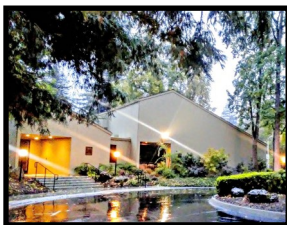


January 2023

Bettsi Ledesma, Editor



NEPENTHE NEWS

Election Timeline

2023 Annual Meeting is May 24

Three Director Positions

The Annual Election of the Nepenthe Board of Directors is approaching with the Annual Meeting to be held on **Wednesday, May 24th**.

This year three Director terms are ending: John Baker, Markus Dascher and Ashley Tangeraas. If you are interested in running for a position on the Board, please contact the Nepenthe Office by e-mail (nepenthe.hoa@fsresidential.com) or by phone at (916) 929-8380, and your name will be forwarded to the Nominating Committee. Following is the timeline for the 2017 election. Interested owners may also self nominate by submitting the form at the end of this email.

ELECTION SCHEDULE

Friday, March 31 Names of Board candidates due to Nepenthe Office

Wednesday, March 31 - Candidates' statements and pictures due to Office (to be included in the April newsletter and Ballot packets mailed to homeowners)

Wednesday, April 5 - Board meeting – Slate of candidates' names presented

Thursday, April 12 - Election Committee mails Ballot packets, including statements and pictures, to homeowners (to be returned no later than May 17)

Saturday, April 29 (1:30 pm – 3:00 pm) - **Candidates' Forum** for Nepenthe homeowners

Wednesday, May 24, 5:00 pm - Annual Membership Meeting and Election At this meeting, while the Inspectors of Election are tallying the ballots, we will celebrate another successful year of accomplishments. We'll toast our volunteers and generally make merry with wine, cheese and prize drawings. See you there!

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RIF!

What's a RIF? That would be a Resident Information Form and it really helps Nepenthe run efficiently. We ask you to fill one out every year. You may not think anything has changed since the last time you completed the form, but you just might be surprised! Here are some phrases we hear a lot at the office: "Oh yeah... we changed phone plans and have new phone numbers.." or "that's right! I had to get a new email after my old one was hacked" or "remember, we bought the VW this year? We have new license plate numbers". A blank form is on the next page for your use. Please return it to the Clubhouse– thanks!



**NEPENTHE ASSOCIATION
RESIDENT INFORMATION FORM**

Please fill out this form **(ONE FORM FOR EACH ADULT PERSON LIVING IN HOME)** and deliver to the office at 1131 Commons Drive, Sacramento CA 95825. You may also scan/email it to Nepenthe.HOA@fsresidential.com

Providing your e-mail address to the Office will allow you to receive the Nepenthe Newsletter, Board agendas, and e-mail alerts about security, weather emergencies, and facility projects in a timely manner.

If you are a person living in a home within Nepenthe Association, please complete the following information:

Name: _____ Email: _____

Address: _____

Are you (Select One): An Owner? Y/N A Renter? Y/N A Resident? Y/N

Primary Phone: _____ Alternate Phone: _____

EMERGENCY CONTACTS (for residents living in Nepenthe)

Name: _____ Phone #: _____

Name: _____ Phone #: _____

VEHICLE INFORMATION (For residents living in Nepenthe): Nepenthe CC&Rs state that garages are to be used only for the storage of vehicles and shall not be used in any way which will preclude the parking of two (2) vehicles within.

Make: _____ Model: _____ Color: _____ Plate #: _____

Make: _____ Model: _____ Color: _____ Plate #: _____

HOMEOWNER'S NAME (Please complete ONLY if the Nepenthe home is a rental)

Homeowner's Name: _____

Phone # _____ Alternate # _____

Email: _____

PROPERTY MANAGEMENT COMPANY (If Applicable): _____

Contact Person: _____ Phone #: _____

Email: _____ Address: _____

Staff Use Only

Information input by: _____ Date: _____

November Budget Report

The report reflects a year to date net operating income of -\$76,237 and year-to-date reserve funding of \$3,764,935 compared to the year-to-date reserve funding budget of \$3,599,841. The actual year-to-date operating expenses were \$1,608,312. The budgeted year-to-date operating expenses were \$1,536,029. The association has \$129,297 in operating funds, which represents .40 months of budgeted expenses and reserve contributions. The association has \$11,026,138 in reserve funds.

Unpaid Assessments: \$32,529

Prepaid Assessments: \$51,598

November Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2022	\$229,255	\$10,402,713
Plus Income	\$3,589,984	
Reserve Investment Income		\$98,721
Contributions to Reserve		\$2,057,901
Accounts Payable		
Processing Fees		
Prepaid Utilities		
Prior Year Interest		
Less Operating Expenses	(\$1,608,312)	
Reserve Funding	(\$2,081,630)	
Reserve Expenditures		(\$1,548,501)
Due to Operating		(\$15,304)
Ending Balance 11/30/2022	\$129,297	\$11,026,138

Architectural Applications December

1000 Dunbarton	HVAC	Emergency Approval
204 Elmhurst	HVAC	Emergency Approval





The **Campus Commons/Nepenthe Clean-up Crew** invites you to join us on **Sunday, January 15, 2023** to help clean up the unsightly litter on the sidewalks and green areas next to Howe Avenue. **We will meet in front of the Nepenthe Clubhouse at 9 a.m.** Wear a hat and garden gloves, and bring a grabber and garbage bag, if available. We have extra grabbers and bags to loan so don't let it stop you from joining if you don't have them! Come and volunteer any amount of time you have available on Sunday, January 15th!

