



Key to Safe Holidays

It's you-you are the key!

Three factors must be present for crime to occur: Desire, ability, and opportunity. While an individual's desire and ability to commit a crime cannot be affected, the opportunity for a crime to occur can be significantly reduced by alert citizens who follow simple crime prevention rules.

SAFETY AT HOME—INSIDE

Use security or deadbolt locks on your doors.

Install a solid core door or a security screen door at your garage person door. Put on strike plates that are strong enough to withstand excessive force.

Always lock your doors and windows before leaving. Don't hide keys outside.

If someone knocks at your door, *without opening the door*, let them know that someone is at home and that you are not alone.

Lock and pin your sliding glass doors and windows.

Leave your TV, radio or a recording of people talking on when you're gone.

Vary your schedule and pattern of travel so that you are not predictable.

Get alarm systems installed in your home and vehicle. Make sure you program your own code.

Put alarm signs in your windows whether or not you have an alarm.

Don't keep valuables in your bedroom. Crooks normally make a beeline for the bedroom because they know people tend to keep cash and jewelry there. Keep your valuables in an unlikely place, but not in the linen closet or the freezer (too common).

Turn lights on in the house so it looks like someone is home and you won't walk into a dark house.

Use a timer for lights when you go on vacation.

Get to know your neighbors and notify them when you expect to be gone from your home.

SAFETY AT HOME—OUTSIDE

Get a dog or put "Beware of Dog" signs on your gate whether or not you have a dog.

(Continued on page 6)

Inside this issue:

Financial / ARC Reports	2
Landscape and Reserves	3
December Calendar	4
Caroling!	5
Budget Reminder	5
Broad Room Art Supply Drive	5
Holiday Open House Photos	8
Good to Know	9
Committee and Contact Info	10

New York New Years!

December 31, 2022

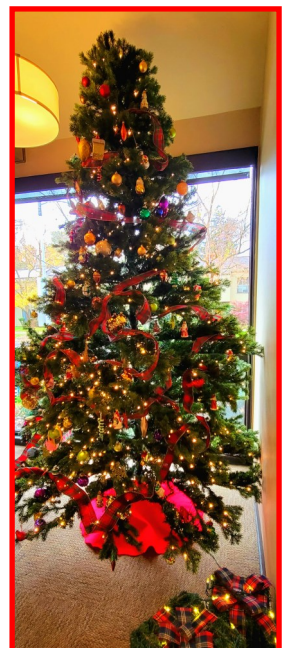
7:00 pm to 9:30 pm

\$10 per person

Tickets go on sale

December 16th

Wear your
"glitter & sparkle!"



October Budget Report

The report reflects a year to date net operating income of -\$102,053 and year-to-date reserve funding of \$2,033,767 compared to the year-to-date reserve funding budget of \$1,876,186. The actual year-to-date operating expenses were \$1,418,114 The budgeted year-to-date operating expenses were \$1,396,390. The association has \$400,005 in operating funds, which represents 1.22 months of budgeted expenses and reserve contributions. The association has \$10,952,614 in reserve funds.

Unpaid Assessments: \$25,703

Prepaid Assessments: \$58,526

October Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2022	\$229,255	\$10,402,713
Plus Income	\$3,280,151	
Reserve Investment Income		\$69,676
Contributions to Reserve		\$1,964,091
Accounts Payable	\$270,000	
Processing Fees		
Prepaid Utilities	\$2,519	
Prior Year Interest	\$284	
Less Operating Expenses	(\$1,418,114)	
Reserve Funding	(\$1,964,091)	
Reserve Expenditures		(\$1,472,087)
Due to Operating		(\$11,229)
Ending Balance 9/30/2022	\$400,005	\$10,953,164

Architectural Applications December

Watch next month's newsletter for December and January approvals.



Landscape and Reserves

What you need to know.

It has recently come to the Association's attention that there are some members of the community with questions about landscape expenditures. We hope that we can address those questions here.

First, the daily grounds maintenance is funded from the Operating Fund (ongoing operational expenses), rather than the Reserve Fund (savings account to replace, repair, and maintain components). The monthly contract for 2023 is \$45,100. This pays for a four-man crew five days a week to mow, edge and prune the lawns, ground cover and shrubbery. The contract also includes pest management and irrigation services. To state it another way, homeowners will pay \$76 per month for this service from their total monthly assessment of \$572.

