

Annual Roof & Gutter Cleaning

November 14 to December 2

See Pages 7 and 8 for the Roof Cleaning Schedule

The Board has contracted with Bailey Boys to clean roofs, rain gutters and downspouts. Here's what you need to know for a successful outcome:

This is your notice. There will be not be any notices posted on any gates, fences, garages or front doors.

Cover any items you wish to keep debris-free such as pools, spas, and grills.

Make sure your gate is unlocked on your service date so roof debris can be removed.

Please be prepared for the cleaning. Any locked patio will have the opportunity for cleanup the following week for a return service fee of \$25.

Please remember, this is a large scale commercial contract. They are moving fast to get the work completed. Even so, if you note any problems, please call the Nepenthe office at 916-929-8380 and we will address it with the contractor.

Thank you for helping to make this project as seamless as possible!

Thank you, Spooktacular Outreach Committee!

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Upcoming Events

November:

11: Veteran's Day Celebration, 2-4 pm, Nepenthe Clubhouse

December:

4: Christmas Open House

31: Black Tie and Sparkle NYE Party

September Budget Report

The report reflects a year to date net operating income of -\$161,777 and year-to-date reserve funding of \$1,932,410 compared to the year-to-date reserve funding budget of \$1,688,561. The actual year-to-date operating expenses were \$1,249,657. The budgeted year-to-date operating expenses were \$1,256,751. The association has \$314,037 in operating funds, which represents .96 months of budgeted expenses and reserve contributions. The association has \$11,149,094 in reserve funds.

Unpaid Assessments: \$20,711

Prepaid Assessments: \$56,476

September Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2022	\$229,255	\$10,402,713
Plus Income	\$2,958,179	
Reserve Investment Income		\$62,129
Contributions to Reserve		\$1,870,281
Accounts Payable	\$243,000	
Processing Fees	737	
Prepaid Utilities	\$2,519	
Prior Year Interest	\$284	
Less Operating Expenses	(\$1,249,657)	
Reserve Funding	(\$1,870,281)	
Reserve Expenditures		(\$1,174,800)
Due to Operating		(\$11,229)
Ending Balance 9/30/2022	\$314,037	\$11,149,094

Architectural Applications November 2

216 Dunbarton Circle	HVAC	Approved, no movement of fence
2302 American River	Windows	Approved
2274 Swarthmore	Patio Improvements	Approved excepting therefrom the trellis
1268 Vanderbilt	Windows	Approved
1012 Dunbarton Circle	Patio Improvements	Approved



Veterans Day Reception

November 11, 2022

2PM to 4 PM

Nepenthe Clubhouse

1311 Commons Drive

All veterans, young and old, including family members in Campus Common and Nepenthe are invited to a reception honoring your service to our country.

Everyone is welcome Please come and help acknowledge the service of these great Americans.

Holiday Décor Policy

Members may place seasonal holiday decorations (from the weekend before Thanksgiving until January 7) on the immediate front entrance, garage door surrounds, gutters, alley ways, including shrubs, bushes, and trees immediately adjoining a Member's property to a maximum height of fifteen feet. By doing so, Member assumes all responsibility for any damage caused by Holiday Decorations to the Common Area or Common Facilities and any damage or injury to persons or property.

Decorations may not interfere with health or safety of the public or create a risk of injury or damage to persons or property by encroaching upon alleys or walkways or present a trip hazard in areas normally traveled by pedestrians. Decorations may not obscure address plaques or Common Area lighting. No electrical seasonal decorations shall be placed on or in any Common Area or Common Facility light fixture.

Members are unrestricted in placing holiday decorations in the interior of their property visible to the exterior.

Decorations may not be placed upon roofs, and no person shall access the roof for installation.

Decorations may be installed on exterior walls and fences by plastic or metal clips so long as they do not cause damage to the Common Area or Common Facilities. Clips may be left in place for use seasonally. Any such clips that are not made of clear plastic will be painted the same color as the siding. The Association is not responsible for maintenance or removal of said clips, except that the Association may remove the clips to perform maintenance on any fence or building and will not be responsible for damage to or loss of clips, nor for replacing or reinstalling the clips.

Sound effects and flashing lights, twinkling lights and inflatable decorations in the Common Area are prohibited.

Decorations or electrical connections which pose a safety hazard or which expose the Association to increased insurance costs are prohibited. Electrical decorations shall be installed pursuant to manufacturer's recommendations.

Compliance with this policy is exclusively reserved by the Association. Association reserves the right to disconnect, relocate or remove Holiday Decorations not in compliance with this policy. Association will make reasonable efforts to notify a member and request compliance. Association will not be responsible for damage to any Holiday Decoration it disconnects, relocates or removes.





