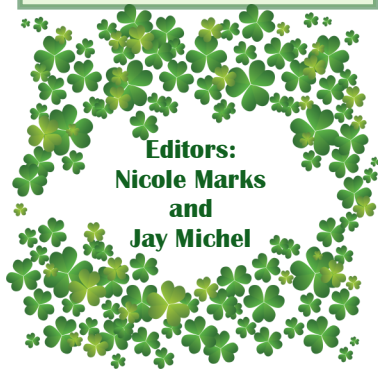


March 2024



Editors:
Nicole Marks
and
Jay Michel

NEPENTHE NEWS

Nepenthe Annual Election

Save the date for the upcoming Candidates' Forum: Saturday, April 13th

At the March 6 Board meeting, the Nominating Committee reported that there are currently two candidates for the two open Board positions. They are Jackie Grebitus, Incumbent and Cheryl Nelson, Incumbent. The election will be held on Wednesday, May 22.

Any homeowner who also wishes to become a candidate must complete the Initial Application on page 9 of this newsletter. Friday, March 29th at 5 pm is the deadline for all candidates to turn in their statements and completed questionnaires, if they want their names to be included on the ballot. At the April 3 Board meeting, all the candidates' names will be announced.

The **Candidates' Forum** will be held at the Nepenthe clubhouse on **Saturday, April 13th, from 1:30 to 3:30 pm**. This is a great opportunity for you to meet the candidates who have volunteered to serve on the Board, to hear their goals and to ask them the questions that are most important to you. Homeowners can attend the forum in-person or on Zoom. We will have more details on the forum (including the Zoom link and candidates' statements) in the April newsletter. Hope to see you there!

Friday, March 29th, 5:00 pm – Candidates' names and paperwork due in Nepenthe office

Saturday, April 13th, from 1:30 – 3:30 pm – Candidates' Forum at the Nepenthe clubhouse

April 12th to 22nd – Ballot material will be sent to Nepenthe homeowners

Wednesday, May 22nd – Annual Membership Meeting and Election at Nepenthe clubhouse

Inside this issue:

Election Information/ RIF Reminder	1
Gutter Cleaning Schedule	2
Financial Report/ Awarded Contracts	3
Architectural/ Siding Update	4
Path of Construction Map	5
Estoppel Process	6
Outreach Announcements	7
Event Calendar	8
Initial Application for Board Candidacy	9
Good to Know/ Contacts	10/11