Nepenthe Association, for many years, has used the Reserve fund to pay for landscape items such as tree care, irrigation components and landscape replacements. The purpose of having a Reserve fund is to ensure that the association is able to maintain, repair, and replace their mandated components. It is undeniable that the beautiful trees and park-like landscape are one of Nepenthe's most valuable assets. What is meant by "mandated components"? Essentially, it means the items listed in the Covenants, Conditions & Restrictions (CC&Rs), Article V. Section 5.1 Association Maintenance Responsibility. Briefly, "all maintenance, repair, and replacement within the Common Area, including all facilities, Improvements and landscaping thereon."

In 2007 the Association was in the middle of its roof replacements. The siding and fences were in bad shape and the landscape was aging. There was no money for anything but finishing the roofs. It was becoming apparent that a special assessment would be needed to do the siding, fencing and painting of the units. Also, the pool decks and Clubhouse were well overdue for renovation. In 2008, after multiple attempts, the membership finally voted to approve a special assessment of \$5,000 per household. With the special assessment and by working with Bob Browning's reserve study, the Association was able to take care of the very pressing facility projects, but the landscape was deferred.

In 2008, the Board contracted with Wood Rodgers Landscape Architects who prepared a very comprehensive landscape remediation plan. The amount of the consulting contract with Wood



Landscapes like this are past their prime and should have been replaced 10 or more years ago.

Rodgers was approximately \$58,000. They performed a design-build estimate to implement their recommendations which amounted to \$6,735,166. The Association did not move forward on all of the recommendations, but they did automate the irrigation system over the course of 2010 to 2013.

In 2013, the Board appointed a special ad hoc Grounds Vision Committee to work with homeowners to understand what the community wanted. Two informal sessions and one mediated session were held to garner community feedback. After months of work, the committee put forth the Grounds Vision Document which was adopted by the Board in December 2014. Pages 12-14 make specific recommendations for the funding of the recommendations contained in the Document. Those recommendations deal solely with funding landscape work from the Reserves as the appropriate source.

The Reserve fund allows an association to save the money needed for necessary repairs and replacements at a measured rate, thereby avoiding costly special assessments. The Reserve Study lists all the components, their useful life, their remaining life, the existing reserve balance and computes the amount of the

(Continued on page 7)

December 2022

Sun

Mon

Tue

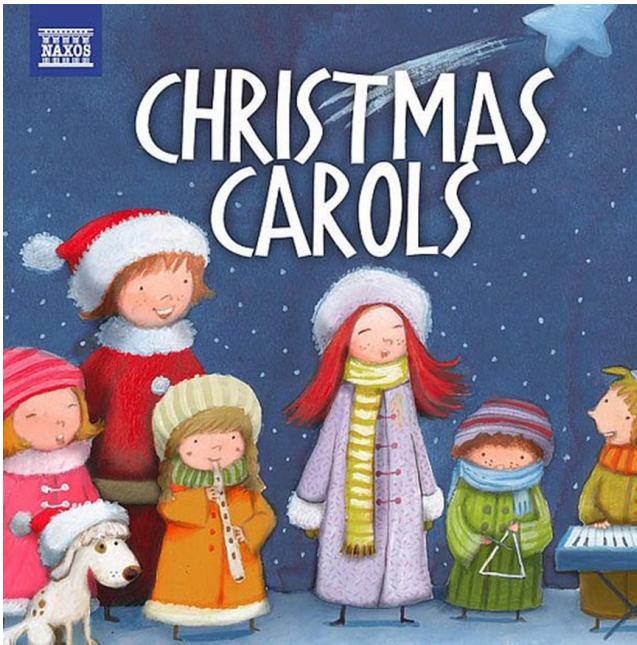
Wed

Thu

Fri

Sat

			No Board of Directors Open Session	1	2	3 Pickleball 8:30 Coffee in the Clubhouse 10:00—noon
4	5	6	7	8 Architectural Review Committee 5:30 pm	9	10 Pickleball 8:30 Coffee in the Clubhouse 10:00—noon
11	12	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	19 Finance Committee Meeting cancelled	20 Book Club 3:00 pm	21	22	23 Office Closed	24 Pickleball 8:30 Coffee in the Clubhouse 10:00—noon
25	26 Office Closed	27	28	29	30	31 New York New Years! See flyer



We are going caroling, won't you join us?

When: December 17th (Saturday) Time: 4 PM

Where: Meet at Nepenthe Clubhouse

Who: All are welcome: Old, young, kids, and well-behaved dogs. Walk, ride a scooter or bike.

After, refreshments will be served at the Nepenthe Clubhouse

Wear your holiday cheer and bring a light. Song books supplied.

