

November 2023

Dusty Favichia and
Julienna "Jay" Michel,
Editors



Nepenthe News!

Happy November!

Board Adopts 2024 Monthly Assessment

At the November 1, 2023 Board of Directors Meeting, the new budget which includes a total assessment increase of \$48 per month for 2024 was approved. Therefore, your monthly General Assessment will be \$620 per unit for 2024. This increase was made in order to meet the ongoing operating, maintenance and insurance costs and to maintain the financial integrity of the Association. The \$48 per month increase reflects the following changes (amounts have been rounded to the nearest dollar): \$7 increase for utilities, \$7 increase for landscape maintenance, \$10 increase for common area operating expenses, a decrease of \$6 for administration expenses, a \$13 increase in property and flood insurance costs, and a \$17 additional contribution to the reserve fund.

Please note that if you are paying directly from your bank, it is your responsibility to make sure that the bank is debiting the correct amount. If you have any questions concerning billing, please call the Office at 916-929-8380.

Looking forward, in 2024, Browning Reserve Group will conduct an on-site review of our facilities and amenities to facilitate adjustments to our reserve items and forecasts for the maintenance and/or replacement of those items. Also in 2024, a complete assessment of the necessity for flood insurance will be undertaken to answer questions about the consequences of retaining or canceling that insurance. Results of that assessment will be made available to all homeowners.

Leaf Drop Season...

November brings about many changes, and one of those changes is the enormous amount of leaves that will begin to fall from our beautiful trees. With the leaf fall comes the need for roof and rain gutter cleaning which begins this month for all homes in Nepenthe. Bailey Boys will begin the cleaning on November 20th and continue through December 8th. A map with the cleaning schedule is included in this Newsletter for your reference. Additionally, there are copies available in the Nepenthe Office. In order to be well prepared for this service, please carefully read the important points and instructions included along with the service map on page 6. As always, if you have any questions or concerns regarding this service, please call the Nepenthe Office at 916-929-8380. Thank you!

BOARD RESPONSES TO OCTOBER 2023 OPEN MEETING COMMENTS AND CORRESPONDENCE:

First Homeowner Forum

1. Ricardo Pineda (homeowner): Ricardo wishes the Board to be aware of AB1572 which has passed the State Senate and Assembly and is awaiting signature by the Governor. The bill calls for a ban on the use of potable water of irrigation non-functional turf by 2029. The ban applies to HOAs, in addition to some other buildings and entities but exempts others. He feels the impact will be significant and that planning needs to begin soon.

Board response: The Board appreciates the information and alert to the upcoming regulations.

The Governor has signed this bill. According to *The Sacramento Bee* (10/16/23, pg 5A), the required date for compliance with the new law is January 1, 2028. As with all legislation that applies to our community and other housing associations, we will be watching developments and working with other entities effected by the change.

This will have an immediate effect on landscaping choices and decisions as our community makes changes to conform with the law.

2. Bill White (homeowner): Bill attended the September Grounds meeting to request that the stewards send a recommendation to the Board to reverse its decision to deny to him the opportunity to pay for a larger replacement tree. He related that the committee members voted 5-5 on his request, but one who voted “no” did so as that member felt Nepenthe should pay for the larger tree.

Board response: The Board was elected to make decisions in the best interest of the community. While Board members understand that not all the homeowners will agree with decisions, the decisions made are in compliance with the community rules and regulations so that all homeowners are treated equally. Please see below the response to Jim Shaw on this same topic.

Second Homeowner Forum

1. Ricardo Pineda: Ricardo wishes to report that association lights along Dunbarton are on during the day. He feels this is a waste of energy and an expense to the association.

Ricardo requests the installation of a bike rack inside the fenced clubhouse pool area to facilitate bicycle usage at night.

Board Response: The lights are controlled by sensors that ‘measure’ the external light, not by time-of-day regulators. Lights that are under shade may come on earlier than those in full sunshine. As part of maintenance inspections, the sensors are examined to make sure they are functioning properly.

At this time, the Board has no plans to install a second bike rack at the clubhouse.

2. Jim Shaw (homeowner): In light of the infrequency of the type event we experienced in January (storm damage), Jim feels that the Board should make exceptions to some of the regular guiding rules of the association. As a once-in-a-lifetime event, it would benefit the Board and the community to be empathetic to Bill White’s request and grant him permission to pay for a larger replacement tree, one that is 2-3 years old.

Board response: The tree placed at the White residence is a 15-gallon 3-year-old (per the vending nursery) tree that is now 13 feet high. As a policy body, the Board is not willing to make decisions on an exception basis. The Board is responsible for maintaining common areas and will continue to apply the existing rules and policies in making decisions about the common areas.

