

March 2023

Bettsi Ledesma, Editor



NEPENTHE NEWS

Candidates Sought for Board of Directors

The Nominating Committee is seeking qualified candidates for the Nepenthe Board of Directors. Three of the board's five seats are up for election this year. If you are interested in becoming a candidate or want to recommend someone who would be a good director, contact committee member Karen Lowrey by letting the office know. The deadline for applying is March 31st.

Qualifications of Candidates

The ideal candidates will demonstrate the following qualities:

Integrity

Diligence

Fairness

Knowledge of Nepenthe

Consensus Building

Service to Nepenthe

Duties of board members

The Board is a policy board, responsible for the operation of the Association, especially for the maintenance of the common area and for responding to homeowner requests for information and service.

In support of those core objectives, the Board sets policy, adopts and enforces rules, hires a manager and other service vendors, appoints committees, educates homeowners about their rights and responsibilities, seeks legal advice, purchases insurance, manages the Association's finances, publishes a newsletter, holds hearings for homeowners who fail to pay assessments or to comply with community rules, and sees that the Association complies with all local, state and federal laws.

The typical director spends approximately 1-2 hours a week on association business. This includes a monthly executive session of approximately 1-2 hours and a monthly public session of approximately 1-2 hours. Board members also serve as liaisons to committees and attend committee meetings, most of which are monthly and last for at least an hour.

Board members receive no compensation. They serve staggered two-year terms and may serve a maximum of three terms consecutively.

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Miss the Insurance Forum?

Fret not! You can view the recording at the community website at this link: <https://nepenthehoa.com/insurance-what-you-need-to-know/>

The Insurance, Legal & Safety Committee put together an excellent group of experts who willingly shared their knowledge.

The speakers were Tina Keele from Russo Insurance, Steve Johns from the American River Flood Control District, Neale Joyce and Daniel Smith from the City of Sacramento and Edie Lomann from FEMA.

Don't miss this important information.



**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: _____

January Budget Report

The report reflects a year to date net operating income of \$29,509 and year-to-date reserve funding of \$428,172 compared to the year-to-date reserve funding budget of \$187,620. The actual year-to-date operating expenses were \$154,825 The budgeted year-to-date operating expenses were \$154,038. The association has \$182,336 in operating funds, which represents .53 months of budgeted expenses and reserve contributions. The association has \$11,107,007 in reserve funds.

January Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2023	\$125,828	\$11,113,960
Plus Income	\$371,954	
Reserve Investment Income		\$37,845
Contributions to Reserve		\$375,024
Accounts Payable		
Processing Fees		
Prepaid Utilities		
Prior Year Interest		
Less Operating Expenses	(\$154,825)	
Reserve Funding	(\$187,620)	
Reserve Expenditures		(\$435,126)
Due to Operating		(\$15,304)
Ending Balance 1/31/2023	\$182,336	\$11,107,007

Awarded Contracts- March 1, 2023

The Board approved the following proposals at their March 1 Executive Session:

- Drainage Improvements at 1581 University, Carson Landscape, \$6,243: Install underground drains at two downspouts in front of home.



Selling Your Home?

This Issue Addresses a Number of Things You Should Know

How to Transfer Your Flood Insurance Policy

Selling your home can be an exciting and busy time. Your realtor will open escrow with a local title company and your title officer will request certain documents from FirstService Residential to ensure that you meet your obligations for document disclosure at close of escrow. Our agents in the Irvine FirstService Residential headquarters will compile and send the documents to the title company.

Here at the onsite office, we work with homeowners and our insurance agent to ensure that the flood insurance policy is transferred to the new homeowner. As you know, Nepenthe Association purchases a policy for every unit in the community from the National Flood Insurance Program.

We will ask you to sign and return a form which will terminate your interest in the policy. This form is required by the National Flood Insurance Program to transfer the policy to the new homeowners. Only the signature of the selling homeowner is needed initially. Our agent, Tina

Keele of Rick Russo Insurance will contact the new owners after close of escrow to complete the rest of the information. At that point, she will also sign the form and submit it to the National Flood Insurance Program.

If you have any questions about this transfer or any of the coverages purchased by the Association, please get in touch with the Nepenthe office or you may reach out directly to Tina or the Service Desk. Here is the contact information:

Rick Russo Insurance
951 Reserve Dr. Ste 160
Roseville, CA 95678
(916) 791-1901 fax (916) 797-3388
service@rickrussoinsurance.com

The form can be obtained from the Nepenthe office or from Rick Russo Insurance. Once completed, it can be mailed, emailed or faxed back to either party.

