

January 2024

Editors:
Dusty Favichia and
Jay Michel

Welcome to the New Year!

Election Timeline:

The Annual Election of the Nepenthe Board of Directors is approaching with the Annual Meeting to be held on: **Wednesday, May 22nd, 2024.**

This year two Director terms are ending: Jacquelyn Grebitus and Cheryl Nelson. If you are interested in running for a position on the Board, please contact the Nepenthe Office staff by e-mail (nepenthe.hoa@fsresidential.com) or by phone at (916) 929-8380, and your name will be forwarded to the Nominating Committee.

The following is the timeline for the 2024 election:

ELECTION SCHEDULE:

At the end of this month, you will receive notice of the procedure & deadlines for submitting nominations.

Friday, March 29th— Names of Board candidates due to the Nepenthe Office

Friday, March 29th— Candidates' statements and pictures due to the office (to be included in April's Newsletter and ballot packets mailed to homeowners).

Wednesday, April 3rd - Board meeting— Slate of candidates' names presented.

Saturday, April 13th - Candidates' Forum for Nepenthe homeowners. Time to be determined.

** Ballots materials will be sent to homeowners no later than **Monday, April 22nd** **

Wednesday, May 22nd - 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 hope to see you all there!

NEPENTHE NEWS

Inside this issue:

Election Timeline/ RIF Reminder	1
2024 Assessments Notice/Reminders	2
Financial Report/ Awarded Contracts	3
Architectural Approvals/Siding Update	4
Path of Construction Map	5
Estoppel Process	6
Parking Rules/Donations Thank you	7
Event Calendar	8
Contacts	9

New Year! New RIF!

Hello Residents of Nepenthe!

“What is a RIF?” you might ask.

Well, it is a Resident Information Form that we kindly ask you to fill out once a year! One form must be submitted per person (over the age of 18) currently residing in your home. This form can be found on Nepenthehoa.com under the resources tab, or feel free to stop by the front desk at the clubhouse!

2024 Assessment Change

- ◇ As we step into the new year, we want to remind you that there was an assessment change which was effective as of January 1st, 2024.
- ◇ For those of you who are signed up for reoccurring auto-pay through ClickPay, and have chosen the “reoccurring” or “full amount due” payment option, your assessment amount will be adjusted automatically. If you have chosen the “fixed amount” option, please note that you will need to go into ClickPay and adjust the amount to be pulled based on the new monthly assessment amount for 2024, which for Nepenthe, is now \$620 per month.
- ◇ If you have set up payments through your bank, please access your third-party processing company account or bank to update the monthly assessment amount accordingly.
- ◇ For those that have not yet signed up for ClickPay, ClickPay offers a safe and efficient way to make payments on-line with the flexibility of choosing from three different payment options—credit card, debit card or eCheck.
- ◇ As always, if you have any questions regarding the assessment change for 2024, or signing up for ClickPay, please feel free to contact the Nepenthe Office at (916) 929-8380 Monday through Friday from 9am to 6pm.

Thank you for your cooperation, and we wish you all a happy and healthy New Year!

Christmas Tree Pick up!

If you wish have your Christmas tree disposed of this year by Carson Landscape, please issue a \$15 check payable to Carson Landscape and drop it off at the clubhouse.

Carson will make rounds and pick up trees for those who participated in the service beginning January 5th to January 12th.

Please Note:

- The Nepenthe Office & Clubhouse will be **closed** Monday, January 15th for Martin Luther King Jr. Day.
- Due to the volume of homeowner responses prepared by the Board of Directors and included in the January 3rd Open Session Board Packet, all homeowner responses from the January 3rd Board Packet will be uploaded onto the Nepenthe HOA Website in lieu of being printed in this January, 2024 Newsletter Publication.

Budget Report

The report reflects a year-to-date net operating income of \$(335,204.64) and year-to-date reserve funding of \$3,463,281.26 compared to the year-to-date reserve funding budget of \$2,063,831. The actual year-to-date operating expenses were \$1,840,224.34. The budgeted year-to-date operating expenses were \$1,694,418. The association has \$136,564.15 in operating funds, which represents 0.40 months of budgeted expenses and reserve contributions. The association has \$11,089,370.93 in reserve funds.

November Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2023	\$125,828	\$11,113,960
Plus Income	\$4,487,585	
Reserve Investment Income		\$480,675
Contributions to Reserve		\$2,982,607
Pending Reserve Expense		196
Accounts Payable	\$373,137	
Less Operating Expenses	(\$1,840,183)	
Reserve Funding	(\$2,982,607)	
Reserve Expenditures		(\$3,488,066)
Due to Operating	(\$15,500)	
Receivable from Management	(900)	
Ending Balance 11/30/2023	\$136,564	\$11,089,371

Awarded Contracts– January, 2024

The Board approved the following proposals during their January 3rd Executive Session:

- **IES Indoor Environmental Services**— Quarterly preventative maintenance services for Nepenthe’s facility HVAC systems \$694 per quarter/ \$2,776 annually.
- **Wood Rodgers, Inc.** — Consulting services to support Nepenthe Association’s Water Meter Billing Conversion. \$9,100 with a proposed NTE of \$12.5

Approved Architectural Modifications

Address	Improvement	Action
201 Dunbarton Circle	Windows	Approved
1427 Commons Drive	Patio Hardscape	Approved
808 Elmhurst Circle	HVAC	Emergency Approval
801 Dunbarton Circle	HVAC	Emergency Approval
611 Elmhurst Circle	HVAC	Emergency Approval

Selling your Nepenthe Home? Please view the Association's Architectural Estoppel process on Page 6.

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 & University Ave.

Construction Manager, Paul Reeves attended the January 3rd, 2024 Open Board Meeting and provided a detailed progress report on the siding, painting and fencing project. If you missed the meeting, you may access the recording of the meeting, which includes the report given by Paul Reeves, on the Nepenthe HOA Website. To locate on the website, go to: Governance, Board of Directors, and then go to the section entitled *"To view video recordings of Open Session Board Meetings, click here:"*

I'd like to extend my thanks to Paul Reeves for attending the meeting and providing such a detailed and informative report!

General Announcements:

Critical Path Reconstruction, or "CPR" is now working in the center area of Dunbarton Circle. The subsequent units next on the repair list are 808 to 812 Dunbarton Circle, then 800 to 806 Dunbarton Circle.

Path of Travel:

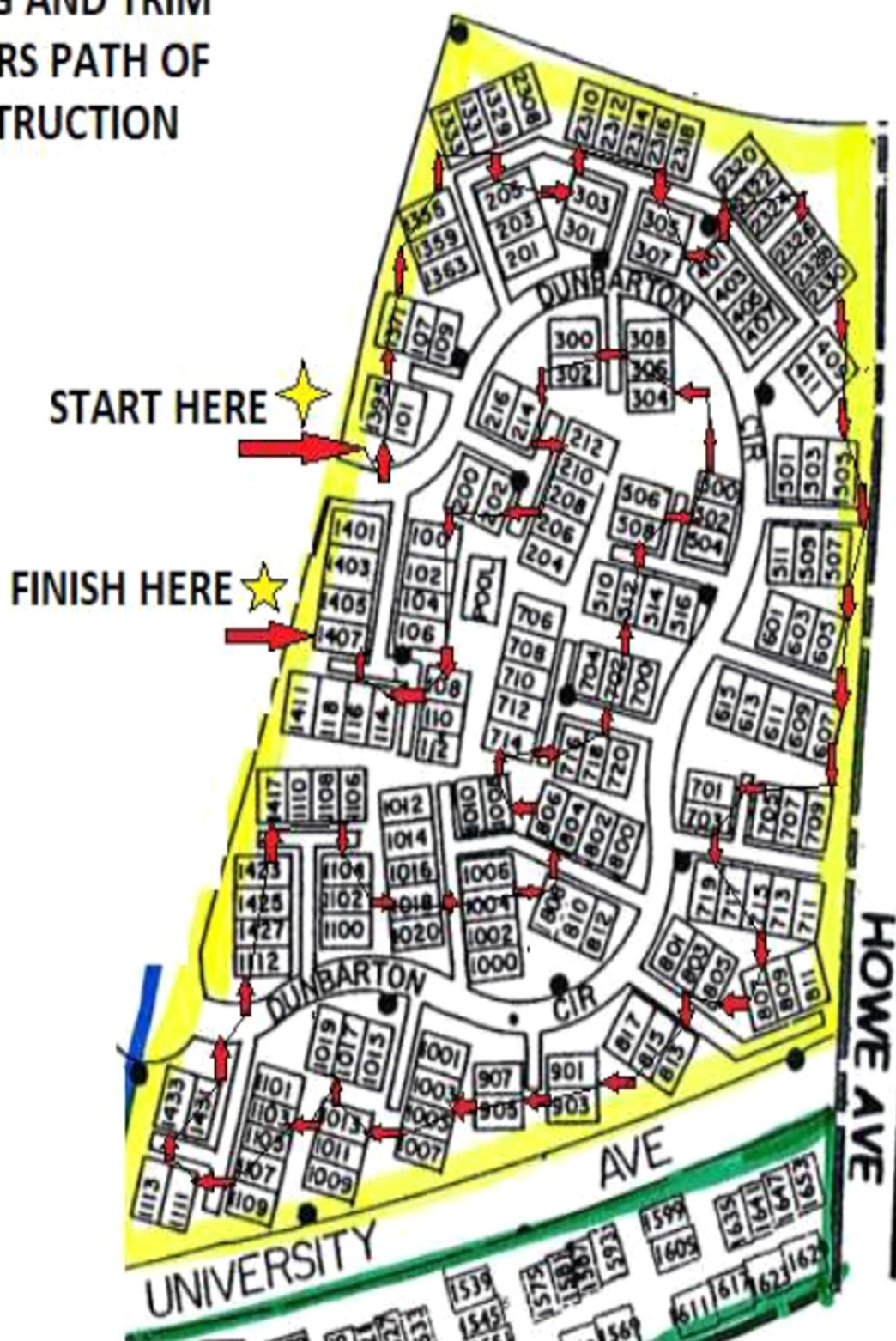
Dry rot repairs are completed up to 1020 Dunbarton Circle. Repairs are in process at 1010 to 1000 Dunbarton Circle. These homes will be completed within approximately (2) weeks. Painters will be scheduled, weather permitting, as soon as possible following completion of these units.

Please be reminded that a monthly project report as prepared by Paul Reeves is included in each Open Board Packet that is published on the Nepenthe HOA website.

Additionally, please find a Path of Construction Map on page 4 for your reference.

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

NEPENTHE ASSOCIATION SIDING AND TRIM REPAIRS PATH OF CONSTRUCTION



Phase 1 map circled in yellow.

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 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!

Parking Reminder:

A friendly reminder to all Nepenthe Residents that per section 3.2 of our community rules: "Minimizing street parking helps improve the aesthetics of our community. Streets are for parking of guests, contractors and short periods for our residents. Residents living on city streets within Nepenthe are to park their cars in garages. Overnight street parking is discouraged. If there are circumstances where overnight parking is necessary, please contact Nepenthe Management."

Private Street Residents: Dunbarton and Elmhurst

Minimizing street parking helps improve the aesthetics of our community. Streets are for parking of guests, contractors and short periods for our residents.

Dunbarton Circle and University Avenue Parking Stalls:

Parking for owners, other residents and their guests is permitted, except between the hours of 12:00 a.m. and 6:00 a.m., on one side of Dunbarton Circle only, as indicated by the signs posted on those streets. The same rule applies to the guest stalls in the alleys on University Avenue. Public parking in those locations is prohibited. Each home located on Dunbarton Circle and University Avenue will receive two placards for their overnight guest(s) at no charge. Replacement of lost placards can be obtained at the management office for a fee of \$10. Placards are for guest vehicles only and not for resident vehicles. Placards do not provide for parking on the City streets which are administered by the City of Sacramento.

Elmhurst Circle:

Elmhurst Circle residents are to always park in their garages except for brief loading and unloading. Short term guests are certainly welcome to park on the private streets. Parking permits can be obtained at the management office. Overnight guest permits will be issued for up to 14 days in a single year. Guests are defined as occasional visitors parking for a period of up to 14 days in a single year.

Abuse of guest permits by residents will result in the forfeiture of the guest permit privilege.