Correspondence to the Board

1. Peter Fairchild (homeowner): Requests Board review of Grounds Committee findings that landscaping at his rental meets Nepenthe standards. His tenant would like more privacy at the windows.

Board Responses Continued on Page 3

Board Responses Continued ...

Board Response: The Board concurs with the recommendation of the Grounds Committee. The house in question has a sidewalk outside with windows facing that sidewalk. That configuration is common throughout the community except where units face the street. The planting at this unit conforms with that of the neighboring units.

2. John Bloomer (homeowner): His request for landscape improvement was reviewed by the Grounds Committee which recommended improvements. When will work begin?

Board Response: The Grounds Committee made the recommendation for improvement in 'walk notes' prepared from their regular zone walks. Due to the January 1 storm, the Board has deferred review of possible landscape projects except for instances where drainage is involved or additional damage could occur unless action was taken. At this time, it may be 2024 before more routine landscape work resumes.



Friendly Reminder: ~Exterior Holiday Décor Policy~



Here is a brief synopsis of our policy:

- Seasonal decorations may be displayed from the weekend before Thanksgiving until January 7
- May be placed in the immediate area of the front entrances and garage doors.
- May be placed on shrubs, bushes and trees in the immediate vicinity of these locations.
- Make sure décor does not pose a trip hazard.
- Keep your address sign visible.
- Do not obscure any Common Area lighting.
- There are no restrictions on interior décor visible from the exterior of your unit.
- 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.
- Sound effects, flashing lights, twinkling lights and inflatable decorations in the Common Area are **prohibited**.
- Decorations or electrical connections which pose a safety hazard or expose the Association to increased insurance costs are **prohibited**.

The full text can be found in the Community Rules, Section 4.4.7 on the community website at this link:

<https://nepenthehoa.com/wp-content/uploads/2021/06/Community-Rules.Updated-2021-04-20.pdf>

Landscape Service Reminder:

Holiday Schedule: The Carson Landscape Crew will be working in the Community on **Thanksgiving Day**, Thursday, November 23rd, but will **not** be here on Friday, November 24th.

⇒ All zone work for Friday, the 24th will be completed on Thursday the 23rd.

⇒ Thank you Carson Landscape Crew members for your service to Nepenthe!



September Budget Report

The report reflects a year-to-date net operating income of (\$61,002.37) and year-to-date reserve funding of \$2,813,986.28 compared to the year-to-date reserve funding budget of \$1,688,589. The actual year-to-date operating expenses were \$1,471,182.68. The budgeted year-to-date operating expenses were \$1,386,342. The association has \$347,832.42 in operating funds, which represents 1.02 months of budgeted expenses and reserve contributions. The association has \$11,215,268.10 in reserve funds.

September Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2023	\$125,828	\$11,113,960
Plus Income	\$3,829,883	
Reserve Investment Income		\$394,243
Contributions to Reserve		\$2,419,744
Pending Reserve Expense		196
Accounts Payable	\$310,203	
 Less Operating Expenses	 (\$1,471,142)	
Reserve Funding	(\$2,419,744)	
Reserve Expenditures		(\$2,712,874)
Due to Operating	(\$15,500)	
Receivable from Management	(900)	
 Ending Balance 8/31/2023	 \$347,832	 \$11,215,268

Awarded Contracts

The Board approved the following proposals during their October 25th and November 1st Executive Sessions:

- **The Grove Total Tree Care** — Zone 7 tree work including all priority levels. **\$30,680.00**
- **Carson Landscape** — Landscape/Irrigation Remediations. **\$200,560.00**
- **Carson Landscape**— Base Monthly Maintenance Contract for Landscape Services w/ 3-year locked in pricing. **\$48,880.00** per month. An Operating Expense.

Phase 1 Siding & Fencing Update:

Phase 1 is defined as the 171 units within the Dunbarton Circle area bounded by Commons Drive, Swarthmore Drive, Howe Ave and University Ave.

General Announcements:

Critical Path Reconstruction, or "CPR" is now back to focusing on Phase 1 following necessary repairs needed in Phase 2 at 1149 through 1179 Vanderbilt Way, and at 208 and 210 Elmhurst Circle.

Path of Travel:

Phase 1 work including exterior painting is completed up to 1433 Commons Drive. Repairs are in process at 1112 to 1106 Dunbarton Circle and at 1423 to 1417 Commons Drive. These locations will be completed in approximately three weeks. Looking ahead, CPR will be working on the inside, even numbers section of Dunbarton Circle. The subsequent units next on the repair list are 1104 to 1012 Dunbarton Circle.