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 Board of Directors Open Session 6:00 pm	3	4	5 Pickleball 8:30 Coffee in the Clubhouse 10:00—noon
6	7	8 Insurance, Legal & Safety Committee 5:30 pm	9 Outreach Committee 4:00 pm	10 Architectural Review Committee 5:30 pm	Veteran's Day Reception 2:00-4:00 pm Clubhouse	12 Pickleball 8:30 Coffee in the Clubhouse 10:00—noon
13	14	15	16	17 Grounds Committee 3:00 pm	18	19 Pickleball 8:30 Coffee in the Clubhouse 10:00—noon
20	21 Finance Committee Meeting 4:30 pm	22 Book Club 3:00 pm	23	24 Office closed Thursday and Friday	25	26 Pickleball 8:30 Coffee in the Clubhouse 10:00—noon
27	28	29	30	Happy Thanksgiving!		

2023 Budget Approved

Beginning January 1, 2023, homeowners' monthly dues will be \$572 per unit. This represents a 4.33% increase over the 2022 dues.

In 2023, the contribution to the Reserves remains at \$318. The remaining \$254 of the \$572 assessment will go towards these major operating categories:

Insurance which includes major hazard on all units, flood insurance and D&O liability, \$73. This represents an increase of 19% over 2022.

The Board will be seeking your input in coming months regarding flood insurance. Many members like knowing that, should there be a major flood event, their neighbors will all have the same ability to rebuild/repair their homes. Other homeowners feel it is unnecessary for the Association to buy the coverage and believe it would be better if owners could shop for the coverage that meets their individual needs. Please continue to watch this

newsletter for opportunities to weigh in.

Landscape Maintenance increases from \$72 to \$76 per month. This covers the cost of having a four-man crew here five days a week to mow, blow, trim shrubbery, control weeds, repair irrigation as needed and pickup leaves.

Common Area, including pool service, janitorial service and security patrol, has decreased from \$27 to \$23. Many services from this category will now be handled in house by a dedicated Facilities Technician on the management team.

The Facilities Technician will be onsite Monday through Friday and will be taking care of various repairs like rebuilding patio gates, lighting outages, sign replacements, and on-call rain gutter cleanout. This staff member will also be providing a visible security presence during the day-time hours. Checking work order completion for landscape work and other contracted work will also be of vital service.

Administration/Management, including CPA service, legal counsel, on-site staff, management company fees, delinquency monitoring and taxes, therefore see an increase in 2023 of 20%, from \$60 per month to \$72.

In the next few weeks, homeowners will receive the annual Budget Disclosure in the mail. Under California Civil Code, every homeowners association must send this packet of information to the members. The packet includes a Proforma Budget, a Reserves report and other useful information including the process for architectural applications, the Delinquency Policy and an insurance summary. It's a good idea to hang on the packet for reference throughout the year.

Lastly, homeowners who use their bank's bill pay service are reminded to adjust the amount up for the January dues payment.

Broad Room Art Supply Drive

This year, we are partnering with a local art-focused non-profit, Broad Room, to gather art supplies that will be provided at no charge to Sacramento area artists through their Free Art Supply Closet. Broad Room believes that art is a human right and that everyone deserves access to the tools, resources, and space they need to create. Our donations of new and gently used art supplies will be available to **historically underrepresented working class artists, parents, teachers, students, and kids**, anyone who accesses the Free Art Supply Closet by appointment at their location in North Sacramento. This is Broad Room's Second Annual Holiday Art Supply Drive, inspired by the Toys for Tots model, and last year, enough art supply

donations were provided to keep the Free Art Supply Closet stocked with high quality art supplies through March!

The Holiday Art Supply Drive will run from November 25, 2022 through January 10, 2023. As approved by the Board, Nepenthe will host a one-of-a-kind, artist-enhanced bin in the Clubhouse to collect your donations for the Free Art Supply Closet.

The most popular/most requested items are: Canvases (all sizes), paintbrushes, pens (such as Microns), clear coat spray, high quality natural fiber yarn, notebooks and drawing pads, markers (Sharpies, paint pens, calligraphy markers), acrylic

paint, screen printing supplies, and block printing supplies.

Items can easily be purchased at Blick Art Materials on Howe, University Art on J Street, Joann's, Michael's, etc. Your gently used art supplies are also welcome (no dirty, broken or incomplete items please), including fabric, felt, and related supplies. For more information, see <https://broadroom.org/donate-art-supplies>.

Broad Room is very excited to partner with us! We know there are many artists and art patrons in our community and look forward to seeing what you are inspired to give.

