

August
2022



NEPENTHE NEWS

Jazz at the Pool!

Jazz returns to Nepenthe with Tony Cole and the Stingers. Join your neighbors September 18 for a glass of wine and great music!

Tickets will be on sale **September 1st** at the Nepenthe Clubhouse. This event is open to all Nepenthe and Villages residents and their guests. Tickets are \$10 per person— check is the preferred means of payment, please.

Your ticket includes one glass of wine. You are welcome to bring folding chairs, small ice chests and your own refreshments. No glass on the pool deck, of course!

Please note, the pool will close at 4:30 pm that day to allow the Outreach Committee time to set up.

Sunday, September 18, 6:00 pm



Work Begins on 2023 Budget

Management has begun working on the 2023 budget. The first step is to get the Reserve Study update. This important tool helps the Board prioritize projects involving components that the Association is obligated to maintain per the CC&Rs. These components represent assets of high value to the community such as roofs, siding, pools, asphalt and landscape. All of these components represent a significant financial outlay to maintain. The Reserve Study lists these components, their replacement cost and their useful remaining life and then tabulates how much of your assessment dollar needs to be set aside for these replacements and repairs. The

amount of your monthly dues that goes into the Reserves is generally 60% of the total monthly assessment.

Some of the drivers for the 2023 budget will include anticipated increases in insurance and labor costs for the Association's contracted vendors. There will also be an increase for the cost of water which will, at some point in the near future, be added to the dues when the City of Sacramento discontinues individual billing of Nepenthe homeowners. For more about this transition visit this page on the community website: <https://nepenthehoa.com/water-meter-installation-project/>

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for
more
4th of
July
photos!



June Budget Report

The report reflects a year to date net operating income of -\$139,832 and year-to-date reserve funding of \$1,307,440 compared to the year-to-date reserve funding budget of \$1,125,720. The actual year-to-date operating expenses were \$787,532. The budgeted year-to-date operating expenses were \$837,834. The association has \$254,679 in operating funds, which represents .78 months of budgeted expenses and reserve contributions. The association has \$11,165,935 in reserve funds.

June Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2022	\$229,255	\$10,402,713
Plus Income	\$1,955,140	
Reserve Investment Income		\$113,746
Contributions to Reserve		\$1,307,440
Accounts Payable	\$162,000	
Processing Fees	737	
Prepaid Utilities	\$2,519	
Less Operating Expenses	(\$787,532)	
Reserve Funding	(\$1,307,440)	
Reserve Expenditures		(\$647,020)
Due to Operating		(\$10,944)
Ending Balance 3/31/2021	\$254,679	\$11,165,935

Architectural Applications August 3

214 Dunbarton Circle

Solar Tubes

Approved

1012 Dunbarton Circle

Replacement Windows

Conditionally Approved

1443 University Ave.

HVAC System

Approved Emergency

712 Dunbarton Circle

A/C Compressor

Approved Emergency

4th of July Parade

More photos at
www.NepentheHOA.com



Big THANK YOU to our Neighbor 2 Neighbor Group and the Nepenthe Outreach Committee for this amazing community event. All ages and all stages had a blast! Even the doggos!

Board Contract Approvals August 3

The Board approved the remediation of the Common Area landscape at the sites of future tree removals. All of these sites are in the Common Area which is the Association's responsibility to maintain. The addresses are provided here for a reference point only. Also, it is important to note that at all of these locations, the tree removals have already been approved by the Board.

Zone 1: Five proposals totaling \$17,065

- 11 Adelphi, \$2,000
- 16 Adelphi, \$7,885
- 31 Adelphi, \$4,250
- 1065 Commons, \$435
- 2320 American River, \$2,495

Zone 2: Four proposals totaling \$14,060

- 1366 Commons, \$1,445
- 2271 Swarthmore (#1), \$3,325
- 2271 Swarthmore (#2), \$3,325
- 2273-2275 Swarthmore, \$5,965

Zone 4: One proposal totaling \$4,775

- 1427 Commons, \$4,775

Zone 5: Three proposals totaling \$10,825

- 1055 Vanderbilt, \$1,175
- 1215-1217 Vanderbilt, \$8,450
- 1231 Vanderbilt, \$1,200

Zone 6: Five proposals totaling \$14,470

- 326 Elmhurst, \$1,265
- 510 Elmhurst, \$5,225
- 618 Elmhurst, \$5,350
- 814 Elmhurst, \$1,385
- 820 Elmhurst, \$1,245

Zone 7: Two proposals totaling \$8,290

- 1455 University, \$4,625
- 1479 University, \$3,665

Go to <https://nepenthehoa.com/nepenthe-tree-reports/> for more information.

Plantings and irrigation work were approved for the Common Area in an alley in Zone 5 off Vanderbilt for \$12,985.

The Reserve Study update proposal for Browning Reserve Group was approved for a fee of \$1,000.

Custom Care Janitorial had submitted a request for an increase to the monthly contract due to rising costs. The Board approved an increase of \$300 to the \$1,890 per month contract, but also decided to solicit bids for the contract.

Learn * Connect * Share

The Renaissance Society at Sacramento State is open for membership.

The website is www.csus.edu. Enter Renaissance Society.

Registration for online and in person classes begins **August 8th**.

The **fall catalog** will be posted on the website **August 1st**.