Please be reminded that Monthly Reports for the Nepenthe Dry Rot and Painting Project are provided by our Construction Manager, Paul Reeves, and are included in every Open Session Board Packet. All Open Session Board Packets can be found on the Nepenthe Website at: www.nepenthehoa.com under the Governance tab; Board of Directors; and then find: "To view the Open Session Board Packets, click here" These Monthly Reports include detailed information pertaining to the project including; cost management, scope management, invoice control, descriptions and status.

If you have any questions or concerns pertaining to the project, please call the Nepenthe Office at: (916) 929-8380.

An Important Message:

During last week's tree work at Nepenthe in where The Grove Total Tree Care was accompanied by a large crane to carry out the more extensive tree pruning needed within the community, a resident became verbally hostile with crew members from The Grove and American Crane. This hostile encounter resulted in the resident running over crane equipment with their vehicle. This cost the crew valuable time needed to complete the necessary tree work. No one was hurt during this incident. Please be reminded that this type of behavior is absolutely unacceptable. We are very relieved that no one was hurt.

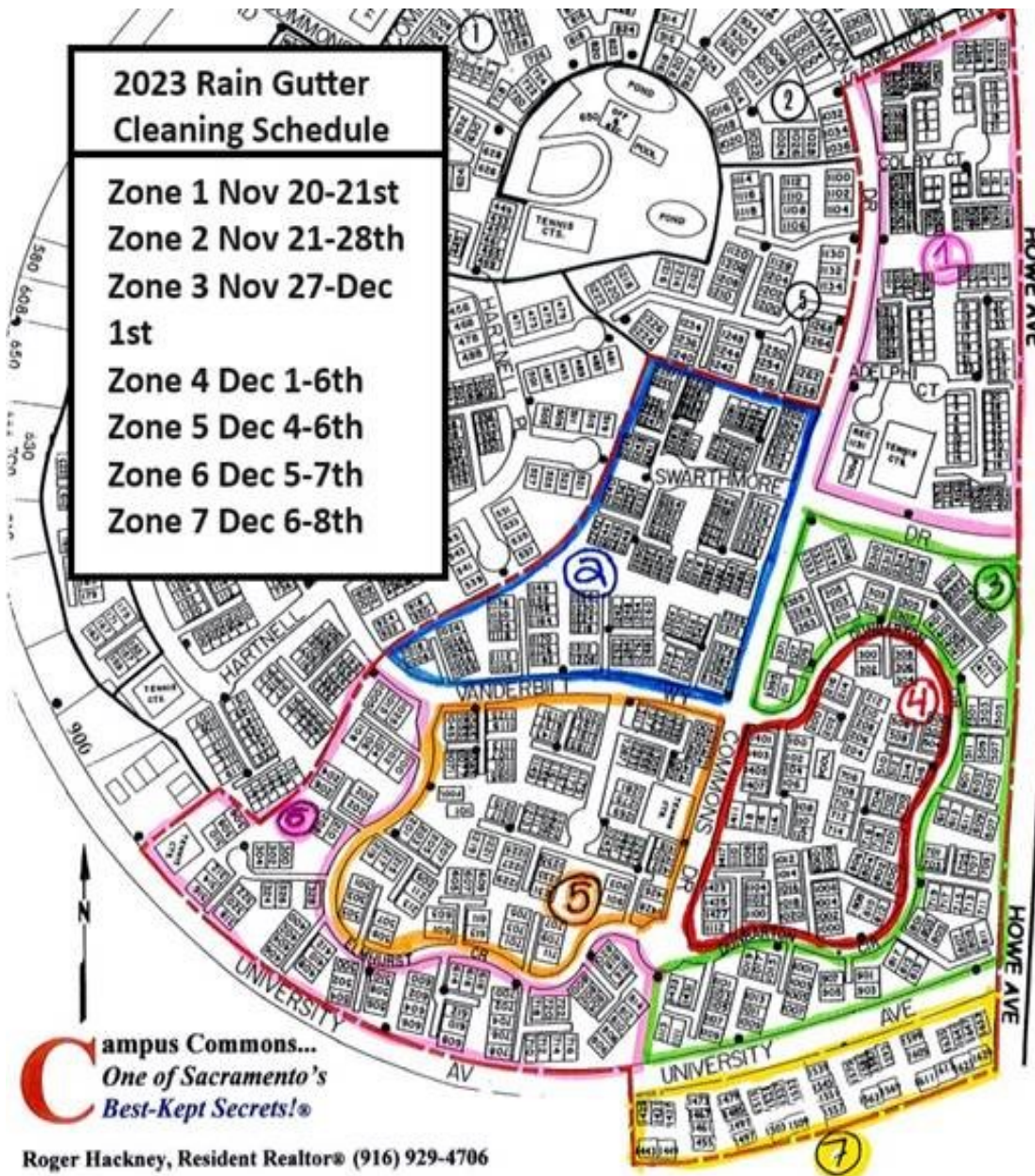
If any problems arise from Association work being completed in the Community, please remember that your Office Staff is here for you. Please call the Office and let us know what is happening and we are always happy to assist. Thank you all for your cooperation, and let's work together!