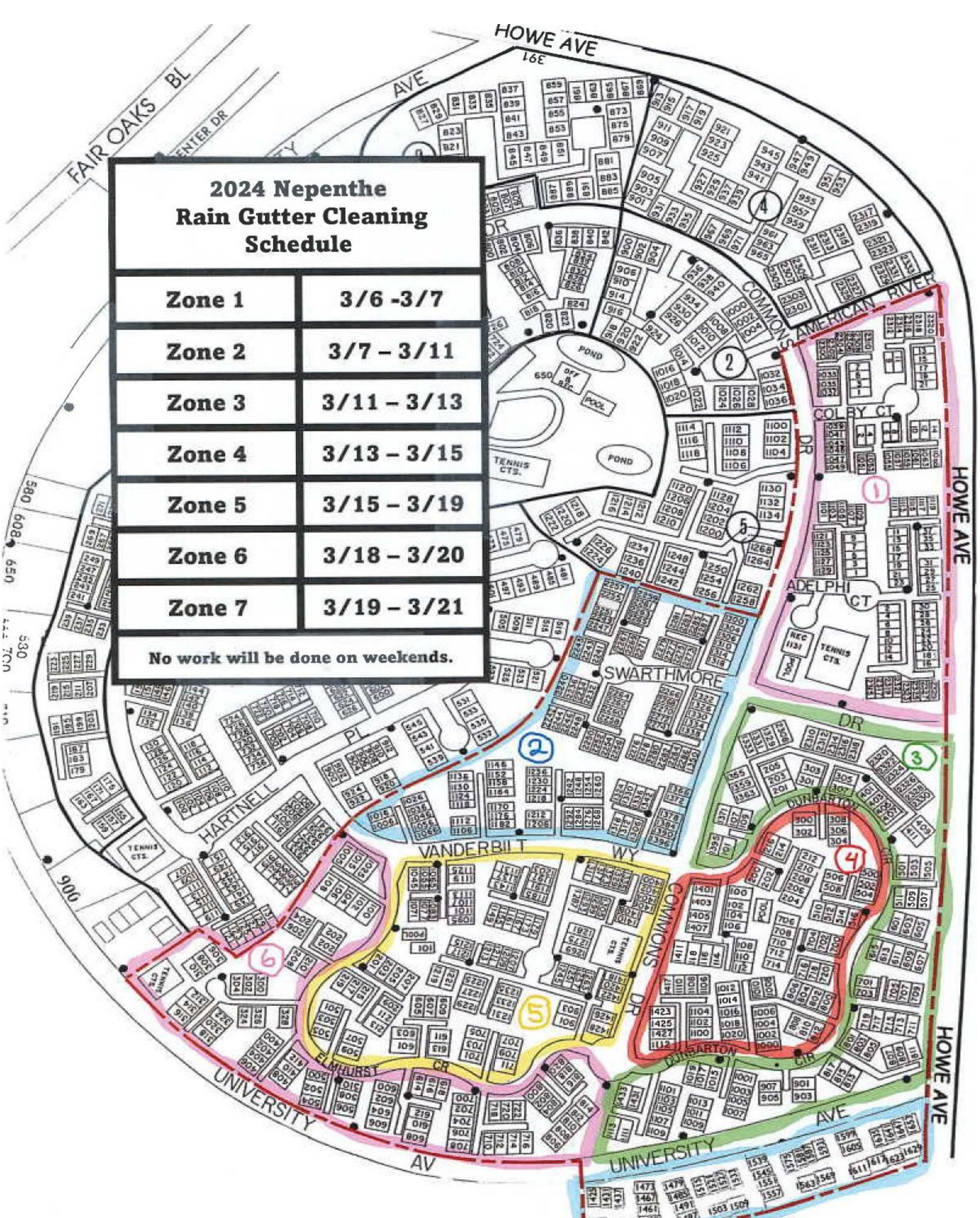
We ♥ RIF's!!

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. If you have not submitted one this year yet, now is it time! 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 Nepenthe Rain Gutter Cleaning Schedule

Zone 1	3/6 -3/7
Zone 2	3/7 – 3/11
Zone 3	3/11 – 3/13
Zone 4	3/13 – 3/15
Zone 5	3/15 – 3/19
Zone 6	3/18 – 3/20
Zone 7	3/19 – 3/21
No work will be done on weekends.	



Budget Report

The report reflects a year-to-date net operating income of \$210,892.77 and year-to-date reserve funding of \$41,299.05 compared to the year-to-date reserve funding budget of \$197,564. The actual year-to-date operating expenses were \$157,850.77. The budgeted year-to-date operating expenses were \$172,185. The association has \$112,174.12 in operating funds, which represents 0.30 months of budgeted expenses and reserve contributions. The association has \$10,844,058.95 in reserve funds.

January Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2024	\$193,609	\$10,905,489
Plus Income	\$410,043	
Reserve Investment Income		\$41,299
Contributions to Reserve		\$0
Pending Reserve Expense		\$0
Accounts Payable	\$58,213	
Less Operating Expenses	(\$199,150)	
Reserve Funding	\$0	
Reserve Expenditures		(\$102,729)
Due to Operating	(\$15,500)	
Receivable from Management	(900)	
Ending Balance 1/31/2024	\$112,174	\$10,844,059

Awarded Contracts - March 2024

The Board took the following actions at the March 6, 2024, Executive Session:

- The Board approved the proposal from Critical Path Reconstruction for replacement of the Dunbarton Exterior Doors in the amount of \$31,661.64
- The Board approved the proposal from Sparkling Pool Service for the replacement of all 3 pool filtration pumps in the amount of \$9,900
- The Board approved the proposal from Carson for Zone 4 Plant Removal and Remediation in the amount of \$156,960
- The Board approved the proposal from Carson for Zone 4 Drainage Repairs/Installations in the amount of \$41,420

Approved Architectural Modifications

Address	Improvement	Action
1100 Dunbarton	HVAC	Approved
1359 Commons	HVAC	Approved
22 Adelphi	Windows	Approved

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.