A Homeowner's Financial Questions

With Answers Provided by Members of the Finance Committee

Attending the past two meetings, listening to the financial impact of storm damage to our grounds and the ongoing painting/siding/fencing cycle one is drawn to the conclusion millions of dollars will be expended from Nepenthe's reserve accounts over the next 4-5 years, plus other replacements to existing plant and equipment.

Yes, and the impact is a higher cost now, but will result in a longer component life expectancy which will save money over the long run. (This understanding will be checked with the Reserve analyst.) Some of the higher costs on some items are offset by lower costs on other components or expenses on other components are not required based on the remaining useful life of the component. Some of these higher costs will also be mitigated by the higher interest we are realizing on our investments.

At the February 2023 Board meeting the project manager responsible for the current siding replacement projected cost overruns ahead of budget projections going forward. This was validated again tonight (March 1st) from committee members. One Finance Committee member commented "we are in good shape" referencing Nepenthe's reserves. What does this mean, and has this been validated?

Please review the current adopted [Reserve Study](#). We use an industry expert to conduct the Reserve Study and our reserves are ade-

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The Estoppel Process

What Does it Mean for YOU?

Recently, management had to send out a number of courtesy notices related to non-compliant architectural improvements. A new homeowner came in to the office upset that he was not advised during escrow that there was a non-compliant improvement at his home.

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), but homeowners often do not take advantage of this process.

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 is 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 or the Association.

The value of obtaining an Estoppel Certificate is so that selling homeowners might demonstrate to potential buyers that any architectural improvements are in order and that any maintenance needs are reported to the Association's office.

As specified in the CC&Rs, the inspection will be conducted by two or more members of the Architectural Review Committee (ARC) and/or management staff. The ARC anticipates that it can respond quickly to a request and schedule an inspection with the homeowners within several days. (The CC&Rs direct that this be completed within thirty days.)

The office will provide the ARC 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 the Common Area 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 if they choose, and have the remedy reinspected, to obtain a certificate noting full compliance.

The Estoppel Certificate is simply one more disclosure item so that new homeowners can know fully the condition of the home they are buying. There's real value in that for the buyer, of course, but also for the seller and the Association.

MOVING TIP:

Thinking about using a POD for your move? They will advise you as to the legal requirements. Please talk to your neighbors that may be affected by the POD to let them know what to expect. It's also a good idea to advise the office!

ANOTHER MOVING TIP:

Consider leaving a copy of The Nepenthe News on the kitchen counter for the new owners. Give them a head start on getting to know all things Nepenthe!

New Facilities Technician Comes Aboard

Meet Marcus Lozada

We will not soon forget the major storms we experienced December 31st through January 8th. On January 9th, Nepenthe experienced another major event: the start of employment of our first Facilities Technician in five years!

We want to extend a warm welcome to Marcus, a seasoned building professional to the Nepenthe community. He has already brought improvements to our facilities and his “can do” attitude is making a difference.

Marcus and his little boy, Brayden, live in Elk Grove where they enjoy outdoor activities like fishing, archery, and baseball!



Speaking of baseball, after graduating from Davis High School, Marcus played collegiate baseball for a number of years and continues to play for fun.

He has lived throughout the US in his adult life including Florida, Georgia, South Carolina, Pennsylvania and even spent time living in another river city- New Orleans. Family brought him home again.

He’s worked in property management and building maintenance for twenty years and he’s thrilled to bring his expertise to Nepenthe.

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quately funded for projects currently identified and the accumulation to date meets our adopted threshold balance for the next 40 years.

Has the Board worked closely with the current project manager to project costs during the current replacement cycle? *Yes, refer to the Project Manager’s report on page 12 in the March 1st [Board packet](#).*

What sensitivity analysis tools have been deployed to accurately project future costs vs a reliance on a linear reserve forecast?

It is not a linear reserve forecast, but is meant to ensure the appropriate accumulation of sufficient reserves to meet the replacement costs at the time the work is initiated, i.e. the time the component is replaced. A good example, If your roof has a 20 year useful life, you can put aside a few dollars every month to accumulate for the replacement, or at the end of the 20 years you could pull from other savings or obtain a loan. In Nepenthe’s case, the decision to inspect regularly and annually decide the appropriate estimated amount to put aside for replacement. As an aside, in attempt to materially project future costs, Browning does incorpo-

Board Candidates, continued from page 1

Nominees announced April 5

The Nominating Committee hopes to find a number of qualified candidates for the three seats. Nominees will be announced at the April 5 Board meeting. Candidates may also self-nominate simply by submitting the form at the end of the newsletter to the office.