Architectural Applications, November 2023

Address	Improvement	Action
2316 Swarthmore Drive	Front Door/Storm Door	Denied
803 Dunbarton Circle	Patio Hardscape/Downspout Extensions	Approved
1242 Vanderbilt Way	Screen Door at Front Entry	Approved
1106 Dunbarton Circle	HVAC	Emergency Approval
1179 Vanderbilt Way	Fence Modification for HVAC	Approved

For an optimal application process, homeowners are asked to submit their applications 1 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.



Rain Gutter Cleanings:

Please be sure to cover any items you do not want debris to fall on, or in, including spas, fountains or BBQs.

Please make sure your patio areas are accessible so that Bailey Boys may gather up and remove fallen debris.

Please note that there will be NO notices posted on any gates, fences, garages or front doors.

Please ensure that you are prepared and ready for the cleaning. Bailey Boys will not be making special arrangements to return to homes that were inaccessible.

The Office is here to answer any questions you have.
(916) 929-8380.

When selling your home, please remember the following process required by the Nepenthe Association...

Nepenthe Association Architectural Compliance Estoppel

Rules

Adopted by the Board of Directors on January 4, 2023

All Homeowners who are in the process of selling their Nepenthe Association home must adhere to the following process before their home sale closes escrow. This process is in addition to the option that Homeowners have pursuant to the Association's CC&Rs at Section 4.15 that provides that Homeowners may obtain an estoppel certificate "certifying (with respect to any Lot owned by the applicant Owner) that as of the date thereof, either: (a) all improvements made and other work completed by said Owner comply with these CC&Rs, or (b) such improvements or work do not so comply."

Also, Homeowners who are refinancing their home loans may proceed with the following process.

The Association may initiate this process upon being informed that a Homeowner is in the process of selling their home.

1. Obtain from the Association a Request for Inspection form. (See Attachment A.)
2. Complete the form and submit it to the Association at 1131 Commons Drive, Sacramento, CA 95825 or Nepenthe.HOA@fsresidential.com.
3. The Association will make an appointment to inspect the exterior of the home to determine whether the home is either in compliance or in noncompliance with the Association's governing document's architectural provisions. (See Attachment B.)
4. After the inspection, the Association will send the Homeowner a certificate that states that the home is either in compliance or in noncompliance with the Association's governing document's architectural provisions. (See Attachment C.)
5. If the Association determines that the home is not in compliance with the architectural provisions, then the Homeowner may take the necessary steps for the home to be in compliance. After the Homeowner has taken the necessary steps for the home to be in compliance, and has informed the Association that it has taken the necessary steps, then the Association will perform a reinspection, and, if Association determines that the home is in compliance with the architectural provisions, will send the Homeowner a certificate that states that the home is in compliance with the architectural provisions.

⇒ **Request for Estoppel Inspection Forms can be obtained from the Nepenthe Office located at: 1131 Commons Drive.**

Copies of our complete Architectural Compliance Estoppel Rule can also be obtained from the office, and our staff are more than happy to answer any questions you may have regarding this process. Thank you!