Want to see
more?
Click link:

[https://nepenthehoa.com/
halloween-2022-photos/](https://nepenthehoa.com/halloween-2022-photos/)



2022 Roof Cleaning Schedule



2022 Roof Cleaning Schedule

ZONE 4



ZONE 6
NORTH



Zone 6
North

ZONE 5



Zone 5

Zone 6
South



ZONE 7



Zone 7

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 have a great welcome packet for you!

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

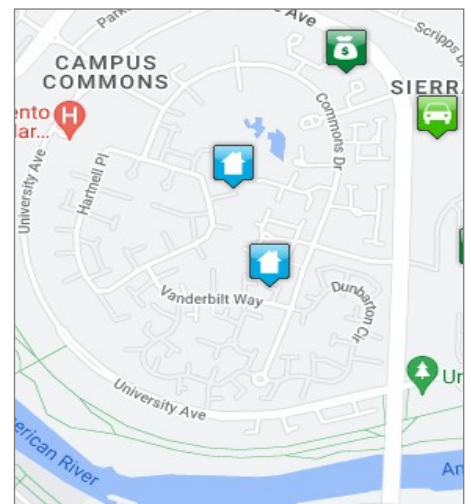
Would you like to see where crime is happening in our area? Go to:

<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 ~ 10am-2pm
Sunday Closed
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

Czarina Hernandez, Receptionist, Czarina.Hernandez@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=bDJDalMycUswQ0ZPSU81Y05jeVF6dz09>

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

Nepenthe Association

1131 Commons Drive
Sacramento, CA 95825
916-929-8380

Nepenthe.HOA@fsresidential.com

November 4, 2022

Notice of Board's Proposed Adoption of Change to the Association's Rules: New Architectural Compliance Estoppel Rule

Date: January 4, 2023

Time 6:00 pm

Location: 1131 Commons Drive, Sacramento

Dear Homeowner:

Your Board is intending to adopt changes to its rules. Please see the proposed rules change enclosed.

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 noncompliance. (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.

Sincerely,

Your Board of Directors

encs.

Estoppel Certificate and the Inspection Process – An Explanation

Nepenthe's CC&Rs provide for a homeowner's requesting an Estoppel Certificate to demonstrate compliance for any architecturally controlled improvements (Section 4.15 Estoppel Certificate, p. 26). The Board of Directors, wishing to comply with the CC&R's directives, is seeking to reinstitute this provision. The provision for this process has existed in the CC&Rs for Nepenthe's 50-year-long history, but it has not been in effect for some decades. The Board desires to follow our governing documents and wants the HOA to function optimally.

Upon the Homeowner's request, the Association will perform an inspection of the home's exterior architectural components and then certify that the home is either in compliance or noncompliance (CC&Rs, Section 4.15). The inspection will be twofold. Besides checking on installed architectural improvements and their compliance with certain community rules, the inspection will also review the condition or status of a home's exterior components, with an eye toward maintenance needs, whether by the homeowner(s) or the Association.

It is expected that homeowners wishing to list their home for sale will want to obtain this Estoppel Certificate so that they might demonstrate to potential buyers that any architectural improvements are in order and that any maintenance needs are reported to the Association's office. Obtaining a certificate would protect existing homeowners from unanticipated expenditures, as well as give notice to potential new owners of any issues that they may be required to resolve.

As specified in the CC&Rs, the inspection will be conducted by two or more members of the Architectural Review Committee and/or management staff. The ARC anticipates that it can respond quickly to a request and schedule an inspection with the homeowner(s) within several days. (The CC&Rs direct that this be completed within thirty days.) The office will provide the ARC members with a list of architectural improvements that are on file for the home, and the inspectors will double check those. In addition, the ARC members will look at such items as the siding, fencing, gutters, landscaping in both the "common areas" and within the fenced-in backyard for any repair needs or possible safety issues.

The inspection forms will be returned to and processed by Nepenthe Association office and the certificate report issued, accompanied by an advisory statement if warranted. What if something is found to be noncompliant? The homeowner can fix it and have the remedy reinspected, to obtain a certificate noting full compliance. It is not anticipated that a non-compliance finding would hold up the sale of a unit or close of escrow. However, as this process is restarting and new, it is conceivable that for a complicated matter ultimately the Board of Directors might have to decide on what remedy for a noncompliant improvement is acceptable.

Architectural Compliance Estoppel Checklist

Address:	Date:
Inspectors:	
Current Owner(s):	
Email:	Phone:

The following general items were inspected by a member(s) of the Architectural Review Committee to determine their condition and compliance with the CC&Rs, Architectural Guidelines, and Community Rules of the Nepenthe Association.



