **\$558,556**. The association has **\$288,534** in operating funds, which represents **.88 months** of budgeted expenses and reserve contributions. The association has **\$10,684,628** in reserve funds.

April Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2022	\$229,255	\$10,402,713
Plus Income	\$1,271,264	
Reserve Investment Income		\$99,682
Contributions to Reserve		\$844,262
Accounts Payable		
Processing Fees		
Prepaid Utilities		
Less Operating Expenses	(\$558,556)	
Reserve Funding	(\$844,262)	
Reserve Expenditures		(\$551,402)
Due to Operating		
Ending Balance 3/31/2021	\$288,534	\$10,684,628

ARC Approval

2265 Swarthmore	Solaretube, approved with conditions
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Carson Service Schedule:

This month Carson is will be focused on summer weed control and shrub maintenance. 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 Zone1

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.

Welcome New Directors

The 2022 Annual Meeting is now concluded. The Inspectors of Election closed the polls at 5:00 pm, May 25, 2022. The results are as follows:

1. Cheryl Nelson, 213 votes
2. Jackie Grebitus, 187 votes
3. Mary Gray, 151 votes

The two new directors are Cheryl Nelson and Jackie Grebitus. Immediately following the announcement of the results, the directors met in a brief executive session to determine the officers' positions and committee liaison positions.

1. John Baker, President, Liaison to Outreach Committee
2. Ashley Tangeraas, Vice President, Liaison to Finance Committee
3. Jackie Grebitus, Treasurer, Liaison to Insurance, Legal & Safety Committee
4. Markus Dascher, Secretary, Liaison to Architectural Review Committee
5. Cheryl Nelson, Member at Large, Liaison to Grounds Committee

A big thank you to our exiting directors, Linda Cook and Mary Gray for their service to the Association.



On The Agenda

The first Open Session of the Board will be held at 6:00 pm on Wednesday, July 6th. It promises to be a busy agenda.

They will be appointing volunteers to serve on the committees. If you have an interest in serving, please submit an application to the office for consideration. Even if you don't want to be on a committee, but are willing to help out with special events or projects, please submit a form and let the directors know where and how you would like to serve.

The Volunteer Application can be found on the community website at this link: <https://nepenthehoa.com/committee-application/> at the Clubhouse. The deadline to submit applications is June 29th.

The Board will also be considering goals for the year ahead. Some of the things they may be undertaking include:

- A comprehensive planting process that may include allowing homeowners to plant annuals and pay for improvements to the Common Area
- Inspecting homes and patios when they are listed for sale
- Financial goals to maximize assessment dollars.

Additionally, the Board will be reviewing proposals for the Phase I siding, fencing and paint project and proposals for necessary asphalt repairs and seal coats.

At the last two Board meetings, tree work including removals were approved. At the July 6 meeting, the Board will review the remediation proposals to ensure that removal sites are quickly and appropriately restored.

Homeowners are welcome to attend Open Sessions of the Board in person or via Zoom at the following link:

<https://us02web.zoom.us/j/88272111861?pwd=bDJDaIMycUswQ0ZPSU81Y05jeVF6dz09>

Meeting ID 882 7211 1861, Passcode 620373

You've elected your Board to make decisions on your behalf, but it's important to know that you have the right to observe their process in making those decisions.

City of Sacramento Existing Building Electrification

Hello,

I am reaching out because we are beginning our outreach efforts for the **Existing Building Electrification Strategy** and are hoping to reach residents (homeowners and tenants) across Sacramento.

The City of Sacramento is developing a strategy to transition existing buildings to carbon-free electricity by 2045. Existing building electrification is an important step to improve community health, support energy affordability, and achieve carbon neutrality. The Existing Building Electrification Strategy will identify the long-term policies the City will adopt to transition gas use in existing residential and non-residential buildings to electricity.

You can learn more about our efforts by visiting our webpage: cityofsacramento.org/SacExistingBuildingElectrification.

We would also like to invite your members to take part in a **Community Wide Virtual Workshop on Existing Building Electrification on June 8th from 6-7pm**. We will be covering the basics of electrification and asking for feedback on our draft equity criteria, which are a set of standards that any electrification policy or action must meet to be included in the strategy.

Register for the workshop [here](#).