Path of Travel:

Following the above units, schedule will be as follows:

1008 to 1010 Dunbarton—5 days for completion

706, 708, 710, 712, 714 Dunbarton—15 days for completion

716, 718, and 720 Dunbarton—9 days for completion

700, 702, and 704 Dunbarton—9 days for completion

510, 512, 514, and 516 Dunbarton—12 days for completion

506 and 508 Dunbarton—5 days for completion

500, 502, 504 Dunbarton—9 days for completion

304, 306 and 308 Dunbarton—9 days for completion

300 and 302 Dunbarton—4 days for completion

214 and 216 Dunbarton— 5 days for completion

204, 206, 208, 210, and 212 Dunbarton—15 days for completion

200 and 202 Dunbarton—5 days for completion

100, 102, 104, 106 Dunbarton—12 days for completion

108, 110 and 112 Dunbarton—9 days for completion

114, 116, 118 Dunbarton and 1411 Commons—12 days for completion

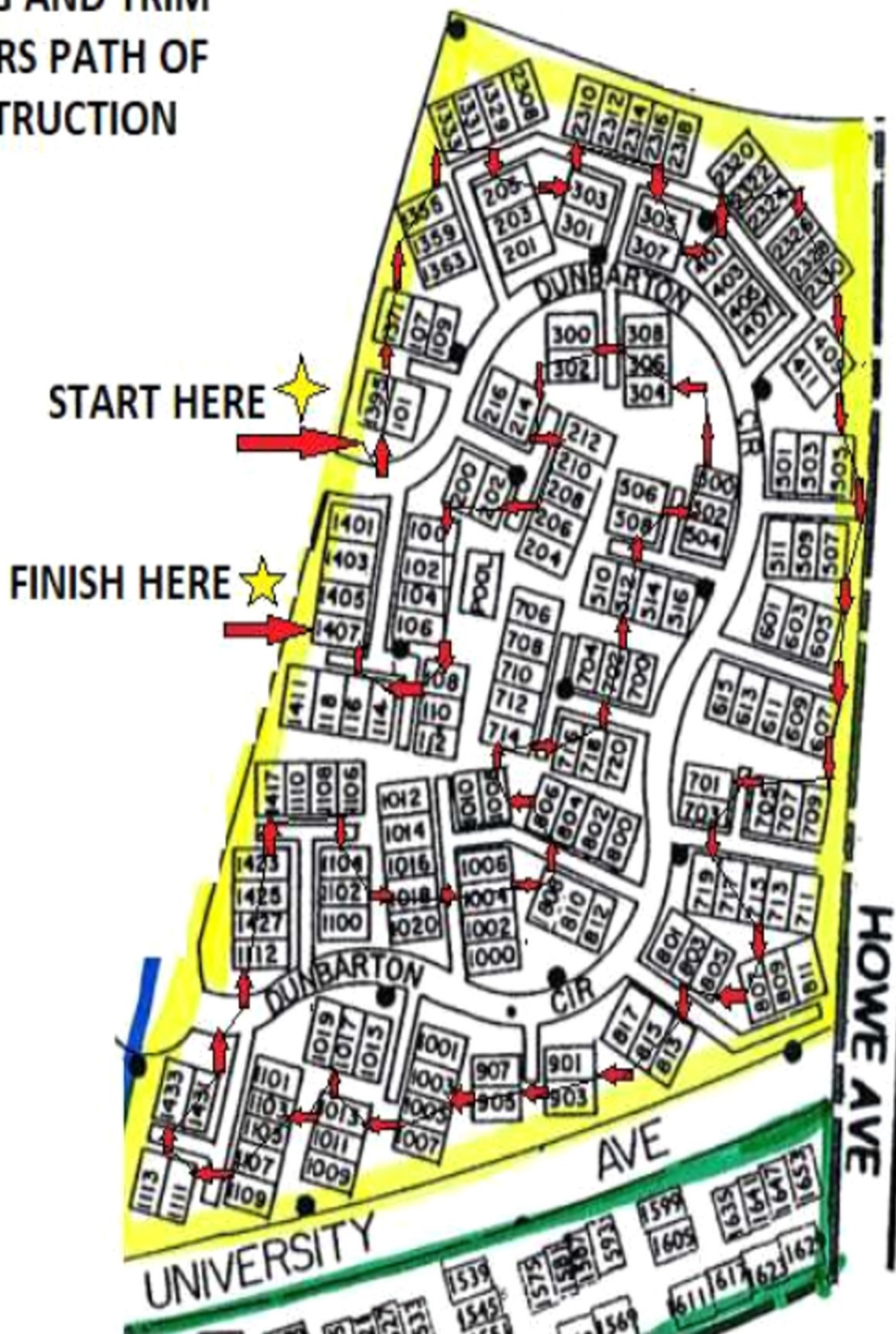
1403, 1405 and 1407 Commons—9 days for completion