#	Feature	Compliant	Non-compliant	Observations
1	Siding			
2	Roof			
3	Gutters/downspouts			
4	Windows			
5	Property Landscaping (e.g., mulch, trees, climbing vines, etc.)			
6	Patio (incl. hot tubs, pools, spa, trellises, fountains)			
7	Fence			
8	House Number Plates			

PAGE 2 Architectural Compliance Estoppel Checklist

Address:	Date:
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The following architecturally controlled improvements that were approved for this unit were also inspected by a member(s) of the Architectural Review Committee to determine their compliance with the governing CC&Rs and ARC Guidelines of the Nepenthe Association

#	Feature	Compliant	Non-compliant	Observations
1				
2				
3				

Other features that were noted by the owner(s)/inspectors during the time of the inspection.

#	Feature	Compliant	Non-compliant	Observations

Inspectors:

Print Name	Signature	Date
		Xx/xx/xx

Nepenthe Architectural Estoppel Compliance Checklist

The inspecting committee members will double-check whichever of the following architecturally controlled installations have been approved and recorded.

1. Air Conditioner, Furnace and Heat Pump
2. Antenna or Satellite Dish
3. Attic Ventilation and Exhaust Fans
4. Awnings and Shade Sails
5. Burglar or Security System, and Alarm Bell Boxes - external
6. Chimney Caps
7. Exterior Security Lighting and other exterior lamps
8. Exterior Window—Sun Screens
9. Exterior Window—Security, including bars
10. Floral and Overhead Trellis (Patio Cover): Floral Trellis, Large or Small Trellis, or Pre-Manufactured Aluminum Trellis
11. Front Door
12. Front Screen or Storm Door
13. Garage Door-Passage, New (“man door”)
14. Garage Door-Passage, Replacement (“man door”)
15. Garage Door-Vehicle, Sectional Roll-Up (automobile door)
16. Gas Line and Meter
17. Gutters and Downspouts
18. Handrails
19. Mailbox
20. Mail Slot, Use and Replacement
21. Patio Hardscape, Maintenance and Improvements, landscaping
22. Patio Pool
23. Patio Structures: Shed or Outbuilding, or Free-Standing Structure
24. Security Camera
25. Skylights
26. Solar Energy Roof Panels
27. Solar Tubes
28. Windows – Replacement: Correct Configuration? Glass – Clear or low-E? Frame color? Kitchen or Garden Window?
29. Wiring and Pipe Installations – Exterior or Exposed
30. Accessory Dwelling Units and Junior Accessory Dwelling Units

NEPENTHE ASSOCIATION

1131 Commons Drive
Sacramento, CA 95825

November 4, 2022

Notice of Board's Proposed Adoption of Changes to the Association's Architectural Rules

Date: January 4, 2022
Time: 6:00 pm
Location: Nepenthe Clubhouse,
1131 Commons Drive
Sacramento, CA 95825

To All Homeowners

Dear Homeowners:

Your Board is intending to adopt the following changes to the Association's Architectural Rules.

1. Addition indicated by **bolding** at page 3 to the section entitled "Process," at the subsection entitled "After Completion":

After you have completed the approved work, you must notify the Nepenthe office by completing and returning the Notice of Completion form. In certain cases, you must have a completion inspection. These cases are identified on the application form. **Also, installations of windows, skylights, solar generating panels, or heating and cooling systems require evidence of a building permit from the City of Sacramento, such as a screenshot of the permit from the City's website.**

2. Addition indicated by **bolding** at page 34 to the Home Improvement Notice of Completion:

...

We followed the work plan submitted and any restrictions or changes indicated by the ARC or Board of Directors of Nepenthe Association.

COLOR PICTURES OF THE COMPLETED IMPROVEMENT ARE
REQUIRED WITH NOTICE OF COMPLETION

**** If you are unable to provide color photos, please contact office for assistance****

Additionally, if your installation was windows, skylights, solar generating panels or heating or cooling system, please provide evidence of your City building permit, such as a screenshot of the City's website.

...

3. Replacement of the term "Architectural Review Committee Guidelines" with the term "Architectural Review Committee Rules."

The intended purpose and effect of the changes are as follows.

1. In order for owners' installations of windows, skylights, solar generating panels, and heating or cooling systems to be correct and to not adversely affect the homes' components that the Association is obligated to maintain, repair, and replace. Accordingly, the changes are in order to keep the Association's maintenance, repair, and replacement costs down, which, in turn, are in order to keep our assessments down.

2. In order for the name of the document – "Architectural Review Committee Guidelines" – to be accurate. Specifically, the document does not set forth *guidelines*, which owners may (incorrectly) construe as being *optional* to comply with, but, rather, sets forth *rules*, which owners are *required* to comply with.

The Board intends to adopt the rule changes at its Board meeting at the date, time, and location set forth above.

You are invited to comment on the changes at the Board meeting before the Board adopts them. The Board is not required to incorporate owners' comments as part of the changes.

Sincerely,

Your Board of Directors