



NEPENTHE NEWS

Time for Roof and Gutter Cleaning

***** Notice of the association's intent to service and maintain*****

With the leaf drop and rainy season approaching it is time for roof, gutter and downspout cleanings to begin.

Bailey Boys will be performing the gutter/downspout cleanings as they did last year PLUS they will be providing a second cleaning to ALL homes.

Initial cleaning will begin November 9th and continue through December 2nd. Management will be providing notice to all residents as scheduled on a week by week basis.

Be sure to cover any items you do not wish for debris to fall on or in, including pools, spas, and BBQs.

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

Notice will be sent via **EMAIL** no less than two days prior to cleaning. For security, there will be NO notices posted on any gates, fences, garages or front doors!

All homes will have a second cleaning between February 15th and March 8th. The same notification process will apply for the second round of cleanings.

Please be prepared and ready for the cleaning.

Bailey Boys **will not** be making special arrangements to return to homes that were inaccessible. Any home missed will have the opportunity to have their gutters cleaned the following week for a return service fee of \$25.

Here is the schedule for first week of cleaning. Again, please be prepared. As you can see, this is a Herculean task and it takes cooperation from all parties to make it successful. Thank you in advance for your help!

November 9th

American River Drive

2300, 2302, 2304, 2306, 2308, 2310, 2312, 2314, 2316, 2318, 2320

Colby Court

1, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 19, 21

Commons Drive

1033, 1035, 1037, 1055, 1057, 1059, 1061, 1063, 1065

November 10th

Colby Court

2, 4

Commons Drive

1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129

Adelphi Court

1, 3, 5, 7, 9

November 11th

Adelphi Court

2, 4, 6, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 33, 35, 37

Swarthmore Drive

2315, 2317, 2319, 2321, 2323, 2325, 2327, 2329

Commons Drive

1300, 1304, 1306, 1310, 1314, 1318

November 12th

Swarthmore Drive

2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287

November 13th

Commons Drive

1322, 1326, 1330, 1334, 1338, 1350, 1366, 1372, 1378, 1384, 1390, 1396

Swarthmore Drive

2258, 2260, 2262, 2264, 2266, 2268, 2270, 2272, 2274, 2276, 2278, 2280, 2282, 2282

Vanderbilt Way

1306, 1312, 1318, 1268, 1276, 1284, 1292

August Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2020	\$242,071	\$8,501,059
Plus Income	\$2,474,219	
Reserve Investment Income		\$47,927
Contributions to Reserve		\$1,528,975
Accounts Payable	\$207,304	
Due from Reserve	\$24,08024	(\$24,080)
Less Operating Expenses	(\$1,127,035)	
Reserve Funding	(\$1,528,975)	
Reserve Expenditures		(\$629,171)
Ending Balance 8/31/2020	\$291,664	\$9,424,710

August Budget Report

Actual year-to-date income of \$2,522,146 versus year-to-date budgeted income of \$2,480,376 produced a positive variance of \$41,770.

Actual year-to-date operating expenses and reserve contribution of \$2,703,937 versus year-to-date budgeted expenses of \$2,480,376 produced a negative variance of (\$223,561). The two combined variances produced a negative year-to-date variance of (\$181,790).

Sign Rule Imminent

The Board of Directors will be adopting an amendment to the Community Rules to help provide a little more guidance around signs, including political signs.

In 2013, the California legislature passed into law limitations on the way that homeowners associations can regulate signs in the community. However, there are certain elements that the association still can regulate. Those elements are the basis for these proposed rules.

Please see the entire text of the proposed rules at the back of this

newsletter. Currently the homeowners have the opportunity to read and provide written comments on these proposed rules before the Board adopts them formally on November 4, 2020 at their regular monthly Open Session.