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!

Looking Back...

BUNCO!



**Rock
Painting**



What's Next???



It has come to the attention of the Outreach Committee that there are some very “Crafty” folks living in our mists. If you are one of those folks, we have some great news. The Outreach Committee is planning a craft fair to be held in the club house pool area in **October**, date to be determined. Show off and sell your knitting designs, crocheting masterpieces, painting skills, holiday decorations or even that replica of the Eiffel Tower you made using match sticks. Anything will be welcome. So, start crafting now and be ready for a fun event in **October**.



March 2024



Sun

Mon

Tue

Wed

Thu

Fri

Sat

					1	2 8:30-10:30am Pickleball 10am-12pm Coffee Group
3 2-5pm Private Event (Cabana)	4 12-3:30pm Canasta (library) 2pm-4pm Mahjong (Clubhouse)	5 9am-12pm Pickleball 9am-3pm Bridge (Clubhouse) 12:30-3:30pm Mahjong (Library) 6:30- 8:30pm Private Event (Cabana)	6 9am-12pm Pickleball 10am-2:30pm Bridge (Library) 2:30-4:30pm Alley Cats (Library) 3-5pm Executive Board Meeting 6-8pm Open Board Meeting	7 9am-12pm Pickleball	8	9 8:30-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)
10 2-5pm Private Event (Cabana)	11 12pm-3:30pm Canasta (library) 2pm-4pm Mahjong (Clubhouse) 3:30pm-5pm Book Club (Library)	12 9am-12pm Pickleball 10am-12pm Renaissance Photography Club (Clubhouse) 12:30pm-3:30pm Mahjong 5:30pm-6:30pm ILS Committee Meeting	13 9am-12pm Pickleball 10am-2:30pm Bridge (Library) 2:30pm-4:30pm Alley Cats (Library) 4pm-6pm Outreach Committee Meet- ing	14 9am-12pm Pickleball 5:30pm-7pm Architectural Committee Meeting	15	16 8:30-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse) 10am-3pm Private Event (Cabana)
17 2-5pm Private Event (Cabana)	18 12pm-3:30pm Ca- nasta (library) 2pm-4pm Mahjong (Clubhouse)	19 9am-12pm Pickleball 9am-3pm Bridge (Clubhouse) 10am-12pm Renaissance Photography Club (Clubhouse) 12:30pm-3:30pm Mahjong (Library)	20 9am-12pm Pickleball 10am-2:30pm Bridge (Library) 11am-4pm Rotary Wives Bridge (Clubhouse) 2:30pm-4:30pm Alley Cats (Library)	21 9am-12pm Pickleball 3pm-5pm Grounds Committee Meeting	22 9:30-10:30am Yoga and Mindfulness (Clubhouse)	23 8:30am-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)
24 2-5pm Private Event (Cabana)	25 12pm-3:30pm Canasta (library) 2pm-4pm Mahjong Group (Clubhouse) 4:30pm-5:30pm Finance Committee Meeting	26 9am-12pm Pickleball 12:30pm-3:30pm Mah- jong Group (Library)	27 9am-12pm Pickleball 10am-2:30pm Bridge (Library) 2:30pm-4:30pm Alley Cats Group (Library)	28 9am-12pm Pickleball	29 9:30-10:30am Yoga and Mindfulness (Clubhouse)	30 8:30am-10:30am Pickleball 10am-12pm Coffee Group (Clubhouse)
31 2-6pm Private Event (Clubhouse)						

