

September
2022



NEPENTHE NEWS

2023 Budget is in Process

Management continues the budget work. Currently, we are looking at an increase of \$13 per unit per month for the Reserve Contribution.

The Finance Committee met with Bob Browning of Browning Reserve Group to review his first draft of this year's Reserve Study update. The committee and the Board will be reading it in detail to ensure that the component listing and Useful Life estimations are correct.

The landscape contract looks to be increasing from \$42,000 per month to \$45,100 due to increases in labor costs. This represents an increase of \$5 per unit per month.

Administration costs including insurance are likely to rise as well. The Insurance, Legal and Safety Committee will be meeting with Russo Insurance agents at their September meeting to review the new pre-

miums.

A budget forum for the homeowners is currently being planned in collaboration with the Finance

Water metering likely to be a major impact item in 2023 Budget. Read more on community website here: <https://nepenthehoa.com/water-meter-installation-project/>

Committee and Outreach Committee. Watch your email for the date.

Jazz at the Pool!



Sunday, September 18, 6:00 pm

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

Tickets are on sale now 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.

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July Budget Report

The report reflects a year to date net operating income of -\$140,998.08 and year-to-date reserve funding of \$1,627,402 compared to the year-to-date reserve funding budget of \$1,313,315. The actual year-to-date operating expenses were \$938,869. The budgeted year-to-date operating expenses were \$977,473. The association has \$280,538 in operating funds, which represents .86 months of budgeted expenses and reserve contributions. The association has \$11,267,509 in reserve funds.

July Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2022	\$229,255	\$10,402,713
Plus Income	\$2,292,955.72	
Reserve Investment Income		\$132,342
Contributions to Reserve		\$1,495,060
Accounts Payable	\$189,000	
Processing Fees	737	
Prepaid Utilities	\$2,519	
Less Operating Expenses	(\$938,869)	
Reserve Funding	(\$1,495,060)	
Reserve Expenditures		(\$751,662.63)
Due to Operating		(\$10,944)
Ending Balance 7/31/2021	\$280,538	\$11,267,509

Architectural Applications September 7

1551 University Ave.	Widen concrete walkway for better resident access.	Approved
109 Dunbarton Circle	HVAC	Approved Emergency
1016 Dunbarton Circle	Window replacements	Denied

Board Contract Approvals September 7

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 to provide a reference point. Also, it is important to note that at all of these locations, the tree removals have already been approved by the Board. Go to <https://nepenthehoa.com/nepenthe-tree-reports/> for more information.

Zone 3: Five proposals totaling \$13,045

- 701 Dunbarton Circle, \$3,695

- 711 Dunbarton Circle, \$595
- 811 Dunbarton Circle, \$7,095
- 1333 Commons Drive, \$1,660

Zone 4: Two proposals totaling \$3,615

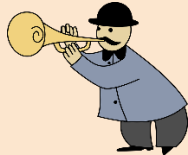
- 500 Dunbarton Circle, \$2,365
- 500 Dunbarton Circle (2), \$1,250

There were two other contract approvals:

Stake property line at toe of levee, \$3,200

Replace two microphones, \$1,957

2022 NEPENTHE COMING EVENTS



September:	18: Jazz by the Pool
October:	9: Homeowner's Forum
	29: Halloween Trunk or Treat
November:	11: Veteran's Day Celebration
December:	4: Christmas Open House
	31: Black Tie and Sparkle NYE Party

Volunteers:

We need you!

Do you see an event that interests you? Can you help for just an hour or two? Can you give a hand to some of the more physical tasks involved in our events? Please let us know. We are all volunteers. Thank you.

-The Outreach Committee

LIVING NEXT TO A LEVEE

A levee is an important flood control structure, maintained for your protection. These levees are so important that they are under control of local, state, and federal agencies.

Safety

The levee near your property may seem family mundane. It's an easy thing to take for granted, but take a moment to think about the protection that it gives you and your community from floodwaters that could damage neighborhood property and dramatically interrupt your lives.

Maintenance

Like any structure, levees require routine maintenance to help

prevent failure from occurring. Even though you are protected by a levee, there is always a risk. However, by knowing what to look for and whom to call, you play a vital role in keeping your community safe. <https://www.arfcd.org/>

Encroachments

Because your property is protected by a levee, it is a significant piece of a local system of flood control. It is important that you understand the restrictions and work to be done on or near a levee.

Inspection

Inspectors from the CA Department of Water Resources and ARFCD Management verify that your levee is in compliance with standards set by the U.S. Army Corps of Engineers.

September 2022

Throughout the month there are various card groups and rentals that are subject to change. The most current information can be found on the calendar at the community website at this link: <https://nepenthehoa.com/event-calendar/>

Sun Mon Tue Wed Thu Fri Sat

				1	2	3 Pickleball 8:30 Coffee in the Clubhouse 10:00—noon
4	5	6	7 Board of Directors Open Session 6:00 pm	8 Architectural Review Committee 5:30 pm	9	10 Pickleball 8:30 Coffee in the Clubhouse 10:00—noon
11 Private Rental	12 Book Club 3:00 pm	13 Insurance, Legal & Safety Committee 5:30 pm	14 Outreach Committee 4:00 pm	15 Grounds Committee 3:00 pm	16	17 Pickleball 8:30 Coffee in the Clubhouse 10:00—noon
18 Jazz at the Pool! 6:00 pm	19	20	21	22	23	24 Pickleball 8:30 Coffee in the Clubhouse 10:00—noon
25	26 Finance Committee 4:30 pm	27	28	29	30	

September 7 Board Report

Aside from the contract approvals outlined on page 3, the Board also

- Approved a homeowner request to cancel a scheduled Birch tree removal near 611 Elmhurst based on arborist's report that the tree, while declining, is still alive. Arborist will continue to monitor.
- Reviewed comments regarding the proposed Estoppel process rule from the Architectural Review Committee. The Board agreed to send the proposed rule and comments to general counsel to further refine the process for future Board review.
- Tabled a decision on the contract for this year's roof and gutter cleaning pending the receipt of more proposals.
- Approved a revision to their internal "Standards & Practices for the Board" that puts into place a process for decision making in the absence of a regular Board

meeting.