Reminder: Dues \$572 beginning January 1st

By now, you should have received your annual budget packet. This essential resource provides you with the budget for 2023, a summary of the adopted Reserve Study and the association's policies.

In the last newsletter was an article about how the budget was

created and explaining the increase from \$547 monthly to \$572. If you missed it, you can read the newsletter on the community website at this direct link: <https://nepenthehoa.com/wp-content/uploads/2022/11/November-2022-Nepenthe-News-2.pdf>

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.

Holiday Décor Policy

Everyone loves festive displays! But please keep the rules in mind as you set up your holiday décor.

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.



Key to Safety, continued

(Continued from page 1)

Put a padlock on your utility box. Criminals often shut the power off.

Put lock on your gate.

Advise the management office of any lollipop lights that are out.

Bring parcels in as soon as possible and check your mail every day. You can also have your packages delivered to the Nepenthe office, but be advised that we have limited weekend hours.

Look for clues that that people may be casing your neighborhood. A strange kid ringing doorbells and saying, "Can I speak to Charlie" may be checking to see if anyone is home. Also, be suspicious if you see someone sitting for long periods in a parked car.

THANK YOU TO THE SACRAMENTO POLICE DEPARTMENT FOR THESE TERRIFIC TIPS!

Have a safe and happy holiday season!

Landscape and Reserves (continued from page 3)

(Continued from page 3)

contribution needed from the owners in order to meet the association's obligation to repair and replace the components. The cost assumptions in the Reserve Study are based on current replacement costs for the components and the goals of the Board of Directors. The Reserve Study is updated annually to allow for flexibility.

In 2023, homeowners will be contributing 56% of their monthly assessment to the Reserve Fund, or \$318 of the \$572 paid each month to Nepenthe Association. Of that \$318, \$53 is earmarked for contribution to the landscaping fund. **Between the \$76 for the maintenance contract and the \$53 Reserve contribution, each owner pays \$129 of their dues towards the landscaping and tree care.**

The national average cost for residential monthly lawn maintenance runs between \$100-\$200 per month. (Source: <https://www.thisoldhouse.com/lawns/reviews/average-lawn-care-cost>) This figure does not include all the other services that Nepenthe owners enjoy for their dues dollars such as tree care, pest management, irrigation expertise and repair, seeding, and improvements.

The Association spent the following approximate amounts on landscaping per month the last six years from the Reserve Fund.

2016: \$35,537

2017: \$57,071

2018: \$51,325

2019: \$35,009

2020: \$43,549

2021: \$82,687

The law provides that the Association may spend Reserve Funds for landscaping maintenance. This is because Civil Code Section 5510 of the Davis-Stirling Act provides:

The board shall not expend funds designated as reserve funds for any purpose other than the repair, restoration, replacement, or maintenance of, or litigation involving the repair, restoration, replacement, or maintenance of, major components that the association is obligated to repair, restore, replace, or maintain and for which the reserve fund was established.

Throughout the years, every Board has been intensely focused on managing the landscape as prudently as possible. Investments have been made throughout the years to focus on water and maintenance savings while increasing the beauty of the community. One of the primary tools that permits the Board to do this is the Reserve Fund.



This lovely landscape was renovated within the last five years. This reflects our community beautifully.



FESTIVELY!



The clubhouse was beautifully decorated, as it is every year, by our super team, Joleen Hecht and Yvonne del Biaggio. In their off season they serve as the Elections Committee!



Outreach Chair Marcy Best and Board President John Baker



Super Greeters Gerry Gelfand and Karen Lowrey



Jean and Markus Dascher



Helpful Elf Inga!

Aaahhh, the famous punch!



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

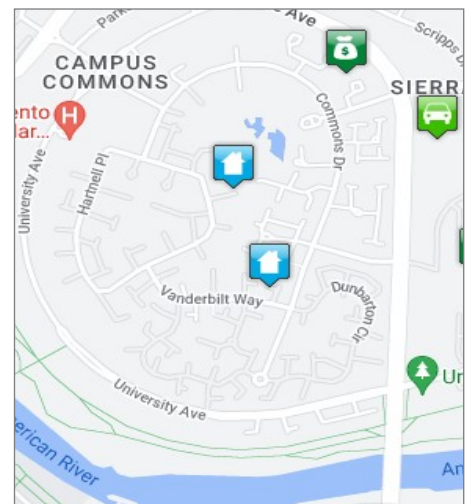
Would you like to see where crime is happening in our area? Go to:

<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 & 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

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=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