November 2023

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	30 12pm-3:30pm Canasta (library) 2pm-4pm Mahjong Group (Clubhouse)	31 10:30am-2:30pm Bridge (Library) 12:30pm-3:30pm Mahjong Group (Library)	1 2:30pm-4:30pm Alley Cats (library) 6pm-8pm Board Meeting (Clubhouse)	2 9am-12pm Pickleball	3	4 10am-3pm Private Event (Cabana) 8:30am-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)
5 10am-3pm Private Event (Cabana) *Daylights sav- ings ends*	6 12pm-3:30pm Canasta (library) 2pm-4pm Mahjong Group (Clubhouse)	7 9am-3pm Bridge (Clubhouse) 12:30pm-3:30pm Mahjong Group (Library)	8 10am-2:30pm Bridge (Library) 2:30pm-4:30pm Alley Cats Group (Library) 4pm-6pm	9 9am-12pm Pickleball 5:30pm-7pm Architectural Review Committee Meeting	10 5pm-8pm Line Dancing & Happy Hour (Clubhouse)	11 8:30am-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)
12	13 12pm-3:30pm Canasta (library) 2pm-4pm Mahjong Group (Clubhouse) 3:30pm-5pm Book Club (Library)	14 10am-3pm Card Game (Library) 12:30pm-3:30pm Mahjong Group 5:30pm-6:30pm ILS Committee Meeting 10am-1pm Private Event Cabana	15 11am-4pm Rotary Wives Bridge Group (Library) 2:30pm-4:30pm Alley Cats Group (Library)	16 9am-12pm Pickleball 3pm-5pm Grounds Committee Meeting	17	18 8:30am-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)
19 8am-5pm Private Event (Cabana) 9am-5pm Private Event (Clubhouse)	20 12pm-3:30pm Canasta (library) 2pm-4pm Mahjong Group (Clubhouse)	21 9am-3pm Bridge (Clubhouse) 10am-1pm Book Group (Cabana) 12:30pm-3:30pm Mahjong Group (Library)	22 10am-2:30pm Bridge (Library) 2:30pm-4:30pm Alley Cats Group (Library)	23 *Office Closed* Thanksgiving 9am-12pm Pickleball 2pm-7pm Private Dinner Event (Clubhouse)	24 *Office Closed*	25 8:30am-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse) 3pm-9pm Private Event (Clubhouse)
26	27 12pm-3:30pm Canasta (library) 2pm-4pm Mahjong Group (Clubhouse) 4:30pm-5:30pm Finance Committee Meeting (Clubhouse)	28 12:30pm-3:30pm Mahjong Group (Library)	29 2:30pm-4:30pm Alley Cats Group (Library)	30 9am-12pm Pickleball		





Happy Thanksgiving

The Nepenthe team wishes you all an amazing Thanksgiving as you spend a memorable holiday with family, friends, and loved ones this year! This is the best time of year to give thanks and spread your appreciation to your loved ones and those within your community. So, if you haven't already, join us in spreading that holiday cheer!



We, here at Nepenthe, would like to honor all of our Veterans and show our appreciation and gratitude for your sacrifice, your service, your bravery, and the example you have set for us all.

"In 1918, on the 11th hour of the 11th day of the 11th month, an armistice was declared between the Allied nations and Germany in World War I, then known as "the Great War."

Commemorated in many countries as Armistice Day the following year, November 11th became a federal holiday in the United States in 1938. In the aftermath of World War II and the Korean War, Armistice Day became known as Veterans Day."



~Line Dancing~ Followed by Happy Hour

Come on down to the Nepenthe Clubhouse to learn (or just watch) how to Line Dance with a professional instructor! But that's not it! Celebrate your bravery on the dance floor with a Friday Happy Hour!

When: Friday, Nov 10th from 5pm-8pm

Where: Nepenthe Clubhouse



**** Bring your own adult beverages and an appetizer to share ****

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

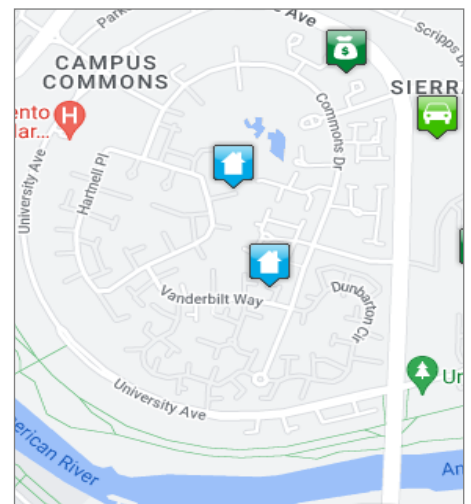
Would you like to see where crime is happening in our area? Go to: <https://communitycrimemap.com/> Use the tools on the left of the map to zoom in to Campus Commons. You can also set a date range.

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

Management Staff:

Dusty Favichia, General Manager, Dusty.Favichia@fsresidential.com
Nirmal Dhesi, Assistant Community Manager, Nirmal.Dhesi@fsresidential.com
Julienna Michel, Administrative Assistant, julienna.michel@fsresidential.com

Other Important Contacts:

After Hours Customer Care Center 1-800-428-5588 for property-related emergencies
Power Outage: 1-888-456-SMUD

Office Hours

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

Your volunteer Board of Directors:

Vice President: *Cheryl Nelson*
Member at Large: *Christina George*

President: *Markus Dascher*

Treasurer: *W.F. (Bill) Henle*

Secretary: *Jackie Grebitus*

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 at the 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