

August 2023

Dusty Favichia, Editor

Happy August!



NEPENTHE NEWS

There was a great turn out at the Rock Painting Workshop sponsored by the Outreach Committee on July 23rd! Thank you to all who came out and participated!

And thank you Outreach Committee for organizing this fun event.

Remember, you don't have to be an artist to benefit from art therapy.

Keep crafting!



Dunbarton Pool is OPEN!

The 2023 Dunbarton Pool Re-surface project is complete and the pool is now open for use! Thank you all for your patience during this project. Please follow all Nepenthe Pool Rules and remember that only 4 guests per residence (household), are permitted in the pool area.

Enjoy! And swim safe!



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June Budget Report

The report reflects a year-to-date net operating income of \$12,865.72 and year-to-date reserve funding of \$2,165,600.88 compared to the year-to-date reserve funding budget of \$1,125,726. The actual year-to-date operating expenses were \$945,302.01. The budgeted year-to-date operating expenses were \$924,228. The association has \$327,299.51 in operating funds, which represents .96 months of budgeted expenses and reserve contributions. The association has \$11,822,156.57 in reserve funds.

June Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2023	\$125,828	\$11,113,960
Plus Income	\$2,815,089.36	
Reserve Investment Income		\$308,720
Contributions to Reserve		\$1,856,881
Pending Reserve Expense		\$196
Accounts Payable	\$215,802	
 Less Operating Expenses	 (\$945,302)	
Reserve Funding	(\$1,856,881)	
Reserve Expenditures		(\$1,457,600)
Due to Operating	(\$15,500)	
Receivable from Management	(900)	
 Ending Balance 6/30/2023	 \$327,341	 \$11,822,157

Awarded Contracts - August 2, 2023

The Board approved the following proposals during their July 5th Executive Session:

- **Carson Landscape** — Completion of deferred remediation work in Zone 4 on Commons Drive. **\$3,800**
- **Carson Landscape** — Remediation work at east side of tennis courts located at 1131 Commons Drive. **\$7,360**
- **The Grove Total Tree Care** — Zone 3 tree work including all priority levels. **\$56,090**
- **The Grove Total Tree Care** — Zone 4 tree work including all priority levels. **\$49,165**

Architectural Applications, August 2023

Address	Improvement	Action
2270 Swarthmore Drive	New Patio Hardscape	Approved.
2270 Swarthmore Drive	Fence Extension	Denied upon further Board review.
811 Dunbarton Circle	Fence Alteration	Denied as submitted upon further Board review.
905 Dunbarton Circle	HVAC	Emergency Approval.
1331 Commons Drive	HVAC	Emergency Approval.

For an optimal application process, homeowners are asked to submit their applications one week before the ARC meeting which is always held on the second Thursday of the month. This will allow time for staff and committee members to work with homeowners to ensure that the application is complete before committee review.



CAMPUS COMMONS / NEPENTHE CLEAN-UP CREW



The Clean-up Crew was out in full force on a very hot July day cleaning up the unsightly litter on the sidewalks and green areas on Howe Ave. between University Ave and the Howe Ave. Bridge.

Thank you so much Clean-up Crew for your service to the Community! We appreciate you!



During the August 2nd, 2023 Open Board Meeting, a revised process for Homeowner Landscape Requests was approved by the Board of Directors. Please see the revised process below and contact the Nepenthe Office at: (916) 929-8380 if you have any questions.



