

October
2022



NEPENTHE NEWS

Annual Homeowner Forum

Sunday, October 9, 3-5 PM

Nepenthe Clubhouse

Do you have questions about Nepenthe?

The Nepenthe Board, Committee members and management team will be represented and are eager to hear from you. Come and meet these vol-

unteers and get your questions answered on what they do to help support Nepenthe Association.

Find out how you can help too! Refreshments will be provided.

Upcoming Events

October:

9: Homeowner's Forum 3:00—5:00 pm

17: Finance Committee Presentation 5:30 pm

30: Halloween Trunk or Treat 3:00 –5:00 pm

November:

11: Veteran's Day Celebration

December:

4: Christmas Open House

31: Black Tie and Sparkle NYE Party



Donations of candy for the Trunk or Treat Event are most welcome! Bags of individually wrapped candy can be dropped off at the Clubhouse Monday through Friday or during Saturday coffee. There is a collection bin in the lobby. Volunteers will be filling treat bags shortly before the event.

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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 the office know. We are all volunteers. Thank you.

-The Outreach Committee



August 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.

August 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 8/31/2021	\$280,538	\$11,267,509

Architectural Applications October 5

716 Dunbarton Circle

HVAC

Approved Emergency

1012 Dunbarton Circle

HVAC

Approved Emergency

1012 Dunbarton Circle

Whole House Fan

Approved

Board Report October 5

Accepted August Financials

Approved September 7 Open Session Minutes

Appointed homeowner in good standing Paul Serafimidis to Architectural Review Committee

Approved wrought iron fencing at 1425 & 1443 University, \$2,427

Approved holiday donation drive for Broad Room, local charitable organization providing art supplies to the members of the community

Deferred landscape proposal for Zone 1 – Adelphi Court - \$76,200

Deferred landscape proposal Zone 1 – Circle at the Clubhouse - \$4,725

Deferred landscape proposal Zone 2 – Swarthmore Drive - \$14,400

Deferred landscape proposal Zone 2 – Vanderbilt Way - \$33,600

Deferred landscape proposal Zone 4 – Commons Dr and Dunbarton Circle - \$33,600

Deferred landscape proposal Zone 6 – Elmhurst Circle - \$14,400

Approved landscape proposal Zone 7 – 1563 University Ave – Tree Remediation - \$4,725

Damaged Fences Cost Homeowners Big \$



Keep it
clean, folks!

Vegetation on fences hastens the need for repairs and replacement. If you have a condition that is harming the fence, you will be assessed a portion or all of the remediation costs per the CC&Rs Article V which delineates the maintenance agreement between the Association and the homeowners.



The same holds true for roofs and siding– please keep plants, trees and vines neat and tidy!



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 Pickleball 8:30 Coffee in the Clubhouse
2	3	4	5 Board of Directors Open Session 6:00 pm	6	7	8 Pickleball 8:30 Coffee in the Clubhouse
9 3:00 pm Annual Homeowner Forum	10	11 Insurance, Legal & Safety Committee 5:30 pm	12 Outreach Committee 4:00 pm	13 Architectural Review Committee 5:30 pm	14	15 Pickleball 8:30 Coffee in the Clubhouse 10:00—noon
16 9:00 am Community Cleanup See page 6 for more info	17	18 Book Club 3:00 pm	19	20 Grounds Committee 3:00 pm	21	22 Pickleball 8:30 Coffee in the Clubhouse
23	24 Finance committee Meeting 4:30 pm	25	26	27	28	29 Pickleball 8:30 Coffee in the Clubhouse
Trunk or Treat and Hayrides! 3-5 pm Clubhouse	31	<div> <div>HAPPY</div> <div>Halloween</div> </div>				



Come join this spooktacular event at the Nepenthe Clubhouse, featuring:

Trunk or Treat

Costume parade

Horse driven Hayrides**

Face Painting

Other fun activities



When: October 30, 2022, Sunday

Time: 3:00 PM to 5:00 PM

All are welcome! Bring your family and friends

Dress in the spirit of Halloween

**Hayride is \$5 per rider. Proceeds will subsidize the Children's play ground

2023 Budget Update

The Board, Finance Committee and management continue to work on the 2023 Budget.