Initial Application for Board Candidacy

Your name: _____ **Address:** -----

Email: ----- **Best Phone:** -----

1. Why are you interested in becoming a member of the Nepenthe Board of Directors?

2. How long have you been an owner in Nepenthe?

3. Have you served on any committees in Nepenthe or been involved in any other way? Please specify.

4. What background and experience do you have that might be useful as a Board member (professional, volunteer, other Boards, etc.)?

5. The duties of a Board member (monthly meeting, liaison to a committee, etc.) typically take about 16 to 32 hours per month, depending on circumstances. Would you be able to make that commitment?

6. Is there any other information you would like to provide? You will also have an opportunity to do so in your Candidate Questionnaire and Statement.

After this completed application has been received in the office, you will be contacted by a member of the Nominating Committee. You will also receive a Welcome Packet with material advising you of pertinent dates and instructions for preparing your Candidate Statement.

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, Nicole Marks. 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

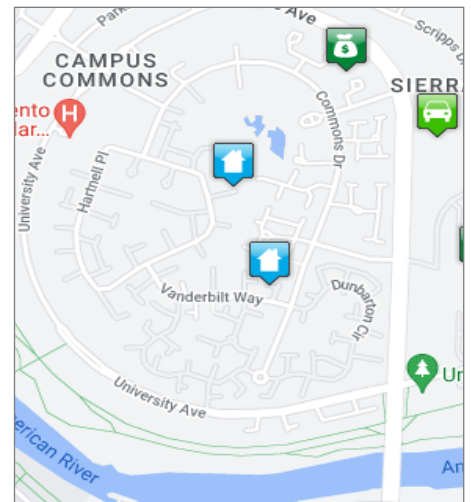
Would you like to see where crime is happening in our area? Go to: <https://communitycrimemap.com/> Use the tools on the left of the map to zoom in to Campus Commons. You can also set a date range.

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:

Nicole Marks, General Manager, Nicole.Marks@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

Chair: Linda Cook

3rd Thursday at 3:00 pm at Clubhouse

<https://us02web.zoom.us/j/88075328792?pwd=ZlFSTEJrc3FibVJaaUIRZ0R3WFdyZz09>

Meeting ID: 880 7532 8792, Passcode: 197299

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

RESPONSES TO FEBRUARY 2024 OPEN MEETING COMMENTS and CORRESPONDENCE

Please note these responses will always be attached to packets for Open Board meetings following the meeting where the comment was made and will also be published with the monthly newsletter. As time, quantity of homeowner comments, and level of research necessary to prepare full and accurate responses permits, these responses may also be emailed mid-month after the meeting date mentioned in the heading.

HOMEOWNER FORUM

1. Don Landslittel, Homeowner and member Finance Committee: At a previous meeting he had asked the Board how much money it would take to get back to 60% funded in our Reserve account. He has 2 points to make on this topic:

1. Suggests we extend the siding project by 30-50% a year
2. Suggests only removing shrubbery for siding and not remediating until the Reserve is back funded at 60% - just remediate trees

At the Finance Committee meeting a questioner asked for Bob Browning's recommendations on siding. There has been no written report on siding. Would like a written report with all the details, if only to have it on file. As to potable water, is there non-potable water available? [Ricardo Pineda, homeowner, replied that it is, via wells.] Regarding Reserve funding, a FirstService article, 'Beyond Basics', which encourages maximizing Reserve funds and says 30% funded is low and 70% is high. Neperthe is falling into 24% funded, and that is what is behind my question to get back to 60%.

Subjects: Reserve Funding, Siding Project, Remediation of Shrubs

Board Response: With respect to Reserve Funding the Association has set a minimum funding threshold of \$5,000,000 for Reserve management. The suggestions regarding and implications of extending the siding project and limiting landscaping will be raised with Browning Reserve Group as it begins the 2024 Reserve Study. For further comments please see response 8 (Will Vizzard) below for clarification on the Browning role in the siding selection. The Board made the choice and decision not Bob Browning or his company. Please see the Board's detailed response on percentage funding in its reply to you under comment number 7 below.

