

JULY 2022



# NEPENTHE NEWS

## Celebrating 50 Wonderful Years!

What a stellar celebration! Big thanks to the committee behind the 50th Anniversary Celebration. We especially want to highlight the contributions by Margaret Flynn, Jackie Grebitus, Mary Gray, Emily Mah-Nakanishi, Cheryl Nelson, Marcy Best, Pam Livingston, Karen Lowrey & Gerry Gelfand (pictured from Right to Left below). Thank you, Super Stars!



Our contractors stepped in to make the party a landmark event. Their generous support ensured that no homeowner assessment dollars were used for the event— wow!

Carson Landscape, Platinum, \$1,000

Elite Service Experts, Platinum, \$1,000

James E. Williams & Son, Inc., Platinum, \$1,000

Brad Epstein, Grime Law, Gold, \$500

Kelly Moore Paint, Gold, \$500

Sparkling Clear Pools, Bronze, \$100



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# May Budget Report

The report reflects a year to date net operating income of -\$113,288 and year-to-date reserve funding of \$1,151,768 compared to the year-to-date reserve funding budget of \$938,100. The actual year-to-date operating expenses were \$705,226. The budgeted year-to-date operating expenses were \$698,226. The association has \$253,486 in operating funds, which represents .77 months of budgeted expenses and reserve contributions. The association has \$10,913,388 in reserve funds.

# May Cash Flow Report

Sources / Uses	Operations	Reserves
<b>Beginning Balance 1/1/2022</b>	<b>\$229,255</b>	<b>\$10,402,713</b>
<b>Plus Income</b>	<b>\$1,617,947</b>	
Reserve Investment Income		\$125,758
Contributions to Reserve		\$1,026,010
Accounts Payable	\$135,000	
Processing Fees		
Prepaid Utilities	\$2,519	
<b>Less Operating Expenses</b>	<b>(\$705,226)</b>	
Reserve Funding	(\$1,026,010)	
Reserve Expenditures		(\$630,149)
Due to Operating		
<b>Ending Balance 3/31/2021</b>	<b>\$253,486</b>	<b>\$10,913,388</b>

# Architectural Applications July 6

2306 American River Drive	Window Replacements	Approved
1287 Vanderbilt Way	Storm Door	Approved
3 Colby Court	Patio Hardscape	Approved
2232 Swarthmore Drive	HVAC System	Emergency Approval
701 Elmhurst Circle	HVAC System	Emergency Approval

# Board Appoints New Committees

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At the July 6 Open Session, the Board appointed the advisory committees for new governance year. A big thank you is owed to the volunteers who have stepped up to assist the Board of Directors in meeting its obligation to maintain, protect and enhance the value of the community.

The committees of Nepenthe are:

1. Architectural Review Committee chaired by Alan Watters which is charged to review, approve or deny home improvement applications. The Board confirms their decisions each month at the Open Session. They are also charged with developing the criteria for the various improvements.
2. Finance Committee chaired by Susan Timmer which is charged with advising the Board of Directors regarding budgetary and financial issues.
3. Grounds Committee chaired by Christina George is to monitor the Common Area landscape and trees and make recommendations for corrective steps to the Board, guided by the Grounds Vision Document.
4. Insurance, Legal and Safety Committee chaired by Nancy Arndorfer is charged with identifying risks of personal injury and property loss and recommending mitigation strategies to the Board.

5. Outreach Committee chaired by Marcy Best promotes a sense of community by engaging residents in a variety of educational and social activities.

6. Elections Committee chaired by Yvonne del Biaggio. This committee of three serves as the Inspectors of Election each year.

Committee appointments can also take place throughout the year, so if you have an interest in any of these assignments, please contact the office for an application. All applicants are asked to certify that they have read and will abide by the Nepenthe Conflict of Interest Policy.

Meeting dates for the committees are always listed on the back page of the newsletter. Homeowners are welcome to attend the committee meetings. Each Chair will provide an Open Forum period for homeowner comment.



## Notice of Proposed Rule Change

July 8, 2022

Notice of Board's Proposed Adoption of Change to the Association's Rules:

New Architectural Compliance Estoppel Rule

Date: August 3, 2022 Time: 6:00 PM Location: 1131 Commons Drive, Sacramento, CA

Your Board is intending to adopt changes to its rules. Please see the proposed rules change at end of this newsletter.