After the workshop, if your group would like to engage further in our Existing Building Electrification Strategy development efforts, please let us know.

We hope to see you at the workshop!

Laura Tuller | *Associate Planner* | City of Sacramento | Community Development Department

Paint Survey Results



The Board wishes to express their thanks to the many homeowners that took the time to participate in the paint survey. Here are the results of that survey.

The question asked was “Do you like the proposed paint colors?”

There were 285 survey responses turned into the office.

94 respondents said YES

175 respondents said NO

16 respondents said NO OPINION

Therefore, the directors made the decision to move ahead with the Phase I siding, fencing and painting project with the colors currently on the buildings.

Board Contract Approvals May 25th

LANDSCAPE:

- Custom Care Cleaning: \$6,426 to clean 697 Light Pole globes and change the CFL bulbs to LED bulbs
- Tree work including pruning and removals for Zones 3 and 6 totaling \$24,980 payable from the Reserves. See the reports detailing the work here:

<https://nepenthehoa.com/nepenthe-tree-reports/>

Your dues go into two funds: *Operating* for day-to-day expenses and *Reserves* for the repair and replacement of components the Association is obligated to maintain.

Get to Know Your Neighbors—Meet Marcy Best

Every month, the Outreach Committee loves to introduce some of your neighbors. Whether you've been here for a month or 50 years, they hope to feature you!

Marcy Best and her late husband, Larry, moved to Nepenthe in the summer of 1991. Once their three children grew up there was no longer a reason to hang onto the "big house," and Nepenthe was a perfect fit.

Marcy holds a master's degree in Nursing and Public Health and retired in 2010 from University of California, UC Davis where she was the Associate Director of Risk Management and Occupational Health. Following retirement, the couple RVed with their two cats for several years.

With Larry's passing there left a gap in what most call the



"now what" for Marcy. An obvious answer was to get involved with the community that had always been right there. Marcy found some new friends at the Saturday

Coffee, and that led to involvement in the Halloween Trunk and Treat event, the Annual Holiday party, and the Spring Egg Hunt. Finding these events has encouraged Marcy to want to be even more involved and give back to this great community.

You can often see Marcy and her dog, Charlie, on her nightly walk with the gang of seven blond dogs and their humans. Marcy enjoys gardening, reading, learning new home improvement skills, and the great friendships here at Nepenthe. If you haven't found your

"second act", Marcy highly recommends you get involved with this great community, share your skills and meet new friends.

CITY TO START ORGANICS RECYCLING AT NEPENTHE

The City of Sacramento is launching its new organics recycling program.

Starting July 1, all food scraps, food-soiled paper, and yard trimmings must be placed together in the curbside organic waste container (currently the yard/green waste container). Organic waste will be collected weekly for all customers.

Nepentheans do not have City yard/green waste service. They will be issued a new organics container for food waste and organic material which should be delivered to these properties between June 20th to 30th. Collection for the new service will occur weekly on the same day as garbage collection.

Starting in July, a monthly charge of \$10.02 for this new service will appear on the bill of customers who currently do not have City yard/green waste service.

More information is being sent directly to impacted customers.

The new recycling program is required by state law, Senate Bill 1383, which mandates all organic waste be diverted from the landfill and recycled. Californians throw away nearly 6 million tons of food scraps each year, accounting for 15-20% of all landfilled material.

When organic matter goes in the landfill it creates methane, a greenhouse gas over 80 times more potent than carbon dioxide over time. But when organic material goes to an organic waste processing facility, it can be repurposed into a nutrient-rich compost — keeping it out of the landfill and reducing greenhouse gases.

[Find more information on SB 1383 and organics recycling here.](#)



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: Ashley Tangeraas

Secretary: Markus Dascher

Treasurer: Jackie Grebitus

Member at Large: Cheryl Nelson

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

financecomm@nepenthehoa.com
Meeting dates to be determined

Architectural Review Committee

2nd Thursday, 5:30 pm, via Zoom
Meeting ID 811 7445 1650, passcode 353045
and at Clubhouse

Insurance, Legal & Safety Committee

ils@nepenthehoa.com
Meeting dates to be determined

Grounds Committee

groundscomm@nepenthehoa.com
Meeting dates to be determined

Outreach Committee

NepentheOutreach@gmail.com
Meeting dates to be determined

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.