2. Bill White, Homeowner: Dunbarton pool is not usable due to the homeless access that has caused damage and extra \$12,000 to clean. We need to replace the fence to keep people out. Suggest a wrought iron fence with spikes. [President Dascher discussed the status of the doors and gates at the Cabana – they are a mix of manual and electronic-access doors and gates. The doors facing the pool are not secure currently. Contractors have been contacted for proposals to remedy the issue.]

Subjects: Security, Facility Fencing

Board Response: The Board is researching multiple options for increasing security at Dunbarton Cabana including new fencing, improved surveillance, and heightened patrols to better control unauthorized access to this area. Door security is also a priority and being addressed. As alternatives and costs become available, the Board will be making decisions with the goal of reducing costs for repairs and cleaning while making the pool area available to residents.

3. Carol Duke, Homeowner: Bill Henle mentioned changes are needed on the end-of-year financial information. The Devil is in the details. The financials have errors over the last 2 years which means the current year is either way over or way under. It was reported that 2 trees were down due to the recent storm. She counted 3. [Director George advised that the Elmhurst debris was a large limb, not a tree and it was removed by her and Paul DuBois of Grove Tree Service.]

Subjects: Reserves Accuracy, Storm Damage

Board Response: Mr. Henle's comments pertained to the forecast 2023 Ending Balance as shown in the 2023 Reserve Study due to an understatement of projected Expenditures the result of which was an overstatement of the forecast 2023 Ending Balance as shown in the 2023 Reserve Study.

With regard to prior year errors, The Board would appreciate receiving details on past discrepancies that are affecting current financial data. Please submit the information to the Management and Board so that the community has your information details, and the Board can investigate to resolve any existing problems.

4. Alan Watters, Homeowner, Chair of Architectural Review Committee: His house was damaged by the storm 13 months ago. While he has been able to move back in, some items are still not complete or were done improperly and he is not getting a response from the contractor. He has appreciated the HOA assistance but like the office to contact Dry Creek and follow-up on the incomplete work.

Subjects: Storm Damage

Board Response: It is our understanding the office did speak to the contractor who then contacted you. We also understand that the issues related to their work have been resolved.

5. Ricardo Pineda, Homeowner: An observation about air conditioning systems: if you're told to replace the condenser on your heat pump your unit (if old) will go out in a few years. He has white cameras and will attend the ARC meeting to discuss painting them. Notes the painting company has gone out of business. [Dunn Edwards paint

matches Kelly Moore] We need continuous flood insurance, if there's a break in coverage, we will lose it.

Subjects: Flood Insurance, Paint, Cameras

Board Response: Thank you for your information. The Architectural Review Committee can respond to your questions about camera requirements.

6. Susan Timmer, Homeowner and Chair of Finance Committee (from zoom chat): We use a threshold funding model for our reserve funds. With this model we ensure that in years with the greatest expenses, we still have a cushion of \$5mil dollars in our reserve account. Our reserve fund expert, Bob Browning told us that "percent funded" is not a reliable metric or one that we pay attention to in developing our reserve study.

Subjects: Reserve Funding

Board Response: Thank you for providing information provided by a professional in the field of finance and Reserve funding.

7. Don Landslittel, Homeowner and member of Finance Committee: The FirstService article has metrics he would like the Board to consider. Budget approval does not mean all the money must be spent. When a manager is told to cut 10%, they make changes to reduce.

Subjects: Budget

Board Response: The Board thanks Mr. Landslittel for his comment and agrees "Budget approval does not mean all the money must be spent." That said, the Reserve Study is not a budget, rather it is a projection, a forecast, of future expenditures over time. The Reserve Study is a tool to predict future expenses so funds are available for the needs as they occur. The Board is charged with protecting, preserving, and maintaining the association and its amenities; the Board allocates funds and approves expenditures to meet those responsibilities.

Percentage Funded is a figure which amounts to a snapshot of a fixed period which does not reflect the soundness of the entity financing nor its ability to meet its obligations. To maintain a fixed percentage funded figure, assessments would have to increase significantly, or the Board would fail to meet its obligations. Deferred maintenance has a greater significance to homeowners and home buyers.