August 3 Board Report

Aside from the contract approvals outlined on page 4, the Board also

- Heard from Tim Kerr, General Manager with American River Flood Control District about the maintenance of the levee slope. The ARFCD will be splitting the cost of marking the boundary with the Association.
- Discussed request for additional security measures near homes adjacent to the levee.
- Tabled adopting a revised Estoppel process rule to allow the Architectural Review Committee more time for input into the process.
- Tabled further action on the Design Guidance from landscape architect Garth Ruffner to allow Grounds Committee time for review and comment.

- Formally reviewed draft Plant Palette by Garth Ruffner and resolved to continue to follow Carson Landscape's plant recommendations.
- Reviewed request from owner of 611 Elmhurst regarding landscape work. Tabled for a revised tree report.

In their executive session, the directors reviewed delinquent assessment accounts and the member non-compliance (violations) report. They approved a resolution to move ahead with foreclosure on two accounts should the homeowners neglect their obligations. They also considered a request from FirstService Residential for an increase to the management contract due to rising business costs.

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.



If you see lollipop lights on during the daytime, please make a note of the nearest address and the time of day and let the office know. We have called River City Electric out more than once for this now, thinking that our photocells were failing. The photocell detects daylight and turns off the lollipop lights. HOWEVER... we learned that there a number of factors at play. River City Electric explained that the photocells are all in working condition, but depending on their location and the heaviness of the summer foliage, the photocells can be "tricked" into thinking it is darker than it is. Our electrician also said that fortunately, since our new bulbs are LED, any waste (being on during the daytime) is very minimal.

Worth Knowing!

Irrigation is Everyone's Job

What is the homeowner's job? To be observant and report problems to the management office. We need your eyes and your reports to be good water stewards!

What is management's job? Forward issues to Carson right away so they can check out the problem. Once the issue is identified, a detailed work order is generated.

What is the landscaper's job? Fix issues as quickly as possible, prioritizing the biggest water wasters first. Oversee and monitor the system. Program the system as needed.

August 2022 Irrigation Schedule:

Within the schedule each zone runs for different minutes – anywhere from 10-60 minutes depending on sprinkler type and these times can be broken up into smaller segments to reduce runoff

In general:

Spray nozzles – 10-15 min

Rotor heads – 30-60 min

Rotary nozzles – 20-40 min

Drip – 30-60 min

Municipal Water Restrictions:

All overhead irrigation only allowed 2 days per week
between 7pm and 10am
Drip irrigation allowed any time

		Start 1	Start 2	Start 3	S	M	T	W	T	F	S
Zone 1	Turf	1AM	9PM	4AM	X			X			
Zone 2	Turf	1AM	9PM	4AM			X				X
Zone 3	Turf	1AM	9PM	4AM			X				X
Zone 4	Turf	1AM	9PM	4AM			X				X
Zone 5	Turf	1AM	11PM	4AM			X				X
Zone 6	Turf	1AM	11PM	4AM			X				X
Zone 7	Turf	1AM	11PM	4AM			X				X
Zone 1	Shrub	6AM			X			X			
Zone 2	Shrub	4:30AM			X			X			
Zone 3	Shrub	6AM			X			X			
Zone 4	Shrub	6AM			X			X			
Zone 5	Shrub	6AM			X			X			
Zone 6	Shrub	6:30AM			X			X			
Zone 7	Shrub	6AM			X			X			
Zone 1	Drip	8AM				X		X		X	
Zone 2	Drip	8AM				X		X		X	
Zone 3	Drip	8AM				X		X		X	
Zone 4	Drip	8AM				X		X		X	
Zone 5	Drip	8AM				X		X		X	
Zone 6	Drip	8AM				X		X		X	
Zone 7	Drip	8AM				X		X		X	

Note: there are special programs running at different days and times besides these to provide water for new plants and/or extra for certain circumstances. Also irrigation is turned on manually during the day by staff to check or fix things.

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.

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 by dropping it at office.

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

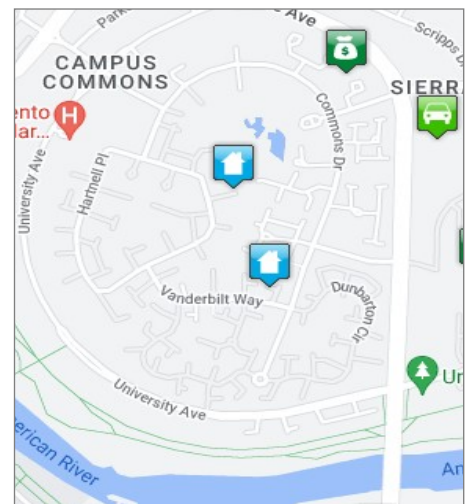
Would you like to see where crime is happening in our area? Go to:

<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

Nirmal Dhesi, Assistant Community Manager, Nirmal.Dhesi@fsresidential.com

Berania Rocha, Administrative Assistant, 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

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

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

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

2nd Tuesday, 5:30 pm at the Clubhouse

<https://us02web.zoom.us/j/86465200568?pwd=TXVNVFIERGxhaGV5L1BDUHhyRmk4dz09>

Meeting ID: 864 6520 0568, Passcode 337142

Outreach Committee

Chair: Marcy Best, outreach@nepenthehoa.com

Meeting dates to be determined