The intended purpose and effect of the rules change is so that homes that are being sold (or, upon a Homeowner's request, when a home loan is being refinanced) will be determined to be either in compliance or in noncompliance with the Association's governing document's architectural provisions. In particular, the rules will now provide for a process where upon a home being sold (or, upon a Homeowner's request, when a home loan is being refinanced) the Association will perform an inspection of the home's exterior architectural components and then certify that the home is either in compliance or in non-compliance. (CC&Rs, Section 4.15) The process will therefor enhance the Association's ability to maintain the homes exteriors.

The Board intends to adopt the rules change at its above-referenced meeting.

You are invited to comment on the rules change at the meeting before the Board adopts the rules.



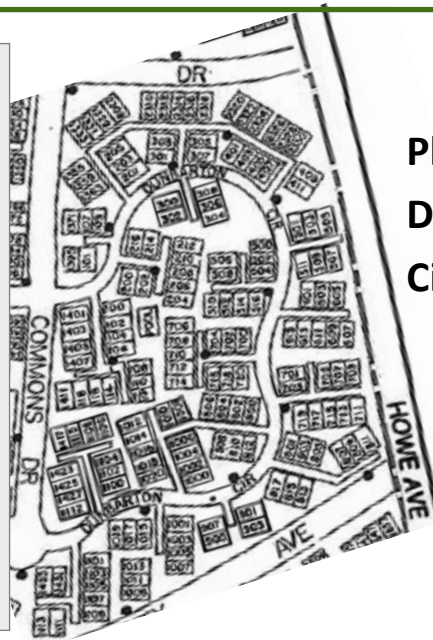
# Board Contract Approvals July 6

Project manager Paul Reeves presented the proposals for the Phase I repairs and painting. The Board selected:

- Siding and Fencing Repairs in conjunction with the unit painting cycle: Critical Path Reconstruction: \$889,448
- Painting of 171 units and the Dunbarton Cabana, Progressive Painting

Phase I Homeowners can expect an email and letter soon to invite them to an informational meeting before work commences.

This is a project planned for in and funded from Reserves.



**Phase I is the Dunbarton Circle area.**

1st Call Plumbing and Sewer submitted a proposal to install a new storm drain inlet near 201 and 301 Dunbarton Circle for a fee of \$18,500. A large redwood tree has lifted the curb and gutter making it impossible for water to reach the storm drain. This new inlet provides an outlet for rainwater and will be funded from the Reserves.

The Board reviewed proposals from asphalt contractors to seal coat the alleys and the two private streets: Dunbarton and Elmhurst Circles. Ultimately they decided to hold off on the private streets, but did approve a proposal from Breault Asphalt Maintenance, Inc. to perform repairs of 58 locations in the alleys and perform crack fill, seal coats and restriping in all 53 alleys and the clubhouse parking lot and horseshoe for a total of \$177,193, payable from Reserves as allocated.

## July 6 Board Report

Aside from the contract approvals above, the Board also considered other action items:

- Appointed committee members and chairs
- Tabled proposals to stake the boundary line adjacent to the levee. They will be reaching out to the American River Flood Control District to compare boundary maps first. They will also be inviting a representative to the next Board meeting to discuss the maintenance obligations.
- Reviewed request from Custom Care Cleaning for a contract increase of 30%. Manager has been tasked with negotiating a lower increase to be considered at the August 3rd Open Session.
- The Board reviewed a list of goals to focus their energies for the current governance year. Their goals are centered around the landscape, safety/security, financial responsibility, and organizational improvements.

In their executive session on July 5th, the directors reviewed delinquent assessment accounts and the member non-compliance (violations) report. They discussed the committee appointments and considered a request from FirstService Residential for an increase to the management contract due to rising business costs. They will be working with senior leadership from the company to negotiate.

# Tree Removals & Remediations

## Is Work Planned Near Your Home?

In the March newsletter, the remediation of tree removal sites in Zones 1, 5, 6 and 7 was noted as having been approved by the Board of Directors at their March 2nd Open Session. In April and May, the Board approved the remediation of fifteen more locations in Zones 3 and 4. This work is currently being completed. Some of these tree removals dated back to 2020 so it is nice to see these sites being addressed.

More tree removals will be taking place in coming months. The Arborist, Paul Dubois of The Grove Total Tree Care (a division of Carson Landscape Industries), walks each zone individually once per year. The focus of these Zone Walks is to conduct an inspection to monitor the health of the trees and address concerns. He then provides a written report with recommendations to the Association.