PROCESS FOR HOMEOWNER LANDSCAPING REQUESTS
ADOPTED SEPTEMBER 2021, REVISION ADOPTED 9/28/2022
Revision Adopted 7/5/2023

I. REQUEST IS RECEIVED AND EVALUATED

- a. Requests must be in writing in one of the following formats:
 - i. Hand or mail delivery of Service Request Form
 - ii. Email directly to staff member
 - iii. Form submission at www.NepentheHOA.com
 - iv. All requests will be recorded in an open request file.
- b. There are three basic categories of landscape requests:
 - i. Irrigation concerns, i.e., overwatering, underwatering, sprinkler geysers. In all of these cases, staff will place a work order with the landscape company. The Irrigation Technician will determine the priority of work based upon the description of the problem.
Staff will communicate this to the requesting homeowner either in person at the time the request is made or by email.
 - ii. Requests for regular, routine maintenance, such as the trimming shrubs or detail cleaning under the shrubs or fall leaf cleanup.
Staff member will communicate the schedule to the resident to help manage expectations.
 - iii. Requests for services *outside* of Nepenthe's standard contractual practices, i.e., clearing out redwood duff or allowing shrubs to grow to an excessive height, for more intensive intervention such as new landscaping or the installation of bark or cobble.
Staff member will forward to manager who, within 2 weeks, will evaluate the request and discuss with the Board Liaison to determine a course of action and response.

II. CONDITIONS ARE INSPECTED AND A PLAN FORMULATED

- a. The following criteria will be used to determine whether to requests falling under 1.b.iii above or move forward:
 - i. Conditions reported are accurately described and landscape intervention would correct the condition.
 - ii. There are no other landscape plans pending for the area
 - iii. Potential for harm to community-maintained property



Homeowner Landscaping Requests Process Continued...

- b. If there is risk of harm to community-maintained property, the manager will inform the Chair and Liaison of Grounds, asking for their assessment. If there is agreement that the situation needs immediate attention, the manager will place a work order for a proposal for correction.
 - i. Proposal will be discussed with the Board Liaison and the Grounds Committee Chair. Or, in the absence of an assigned Liaison or Grounds Committee Chair, the Board President or Vice-President will be consulted. With concurrence from two of the above positions, the proposal will be presented directly to the Board for authorization.
 - ii. Once the Board approves the work, management will authorize the landscaper to commence.
- c. Non-urgent requests will be forwarded to the Grounds chair for inclusion in upcoming zone walks.
 - i. The homeowner will be advised of the action taken and provided an approximate schedule for the next applicable zone walk.
- d. Manager will communicate with requesting homeowner to let them know the status of their request, whether denied or moving forward.

III. WORK IS COMPLETED

- a. The open request will be closed.

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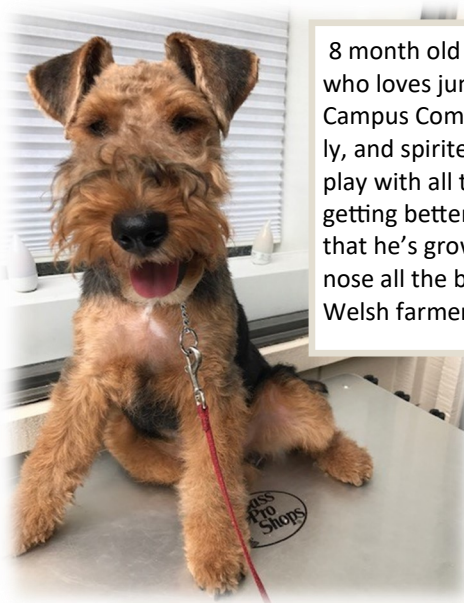


A Message from our Arborist

Historically we see an uptick in tree limb failure this time of year due to a phenomenon called summer limb drop. This seems to occur during the summer months when we see temperatures rising into the triple digits. It's not widely understood throughout the tree industry why this occurs, there are several theories that it has to do with fluid density within the wood and the internal and external temperature changes. This seems to affect several varieties of tree species that are common throughout this community. I want to bring awareness to the community that even with diligence we have with our approach to tree care, this can still occur and it doesn't have anything to do with the overall health of a tree. With this said it should be taken into consideration to try to avoid parking under trees during these conditions to avoid potential conflict with vehicle damage. Liquid amber, oak, tulip, sycamore, elm and cedar seem to be the biggest culprit for this occurrence and we seem to see these failures mostly during the later evening and early morning hours.



PETS OF NEPENTHE!