- Approved a revision to the internal process document titled "Process for Homeowner Landscape Requests". Requests approved for work order under \$2,500 will be approved by Board liaison and Grounds Chair. Proposals exceeding \$2,500 will go directly to Board for approval at a meeting. This revision provides more transparency to the decision process.
- The Board also charged the Grounds Committee with researching options around the usage and remediation of bark in the landscape.

In their executive session, the directors reviewed delinquent assessment accounts and the member non-compliance (violations) report. They also made changes to the officer positions. John Baker will continue as President, Markus Dascher becomes Vice President, Cheryl Nelson will be Secretary and Ashley Tangeraas will be Member at Large.

FRIENDLY REMINDER:

If your guest is parking on Dunbarton Circle overnight, you will need a permit. You can register your guest's vehicle at www.nepenthe.parking.attendant.com (you'll need your four digit passcode—available from the Nepenthe office) or a placard which is also available at the office. If you live on Elmhurst, your daytime and overnight guests will need permits.

Asphalt Work This Fall



Please be aware that Breault Asphalt and Paving will be onsite September 26 and 27 to undertake asphalt repairs in our alleys. Management will soon be eblasting a path of travel. Homeowners will need to remove their car from their garages ahead of time if they plan to go out while the work is being completed.

After the repairs are finished, Breault will be back the week of October 17 through 21 to seal coat the alleys. Again, homeowners will want to move their cars out ahead of time to avoid marring the seal coat, stopping the work and/or getting the asphalt on their cars. **If you've been thinking about a Fall getaway, that may be the perfect week to be gone!** More information will be forthcoming.

Important!

Community Steps Up to Help!



Sacramento Stormwater Quality Partnership 'Trash-Your-Trash Campaign was started to keep Sacramento waterways clean of trash. Litter from our sidewalks and streets eventually finds its way into the American River. For more information and volunteer opportunities: <https://www.facebook.com/SacramentoStormwaterQualityPartnership>

Sacramento Picks It Up! is another group started by Sacramento County residents who care about the condition of our environment, and are volunteering to make a difference. At least once a week groups gather at different locations in the Sacramento area to pick up trash and recyclables. For more information and volunteer opportunities: <https://www.facebook.com/pickitupsacramento/>

Campus Commons Clean-Up Crew is a new group started in 2021 by a few residents who wanted to clean up the unsightly litter on the sidewalks and green areas next to Howe Avenue. The clean-up crew has grown to 8 – 10 Campus Commons and Nepenthe volunteers who invite you to volunteer with us to keep the streets and sidewalks surrounding our urban forest clean.

Here are the 2022-2023 Campus Commons Clean-Up days:

October 16, 2022 Sunday, 9 a.m.
January 15, 2023, Sunday, 9 a.m.
April 16, 2023, Sunday, 9 a.m.
July 16, 2023, Sunday, 9 a.m.
October 15, 2023, Sunday, 9 a.m.

The **Campus Commons Clean-Up-Crew** will meet in front of the Nepenthe Clubhouse at 9 a.m. on the Sundays listed above. Wear garden gloves, bring grabbers and garbage bags, if available. We will have extra grabbers and bags to loan so don't let it stop you from joining if you do not have them. Wear a hat, bring water and volunteer any amount of time you have available on that Sunday!

Let's help to keep litter in areas around Campus Commons/Nepenthe from becoming litter in our beautiful American River!

This is a snip from the City utility bill for water and storm drains. Soon, this bill will go away and will be rolled into your HOA dues. The Board is working with the City to determine the date of the switch over. For more info: <https://nepenthehoa.com/water-meter-installation-project/>

Service from 6/14/22 - 6/30/22	
Storm Drainage	
X Storm Drainage - Flat charge for 6 rooms (for 17 days)	6.41
Subtotal	\$6.41
Service from 6/14/22 - 7/13/22	
X Water - Flat charge 6 rooms	66.95
Subtotal	\$66.95

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

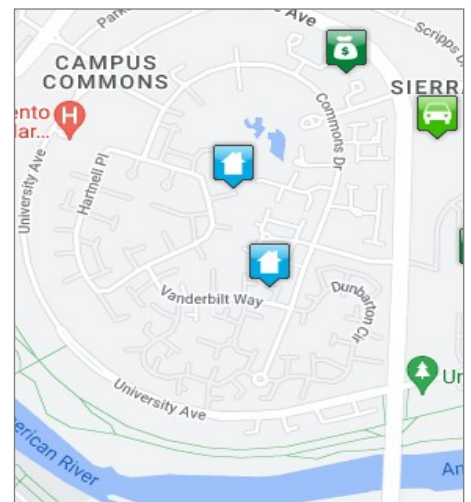
Would you like to see where crime is happening in our area? Go to:

<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

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: Markus Dascher

Secretary: Cheryl Nelson

Treasurer: Jackie Grebitus

Member at Large: Ashley Tangeraas

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

Outreach Committee

Chair: Marcy Best, outreach@nepenthehoa.com

2nd Wednesday, 4:00 pm at the Clubhouse