The most recent iteration contains no increase in the water budget for the meters installed in 2020. The Board has determined to pass a revised budget when the City actually does switch the billing over to the Association and away from billing the homeowners directly.

The current draft budget reflects a monthly assessment of \$575 per unit.

Other key changes in the current proposed budget are:

- The four-man landscape maintenance contract is increasing from \$42,000 per month to \$45,100 due to rising labor costs.
- Insurance budget line has been updated to reflect the increased price of the recent renewal. In 2022, the budget was \$109,092. The 2023 budget is \$136,000, an increase of \$26,100 over 2022.
- \$377,000 budget for the flood insurance renewal coming in December. This is an increase over the 2022 budget of \$53,000.
- The current draft shows a 33% increase to bring facilities services back on staff, thus eliminating the one-a-week handyman contract
- To offset some of these increases, the Board is considering doing away with the online parking registration for guest parking on Dunbarton, Elmhurst and University— a savings of \$7,000 annually.
- Another offset under consideration is to pause the increase in the contribution to the reserves for 2023, . The reserve study is updated every year and the Board can revisit the contribution next year.

At the Board meeting on the 5th, a homeowner presented the Board with an alternative proposed budget. He announced that with his proposal, the dues would decrease to \$510 per unit per month.

In a cursory review of the alternate, the differences noted were:

- Reserve contribution reduced to \$300 per unit per month— some landscape work moves from Reserves to Operating. This represents a change from how landscape work has been funded for the last 15 years or so.
- Security patrol service eliminated.
- Gutter cleaning reduced from a budget of approx.. \$79,000 to \$38,160. This equals cleaning each roof in Nepenthe at a cost of \$64, a number not supported by

recent bids.

- On-site staff- no increase over the 12 month average of actuals which is equal to two full-time employees- a General Manager and an ACM.
- Payroll Taxes and Benefits reduced to align with the above change.
- Flood Insurance eliminated.

The existing budget has developed over many years and reflects the costs mandated by the CC&Rs and the services that homeowners have come to expect. Flood insurance, a security patrol and timely response to service requests are, for the most part, items that homeowners expect and appreciate.

Flood insurance, while not mandated in the CC&Rs, is permitted under Article X, Section 1.(c) and has been purchased on the units at Nepenthe going back at least 23 years if not more. This coverage gives homeowners assurance that, should there be a major flood event, their neighbors will be a position to rebuild, thus ensuring high property values for everyone.

At the end of the day, everyone in the Association has the same goal: protect and maintain the value of the property.

The Board must adopt and distribute a budget to the membership no less than 30 days prior to the commencement of the fiscal year per California civil code 5300. The Board is expected to adopt the 2023 budget on November 2 at their next regularly scheduled Open Session.

To understand more about the budget, any owner can read Article VIII of the CC&Rs on the community website at this link: [CC&Rs](#)

49 / 89 | — 100% + | [] []

Section 8.2. Regular Assessments

(a) Purpose of Regular Assessments

All Regular Assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the residents of the Development and, in particular, for the maintenance, operation and improvement of the Lots, Common Area, and any real or personal property in which the Association holds an interest.

(b) Annual Budget; Regular Assessments & Board Authority

Please let management know if you have any questions about the budget process.

Community Cleanup Event October 16

Community Steps Up to Help!

Let's help to keep litter in areas around Campus Commons/Nepenthe from becoming litter in our beautiful American River! Upcoming Campus Commons Clean-Up day is **October 16, 2022 Sunday, 9 a.m.**

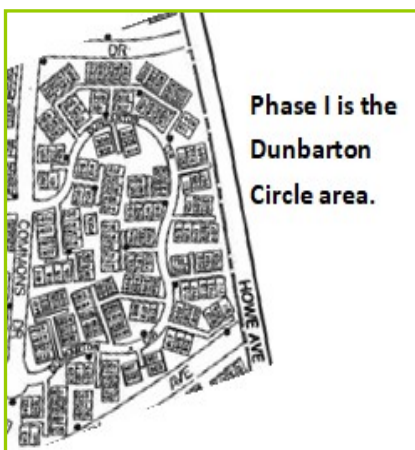
The Campus Commons Clean-Up-Crew will meet in front of the Nepenthe Clubhouse. Wear garden gloves, bring grabbers and garbage bags, if available. We will have extra grabbers and bags to loan so don't let it stop you from joining if you do not have them. Wear a hat, bring water and volunteer any amount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



Facility Updates

Asphalt repairs went really well. Some of the issues Breault Asphalt fixed in Zones 1 & 2 have been waiting for 15 years!