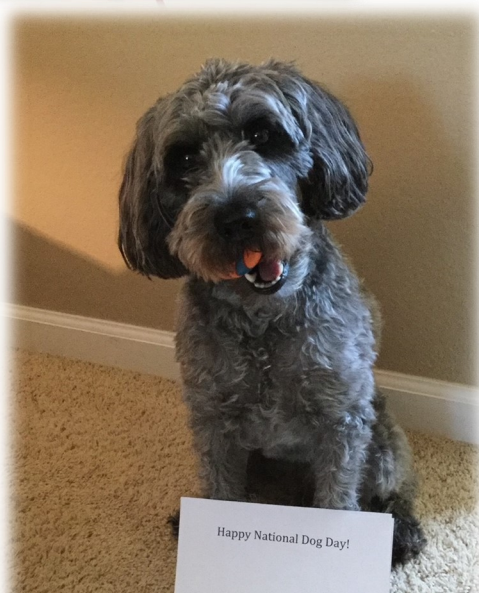


8 month old Griffin, a Welsh Terrier, who loves jumping into the ivy around Campus Commons. Intelligent, friendly, and spirited, he wants to meet and play with all the dogs he sees, but he is getting better with his manners now that he's growing up! He has a big nose all the better to hunt rodents for Welsh farmers long ago!!

*Thank you for
your
submissions!*



Hi! My name is Billy and I live at 1221 Vanderbilt Way. To know me is to love me. I am happiest on someone's lap purring or stretching out for a belly rub. Although I am a big guy, I am still just a sweetie.



Carly is a Schnoodle: Schnauzer Poodle mix. She is 23 pounds of snuggly love. She lives to eat, play ball, take walks, and if she could she'd spend her mornings chasing squirrels. When we moved to Nepenthe her fascination with squirrels diminished simply due to the abundance of squirrels here. Too much of a good thing. She's met many canine buddies here at Campus Commons and has made some wonderful good friends.



Jordy is my new dog. He is a King Charles Cavalier Spaniel and is 2 1/2 years old. He is currently In obedience training and learning the ropes of being part of the dog pack that walks in the evening. He is enthusiastic as well as a great cuddle dog but still not sure about the cats. Marcy Best



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.

Have a Concern?

Start with the management office via walk in, phone call 916.929.8380 or email Nepenthe.HOA@fsresidential.com.

If the office staff cannot resolve the problem, work with the General Manager, Dusty Favichia. 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

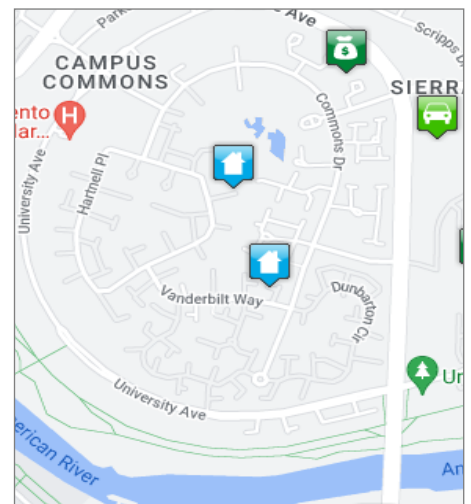
Would you like to see where crime is happening in our area? Go to: <https://communitycrimemap.com/> Use the tools on the left of the map to zoom in to Campus Commons. You can also set a date range.

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!

If you see a vagrant trespassing/loitering in the Community, please call the non-emergency Police at: (916) 808-5471. For emergencies and crimes in progress, call 9-1-1



Call the Office with any questions.
916.929.8380



Nepenthe Association
1131 Commons Drive
Sacramento Ca 95825

Office Hours

Monday—Friday ~ 9am-6pm
Phone: 916-929-8380
Nepenthe.HOA@FSResidential.com
NepentheHOA.com

Management Staff:

Dusty Favichia, General Manager, Dusty.Favichia@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: *W.F. (Bill) Henle*

Member at Large: *Christina George*

Secretary: *Jackie Grebitus*

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 at Clubhouse

Finance Committee

Chair: Susan Timmer, financecomm@nepenthehoa.com
4th Monday at 4:30 pm **via Zoom**

<https://us02web.zoom.us/j/89767673487?pwd=Z25BcjBDUDILWWdoN2hhTOR2L1I0UT09>

Meeting ID: 897 6767 3487, Passcode: 198099

Grounds Committee

Chair: Pam Livingston and Jim Shaw
3rd Thursday at 3:00 pm at Clubhouse

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