The reports go first to the Grounds Committee. They review all recommendations and vote to recommend all or some of the work to the Board of Directors.

It is Nepenthe's practice to base decisions about trees on the advice of the professional arborist. This is important to ensure that decisions are being made to ensure the decisions are for the benefit of the trees first.

To see the reports from this year, follow this link to the community website: <https://nepenthehoa.com/nepenthe-tree-reports/>. Much of the work prescribed is special pruning to encourage good structure or to address potential hazards. Sometimes removal is necessary. In May, the Board approved the proposals for pruning and removals. Here is the list of the trees to be removed this year:

### Zone 1

- Red Cedar, 2320 American River Drive
- 2 Black Pines, 2320 American River Drive
- Redwood, 1065 Commons Drive
- Privet, 11 Adelphi Court
- Tulip Tree, 31 Adelphi Court

### Zone 2

- Sweetgum (Liquidambar), 1366-78 Commons
- Elm, 1236 Vanderbilt Way

- Sweetgum (Liquidambar), 2271 Swarthmore Drive

### Zone 3

- Chinese Elm, 1333 Commons Drive
- Locust, 501 Dunbarton Circle
- Locust, 701 Dunbarton Circle
- Tulip, 701 Dunbarton Circle
- 3 Locust, 811 Dunbarton Circle

### Zone 4

- Redwood, 1427 Commons Drive
- Locust, 500 Dunbarton Circle
- White Birch, 500 Dunbarton Circle

### Zone 5

- Ash, 1055 Vanderbilt Way
- Tupelo, 1217 Vanderbilt Way
- White Birch, 611 Elmhurst Circle
- Tupelo, 1231 Vanderbilt Way

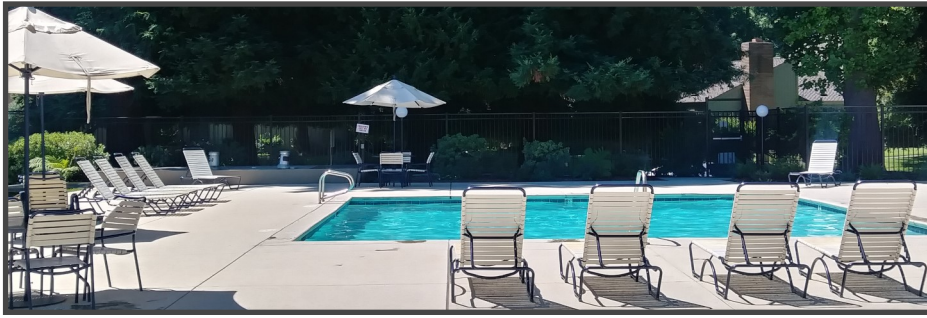
### Zone 6

- Ash, 326 Elmhurst Circle
- 3 White Birch, 510 Elmhurst Circle
- Locust, 618 Elmhurst Circle
- 2 White Birch, 814 Elmhurst Circle
- 2 White Birch, 820 Elmhurst Circle

### Zone 7

- Sweetgum (Liquidambar), 1455 University Ave.
- White Birch, 1497 University Ave.

Per the Policy Regarding Tree Removals adopted by the Board on April 6, 2022, none of these removals will take place until the directors approve landscape remediation proposals for these sites. The Grounds Committee will be reviewing these proposals at their July 21 meeting in order to make a recommendation to the Board.



## POOL RULES

Pool hours are 7:00 am-10:00 pm daily.

Please be considerate of your neighbors living near pool areas.

No diving is allowed.

Pools, spas and pool deck areas are restricted to Nepenthe residents and their guests.

Children under 6 years of age are not permitted in the spas.

Children require the supervision of a responsible adult over 18 years old at all times.

Guests must be accompanied by their resident host.

Guests are limited to 4 per residence.

Running, roughhousing, loud conversation, yelling and screaming are prohibited.

The large pool at Clubhouse is a designated lap pool.

For guests who require swim pants or swim diapers, please check the pants/diapers every 30-60 minutes. Change the pants/diapers in the restrooms and wash hands afterwards.

Food and beverages are permitted in plastic containers only and are to be consumed on the pool deck.

Waste is to be disposed of in the provided trash receptacles. Food is not permitted in the pool.

Masks, goggles, swim fins, safety rings, lap boards, snorkels, and small plastic inner tubes are allowed. Swim noodles, large inner tubes, toys, balls, and playing pool games may be permitted only if agreed to by other pool occupants.