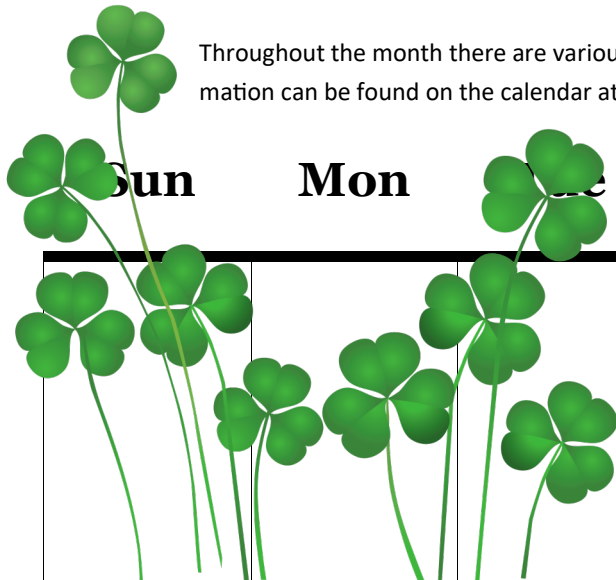

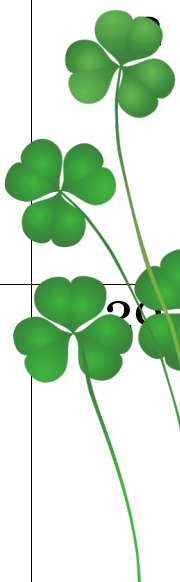
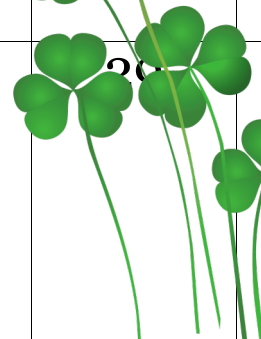


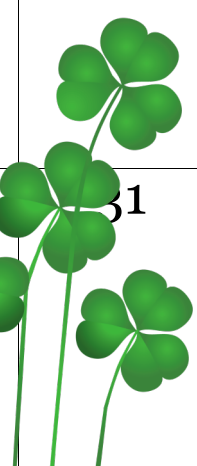
Ballots will be mailed on April 12 to all homeowners in good standing. Homeowners may return completed ballots by mail or by hand delivery to the Clubhouse.

The Candidates Forum will be held at Clubhouse on Saturday, April 29 from 1:30 to 3:30 pm. This is an excellent opportunity for homeowners to evaluate the candidates’ fitness for the role.

Ballots will be opened and counted on the evening of May 24, the date of the Annual Membership Meeting. The three candidates with the highest number of votes will take office immediately. Board training has been scheduled for June 7. All board members will be expected to attend the training.

March 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 Board of Directors Open Session 6:00	2	3	4 Pickleball 8:30 Coffee 10:00—noon
5	6 Clubhouse Rummikub 1:00 pm	7	8 Outreach Committee 4:00 pm	9 Architectural Review Committee 5:30 pm	10	11 Pickleball 8:30 Coffee in the Clubhouse 10:00—noon Private Rental 12:30 pm
12	13 Book Club 3:00 pm	14 Insurance, Legal & Safety Committee 5:30 pm	15	16 Grounds Committee 3:00 pm	17 	18 Pickleball 8:30 Coffee in the Clubhouse 10:00—noon Private Rental 1:00 pm
19	20	21	22 	23	24	25 Pickleball 8:30 Coffee in the Clubhouse 10:00—noon
26	27 Finance Committee Meeting 4:30 pm	28 	29 	30 	31 	

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 Ne-penthe.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.

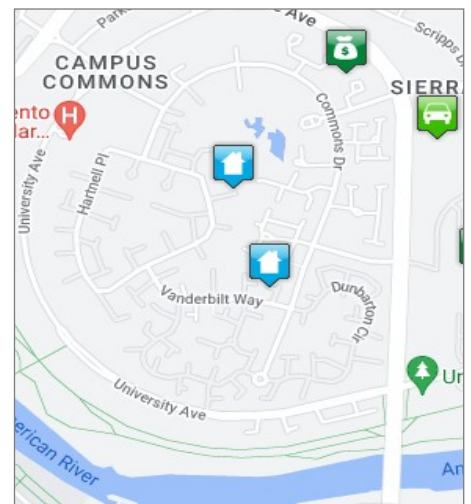
See Area Crime Map

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

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

Marcus Lozada, Facilities, Marcus.Lozada2@fsresidential.com

Other Important Contacts:

After Hours Customer Care Center 1-800-428-5588 for property-related emergencies

Power Outage: 1-888-456-SMUD

Your volunteer Board of Directors:

President: Markus Dascher

Vice President: 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.