8. Will Vizzard, Homeowner, past Board Member and member Finance Committee (via Zoom): Wishes to comment on two things:

1. Stretching the siding project out will not have an impact other than on cash flow. It would simply stretch the expense to the following year; it does not reduce the cost.
2. The Browning study is based upon costs, not products. The Board studied the siding and approved the materials. Browning's involvement was to inquire about the siding to learn about it and determine future cost savings.

Subjects: Siding Project, Browning Study

Board Response: The project manager continues to provide information on the progress of the project as well as timelines for completing sections and zones.

9. Carol Duke, Homeowner: (addressed to Will Vizzard) Again, the Devil is in the details. Spreading out the siding will have no difference in 30 years, but it will be a big difference in 3 years. We could smooth out easily.

Subjects: Siding Project

Board Response: The total cost to the association for any project remains the same despite the period over which the project is conducted. In fact, if prices rise, spreading out the work could end up costing more in the long run. Spreading the cost over more years simply gives a different total for the yearly expenditures, not the bottom-line state of the financial health of the association.

10. Nina White, Homeowner: As a clarifying comment, Browning says the percentage funded is not an issue, but it does matter to potential home buyers. It matters if you are selling or buying.

Subjects: Reserve Funding

Board Response: Thank you for your comments.

11. Ashley Tangeraas, Homeowner, past Board member (from Zoom chat): There is moss on the roofs. I had a leak last year due to moss. What are the Board plans? [President Dascher advised the Board is looking into roof inspection estimates. He notes removing moss can cause damage to shingles.]

Subjects: Roof Moss

Board Response: The Board is exploring the needs and options for roof inspections.

12. Hallie Henle, Homeowner: At the last meeting a non-owner wished to speak and was not permitted. There are other ways to ask questions of the Board – write a letter or email, or phone or come into the office. Addresses and numbers are in the newsletter.

{Director Nelson said it is always good to ask questions and all homeowners are encouraged to do so.]

Subjects: Source of Information

Board Response: We respond to questions in many ways: the office may be able to immediately respond; our website and newsletters (archives are available on line) contain a wealth of information; appropriate Committees can quickly inform or begin a process toward resolution; letters to the Board are published and reviewed as the Board responds through either direct contact to the homeowner and/or response in this forum; and homeowner comments at Open Board Meeting are also replied to in this forum by the following Board meeting.

13. Theresa McCrackin, Homeowner: Does Nepenthe have a source of non-potable water? [Director Nelson advised that drilling a well would be necessary; we have 9 water junctions, and each could require a well.]

Subjects: Non-potable water

Board Response:

14. John Haller, Homeowner (from Zoom chat): I would like to add that we did have roof damage due to a falling limb. I punctured the roof in two places, and one penetrated through our bedroom ceiling. The front office was very responsive in getting us help to get a tarp put on the holes, unfortunately we did have some inside water damage as well... not horrible.

Subjects: Storm Damage

Board Response: We are happy that no one was injured, and that damage was minimal. Please keep the office informed if further issues appear.

HOMEOWNER CORRESPONDENCE

1. Steve & Roberta Dunn, Homeowners: Requesting the gym be open from 6AM instead of 7AM.

Subjects: Gym Access

Board Response: The gym hours are now 6:00 AM to 10:00 PM. The Dunns were advised by the office when the change was made.

2. John Bloomer, Homeowner: Requests information on the Board's plan to remediate his landscaping in accordance with his request for specific plant placements and arrangements.

Subjects: Landscaping

Board Response: Your original request was submitted prior to August 2023 and reviewed within the Grounds Committee. Your September 2023 request superseded the prior one.

3. Julie Lane, Homeowner: Requests permission to plant two trees in the common area near her home.

Subjects: Homeowner Planting in Common Area

Board Response: Homeowners are not permitted to plant in common areas. We are treating your letter as a homeowner landscaping request and will forward it to the Grounds Committee for routine processing. The Zone Stewards will review the request and assign a priority ranking from the Grounds Committee Work Order Ranking Plan, approved in October 2022.