Pets are not allowed in the pools. Pets on a leash may be allowed on pool decks only if agreed to by other pool occupants.

Swimming attire is required. Cutoffs, non-swimming shorts, or T-shirts are not permitted.

Bicycles are not allowed in the pool area.

The Nepenthe Clubhouse Staff and/or the Nepenthe Patrol Service have the responsibility and the final authority to interpret and enforce pool, spa and pool deck area rules. Staff and/or patrol are authorized to deny use of the facilities based on these criteria.

## From the Trash Your Trash Team:

Here are a couple of pictures from today's trash pickup. Attendees were Marcy Best, Cheryl Nelson, Becky Siiteri, Lynne Goldsmith, Vim from Village 3 and me. You can see in the 'after' picture that we got a lot of loot!

When you drive up and down Howe between University and the Howe Ave bridge, you can see how clean it looks! We plan to do this on a quarterly basis and hope to keep the momentum going.

Bonnie Jacobson, June 6, 2022



# Always Good to Know...

## New Around Here?

Welcome! If you've just moved in, please come by the Clubhouse at 1131 Commons Drive to complete your Resident Information Form and obtain your electronic key card.

We're happy to answer any questions you might have and provide you with helpful resources.

## Need Service?

If you have a problem with a component that the Association is obligated to maintain, please complete a Service Request.

Examples are gates, address signs, dry rot or irrigation in the common area. Our contracted handyman is here every Wednesday and will come to address issues other than landscaping.

## Have a Concern?

Start with the management office via walk in, phone call 916.929.8380 or email [Nepen-the.HOA@fsresidential.com](mailto:Nepen-the.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.

## 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.

Pre-emergent weed granules are applied between Winter and Spring.

## See Area Crime Map

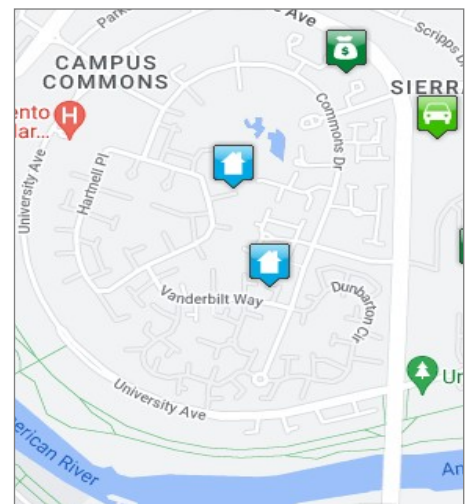
Would you like to see where crime is happening in our area? Go to:

<https://communitycrimemap.com/> Use the tools on the left of the map to zoom in to Campus Commons. You can also set a date range.

Click on the icons displayed for more information.

Use the button in the upper right corner to "sign up for crime alerts" to get a weekly email.

This is a terrific resource for staying safe!



**Call the Office with any questions.**

**916.929.8380**





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](mailto:Bettsi.Ledesma@fsresidential.com)

Nirmal Dhesi, Assistant Community Manager, [Nirmal.Dhesi@fsresidential.com](mailto:Nirmal.Dhesi@fsresidential.com)

Berania Rocha, Administrative Assistant, [Berania.Rocha@fsresidential.com](mailto:Berania.Rocha@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 and at the Clubhouse

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

Meeting ID 882 7211 1861, passcode 620373

#### Architectural Review Committee

Chair: Alan Watters, [arc@nepenthehoa.com](mailto:arc@nepenthehoa.com)

2nd Thursday, 5:30 pm, via Zoom and at Clubhouse

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

Meeting ID: 811 7445 1650, Passcode 353045

#### Finance Committee

Chair: Susan Timmer, [financecomm@nepenthehoa.com](mailto:financecomm@nepenthehoa.com)

4th Monday at 4:30 pm via Zoom

<https://us02web.zoom.us/j/89767673487?pwd=Z25BcjBDUDILWWdoN2hhT0R2L1lOUT09>

Meeting ID: 897 6767 3487, Passcode: 198099

#### Grounds Committee

Chair: Christina George, [groundscomm@nepenthehoa.com](mailto:groundscomm@nepenthehoa.com)