They will not be here in October. It was agreed to wait until Spring so the crack fill and seal coat can cure during long, hot days.



Phase I siding and fence repairs are underway. 101 Dunbarton and 1395 Commons are complete. 107 and 109 Dunbarton and 1371 Commons are just about finished. The feedback from homeowners is that Critical Path Reconstruction (CPR) is doing an excellent job. Paul Reeves, the independent Project Manager, reported to the Board during Executive Session on October 5. Progressive Painting will be painting the first five units next week. Watch this newsletter for further updates.

The phase map is provided here for reference.

Finance

Committee

Presentation

Curious about where your dues go?

Got questions about the Reserves?

The Finance Committee would love to answer your questions!

Monday, October 17, 5:30 pm

Can't make it in person? Join in at 6:00 pm via Zoom after the live attendees have enjoyed refreshments.

<https://us02web.zoom.us/j/88230266090?pwd=MIg5QldJd05rL3BHSzhUdEw3enVGZz09>

Meeting ID: 882 3026 6090

Passcode: 386535

Homeowners may also wish to see the video of last year's presentation which is available to view on the community webpage, NepentheHOA.com.

Here's a direct link to last year's presentation: [FINANCE VIDEO](#)

Landscape Updates

Remediation work approved by the Board at the August open session is almost complete. These are all locations where trees have been removed:

- 11 Adelphi
- 16 Adelphi
- 31 Adelphi
- 1065 Commons
- 2320 American River
- 1366 Commons
- 2271 Swarthmore (#1)
- 2271 Swarthmore (#2)
- 2273-2275 Swarthmore,
- 1427 Commons,
- 1055 Vanderbilt
- 1215-1217 Vanderbilt
- 1231 Vanderbilt
- 326 Elmhurst
- 510 Elmhurst
- 618 Elmhurst
- 814 Elmhurst
- 820 Elmhurst
- 1455 University
- 1479 University

The remediations approved by the Board at the September open session are still in progress:

- 701 Dunbarton
- 711 Dunbarton
- 811 Dunbarton
- 1333 Dunbarton

- 500 Dunbarton (#1)
- 500 Dunbarton (#2)

In July, August and September, the Grounds Committee walked the seven zones and recorded a number of deficiencies in the landscape. Here are some of the photos:



Additionally, on the walks, homeowners

requests were evaluated and a plan for remediation formulated. Landscape proposals to complete the work were reviewed and discussed by the Grounds Committee at their September 15 meeting. The recommended proposals were placed on the Board's October 5 open session agenda.

The directors decided to approve only one of the seven proposals— a tree removal remediation site at 1563 University:



At the meeting, the directors noted that the 2022 landscape allocation had been spent. They elected to defer the work outlined in the proposals for the time being. They will revisit these proposals in the new year.

The other landscape work slated to begin in 2023 is to better align the irrigation distribution. During the evaluation and mapping of the system in 2021 it became apparent that many valves had a variety of distribution systems running on a single valve. For best efficiency, drip should be on one valve and turf another. This work will follow behind the Phase I siding and fencing project.

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

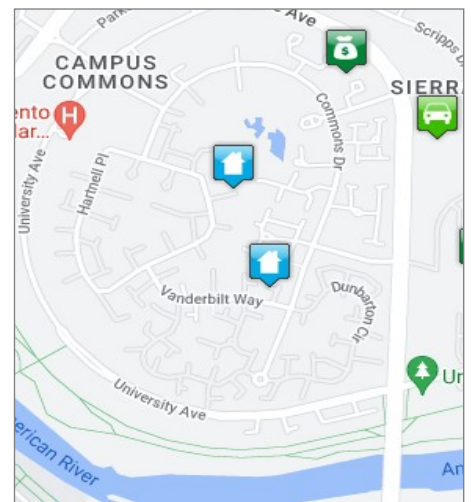
Would you like to see where crime is happening in our area? Go to:

<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=Z25BcjBDUDILWWdoN2hhT0R2L1l0UT09>

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