Because our private streets are too narrow to allow parking on both sides of the street, private street residents who live on the parking side are asked to bear a disproportionate burden. To improve this situation, residents are reminded to instruct their guests and contractors to not park:

- in front of walkways, especially home entrance walkways
- blocking access to mailboxes
- in front of windows of homes that directly face onto the street

Public Street Residents:

Minimizing street parking helps improve the aesthetics of our community. Streets are for parking of guests, contractors and short periods for our residents. Residents living on city streets within Nepenthe are to park their cars in garages. Overnight street parking is discouraged. If there are circumstances where overnight parking is necessary, please contact Nepenthe Management.

As a courtesy, parking on city streets should not be:

- in front of walkways, especially home entrance walkways
- blocking access to mailboxes

Thank you all

Nepenthe Residents
and Friends,



This year, River City Food Bank (RCFB) saw a 21% increase in service. RCFB is currently serving more than 25,000 per month. In these challenging times, your compassion and support are more crucial than ever. Please know how much we genuinely appreciate the pivotal role you play in the River City Food Bank family. We are incredibly grateful for and inspired by the generosity from your community. Your donations mean so much to our neighbors experiencing food insecurity and go a long way in helping families thrive. It is because of you that we can continue serving our community. Thank you!
-Jena Edoho
River City Food Bank.

**HAPPY NEW
YEAR,
NEPENTHE!**

**BEST WISHES
FOR A HAPPY
2024!**

January 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 12pm-3:30pm Canasta (library) 2pm-4pm Mahjong Group (Clubhouse)	2 9am-3pm Bridge (Clubhouse) 12:30pm-3:30pm Mahjong Group (Library)	3 10am-2:30pm Bridge (Library) 2:30pm-4:30pm Alley Cats (Library) 3pm-5pm Executive Board Meeting 6pm-8pm Open Board Meeting	4 9am-12pm Pickleball	5	6 8:30am-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse) 1pm-7pm Private Event (Clubhouse)
7	8 12pm-3:30pm Canasta (library) 2pm-4pm Mahjong Group (Clubhouse) 3:30pm-5pm Book Club (Library)	9 12:30pm-3:30pm Mahjong Group 5:30pm-6:30pm ILS Committee Meeting	10 10am-2:30pm Bridge (Library) 2:30pm-4:30pm Alley Cats (Library) 4pm-6pm Outreach Committee Meeting	11 9am-12pm Pickleball 5:30pm-7pm Architectural Committee Meeting	12	13 8:30am-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)
14	15 *Office Closed* 12pm-3:30pm Canasta (library) 2pm-4pm Mahjong Group (Clubhouse)	16 9am-3pm Bridge (Clubhouse) 10am-1pm Private Event (Cabana) 12:30pm-3:30pm Mahjong Group (Library) 6pm-8pm Private Event (Clubhouse)	17 10am-2:30pm Bridge (Library) 11am-4pm Rotary Wives Bridge (Clubhouse) 2:30pm-4:30pm Alley Cats (Library)	18 9am-12pm Pickleball 3pm-5pm Grounds Commit- tee Meeting	19	20 8:30am-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)
21 9am-3pm Private Event (Clubhouse)	22 12pm-3:30pm Canasta (library) 2pm-4pm Mahjong Group (Clubhouse) 4:30pm-5:30pm Finance Committee Meeting	23 12:30pm-3:30pm Mahjong Group (Library)	24 10am-2:30pm Bridge (Library) 2:30pm-4:30pm Alley Cats Group (Library) 6pm-10pm Private Event (Clubhouse)	25 9am-12pm Pickleball	26	27 8:30am-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse) 3pm-8pm Private Event (Clubhouse)
28	29 12pm-3:30pm Canasta (library) 2pm-4pm Mahjong Group (Clubhouse)	30 12:30pm-3:30pm Mahjong Group (Library)	31 10am-2:30pm Bridge (Library) 2:30pm-4:30pm Alley Cats Group (Library)			



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
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

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=bDJDalMycUswQ0ZPSU8lY05jeVF6dz09>

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=Z25BcjBDUDILWWdoN2hhT0R2L1I0UT09>

Meeting ID: 897 6767 3487, Passcode: 198099

Grounds Committee

Co-Chair: Jim Shaw

3rd Thursday at 3:00 pm at Clubhouse

At this time, please send any inquiries for the Grounds Committee to: Nepenthe.HOA@fsresidential.com

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