3rd Thursday at 3:00 pm via Zoom and at Clubhouse

<https://us02web.zoom.us/j/88075328792?pwd=bVBEBIVoMHNsVStpbXFscEFsTFRwQT09>

Meeting ID: 880 7532 8792, Passcode: 162803

#### Insurance, Legal & Safety Committee

Chair: Nancy Arndorfer, [ils@nepenthehoa.com](mailto:ils@nepenthehoa.com)

2nd Tuesday, 5:30 pm at the Clubhouse

#### Outreach Committee

Chair: Marcy Best, [outreach@nepenthehoa.com](mailto:outreach@nepenthehoa.com)

Meeting dates to be determined



# Proposed

## Nepenthe Association

### Architectural Compliance Estoppel

#### Rules

The process for the Homeowners to receive a certificate that their Nepenthe Association home is in compliance with the Association's governing document's architectural requirements is as follows.

All Homeowners who are in the process of selling their Nepenthe Association home must adhere to the following process before their home sale closes escrow.

Also, Homeowners who are refinancing their home loans may proceed with the following process.

1. Obtain from the Association a Request for Inspection form. (See Attachment A.)
2. Complete the form and submit it to the Association at 1131 Commons Drive, Sacramento, CA 95825 or [Nepenthe.HOA@fsresidential.com](mailto:Nepenthe.HOA@fsresidential.com).
3. The Association will make an appointment to inspect the exterior of the home to determine whether the home is either in compliance or in noncompliance with the Association's governing document's architectural provisions. (See Attachment B.)
4. After the inspection, the Association will send the Homeowner a certificate that states that the home is either in compliance or in noncompliance with the Association's governing document's architectural provisions. (See Attachment C.)
5. If the Association determines that the home is not in compliance with the architectural provisions, then the Association will require that the Homeowner take the necessary steps for the home to be compliance. After the Homeowner has taken the necessary steps for the home to be in compliance, then the Association will send the Homeowner a certificate that states that the home is in compliance with the architectural provisions.

Nepenthe Association  
Architectural Compliance Estoppel  
Request for Inspection

Nepenthe home address: \_\_\_\_\_

Homeowner’s name(s): \_\_\_\_\_

Homeowner’s phone number: \_\_\_\_\_

Homeowner’s email address: \_\_\_\_\_

Received by (Association representative): \_\_\_\_\_

Date of receipt by the Association: \_\_\_\_\_

Inspection appointment date: \_\_\_\_\_ Appointment time: \_\_\_\_\_

Sale: ☐ Refinance: ☐

Homeowner’s comments:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_ Homeowner to return completed form to:

Nepenthe Association  
1131 Commons Drive  
Sacramento, CA 95825  
916-929-8380  
Nepenthe.HOA@fsresidential.com

Nepenthe Association’s comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Compliance Estoppel Checklist

Siding: O.K.: ☐; not O.K.: ☐

Describe: \_\_\_\_\_

Windows: O.K.: ☐; not O.K.: ☐

Describe: \_\_\_\_\_

Doors: O.K.: ☐; not O.K.: ☐

Describe: \_\_\_\_\_

Porch: O.K.: ☐; not O.K.: ☐

Describe: \_\_\_\_\_

Patio: O.K.: ☐; not O.K.: ☐

Describe: \_\_\_\_\_

Lights: O.K.: ☐; not O.K.: ☐

Describe: \_\_\_\_\_

Landscaping: O.K.: ☐; not O.K.: ☐

Describe: \_\_\_\_\_

Improvements: O.K.: ☐; not O.K.: ☐

Describe: \_\_\_\_\_

Other: O.K.: ☐; not O.K.: ☐

Describe: \_\_\_\_\_

# Nepenthe Association

## Architectural Compliance Estoppel

### Certificate

Nepenthe home address: \_\_\_\_\_

Homeowner's name(s): \_\_\_\_\_

Nepenthe Association hereby certifies that the above-referenced Nepenthe home has been inspected by an authorized representative of Nepenthe Association and it has been determined that: (Check one of the following)

☐ As of the date below, the home is in full compliance with Nepenthe Association's governing document's architectural requirements.

☐ As of the date below, the home is noncompliant with Nepenthe Association's governing document's architectural requirements as follows:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(dated)

Nepenthe Association  
Architecture Review Committee Member:

\_\_\_\_\_  
(sign name)

\_\_\_\_\_  
(print name)

Nepenthe Association  
Architecture Review Committee Member:

\_\_\_\_\_  
(sign name)

\_\_\_\_\_  
(print name)