If you have questions, contact rebecca.siiteri@gmail.com. We look forward to seeing you there!

Reminder: \$572 dues began 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>

If you are interested in attending the Door Painting Demonstration, please let the office know right away so enough supplies will be on hand!

Consider this...



January 21st
12:00 pm -1:00 pm



NEPENTHE
1131 Commons Drive

Does your front door need a repaint or do you want to repaint your front door a new color? If so, join us and Dunn Edwards Paint for this 1-hour painting demonstration on "How To Paint A Front Door".

Free Door Paint for the first 10 people who show up to the Demonstration



January 2023

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	4 Board of Directors Open Session 6:00	5	6	7 Pickleball 8:30 Coffee 10:00—noon Private Rental 1pm
8	9	10 Insurance, Legal & Safety Committee 5:30 pm	11 Outreach Committee 4:00 pm	12 Architectural Review Committee 5:30 pm	13	14 Pickleball 8:30 Office Closed Coffee in the Clubhouse 10:00—noon
15	16 Office Closed	17	18	19 Grounds Committee 3:00 pm	20	21 Pickleball 8:30 Coffee 10:00—noon <div>Door Paint Demonstration - Noon</div>
22	23 Finance Committee Meeting 4:30 pm	24 Book Club 3:00 pm	25	26	27	28 Pickleball 8:30 Coffee in the Clubhouse 10:00—noon
29	30	31				

Frequently Asked Questions

Doesn't it make sense to go to bid for landscaping projects?

For many projects, multiple bids is the way to proceed. Healthy competition always benefits the customer, right? The one exception is landscape and that is because the warranty provided by the landscaper is void if a different company has the maintenance contract.

Acme Landscape won't warrant work on a property maintained by Beta Landscape and vice versa. That's part of why choosing a new landscaper for a property like Nepenthe is such a big deal. There needs to be a relationship of mutual trust and respect.

What's all the construction on Dunbarton?

That is Phase I of a three phase siding, fencing and painting project. The work is moving along pretty well, and the completed units look great. Costs are exceeding estimates, however. Inflation is a major factor as is the fact that there was an eight year pause between phases instead of the Reserve Analyst's recommendation for a six year cycle.

At the February 1 Open Board session, Project Manager Paul Reeves will be on hand to provide a report on the findings to date. The Board will be working with the Reserve Analyst to improve the cost estimates for Phases II and III.

How can I get rid of my Christmas tree?

We hope that you can break it down enough to put it into your green waste can.

Carson will be charging Nepenthe \$15 per tree that it has to pick up. If you need to put your tree out at the curb, the polite thing to do is to drop a check off at the Clubhouse made out to "Carson Landscape".

That way the household invoking the charge is paying the charge.



Connect Resident Portal

HOW CAN THIS SITE HELP YOU?

This site runs from Connect which is the exact program the office uses for maintaining the ownership database, process work orders and conduct other association business. The Connect Resident Portal is the homeowner side of this robust tool. Simply navigate to

<https://NepentheHomeowners.ConnectResident.com/>

and register. Here's how:

- 1) Click the "Login" button in the upper right-hand corner of the homepage.
- 2) Select "Create Account" and enter the requested information. A verification code will be sent to your email address. You will need to enter this code and create a password to complete your registration.
- 3) Enter your property's account number or property address when prompted.

There's a lot you can do once on the portal, but if you select to submit a work order, it will automatically populate in the same software used by the office staff. When it is emailed to the vendor, you will receive a notification. When we receive a proposal from the vendor, you will receive another email notification. You'll receive another email when the Board approves the work and so on to completion.

Once on the portal, you can also view account balance and transaction history, access important association forms and documents, find answers to 200+ association-related questions, contact the management team, opt-in for electronic delivery of documents, update your mailing address and view community news and events.

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

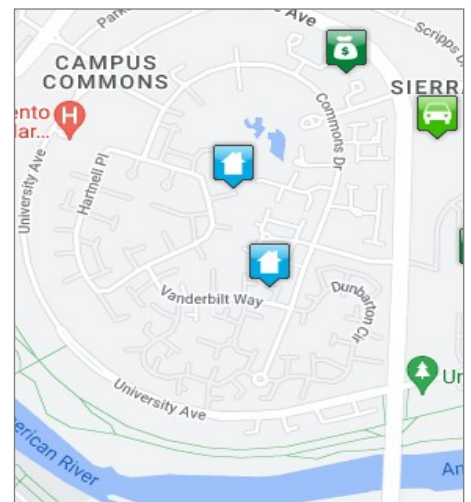
Would you like to see where crime is happening in our area? Go to:

<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=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



Initial Application for Board Candidacy

Name:

Address:

Email:

Best phone:

How long have you been an owner in Nepenthe?

Have you served on any committees in Nepenthe or been involved in any other way?

What is your background and experience that might relate to being a Board member (professional, volunteer, other Boards, etc.)?

The duties of a Board member (monthly meeting, liaison to a committee, etc.) typically take about 8-20 hours per month. Would you be able to make that commitment?

Once the application has been received, expect a letter advising you of pertinent dates and instructions for preparing a candidate's statement.