IN THIS ISSUE

Gutter Cleaning	Page 1
August Budget Report	Page 2
Where Your Money Goes	Page 3
Securitas Security	Page 4
Awarded Proposals	Page 4
Do Not Feed Wildlife	Page 4
Courtesy Notices	Page 5
ARC Application	Page 5
Important Contacts	Page 6
Meeting Dates and Times	Page 6

WHERE YOUR MONEY GOES

Overview

Each year the Board, with input from the Finance Committee, must approve two budgets for the coming fiscal year. Understanding the nature of these two budgets is key to understanding our finances.

The **operating budget** pays recurring expenses such as utilities, insurance, contract management, and grounds maintenance. Costs are projected by using the prior year's expenses, plus estimated increases for the coming year. To offset these expenses, the manager pinpoints areas where savings can be made and adds back future income such as club house rental fees. Past boards have achieved significant savings in the costs of insurance and security, which have served to offset increases in other areas. Rising labor costs constitute the primary driver of cost increases in this budget.

The **reserve budget** is essentially a savings account, required by law, to pay for the future repair and replacement of our common assets, such as the club house, pools, alleys, private streets, sidewalks, siding, roofing, trees, irrigation systems and equipment.

The Board bases this budget on our ongoing reserve study, prepared by a professional consultant, who updates the study yearly. This study provides a timeline for projects such as painting, roofing and fence replacement and estimates the cost of maintaining such common assets over the next 30 years. The timeline and estimates of cost are not "guesstimates". Every three years the consultant physically inspects our common area components, from large items like roofs, fences and siding to small items like the refrigerator and ice machine in the kitchen and updates the estimate of their useful life and projected replacement cost. These inspections utilize experts in areas such as roofing and paving, employed by the reserve consultant.

In addition, the reserve plan has a built in 3.2% yearly increase designed to build the reserve fund long term to an adequate level. A copy of the

reserve study is available for review in the Nepenthe office.

In the past, Nepenthe allowed its reserves to fall below the level needed to complete roofing and siding repairs, which resulted in a special assessment in 2008 of \$5,000 per unit. This created community turmoil and financial hardship for some homeowners. Not wanting a repeat of this, boards have consistently followed the reserve study recommendations to assure that this will not reoccur.

Reserves **constitute a common asset**, not a current expenditure. Potential sellers and buyers should recognize the existing reserves as an asset adding value to every Nepenthe home comparable to cash reserves for a corporation.

Between 2012 and 2020, net operating expenses increased from \$174.00 to \$220.00 per household per month or 26% over eight years.

The reserve contribution increased from \$234.00 to \$308.00 during these same years. This is a \$74.00 or a 32% increase. Most of this increase results from the 2.3%

annual increment to build the fund. Actual expenses grew by only 12% over eight years. The Board has voted to retain the contribution at \$308.00 for the 2021 budget year.

The Board is currently working on the 2021 budget. It is expected to be approved at the November 4 Open Session. Shortly thereafter, management will mail to every owner a packet of materials which shall include the amount of the new monthly assessment plus annual disclosures and policy statements.

**Reserve Funds
represent a
common asset.**



Welcome Securitas Security!

We are happy to announce that Nepenthe is welcoming Securitas Security to the association. They began their patrol service on October 1, 2020.

Keep an eye out for Kelly, she will be Nepenthe's main security patrol personnel.

Securitas will take up the same duties that Lyons had while here at the property such as

Parking Enforcement, Clubhouse and Cabana Lock Ups and Safety Patrols.

Securitas **does not** offer a "Call Out" service for residents. In the event of a true safety emergency, residents are encouraged to call 911. For other after hours concerns, residents can call the FirstService Customer Help Center at 1(800)428-5588.

Architectural Approvals

202 Elmhurst ~ RING Security Light & Camera

328 Elmhurst ~ Windows

714 Dunbarton ~ Windows

1170 Vanderbilt ~ Patio Hardscape

1269 Vanderbilt ~ HVAC

1653 University ~ Windows

716 Dunbarton ~ Windows w/ conditions

1587 University ~ Awning

901 Elmhurst ~ Shade Structure / Awning

Please DO NOT Feed the Wildlife

Over the past few months, it has become more and more evident that rats are lurking around the community. Management has been called numerous times for assistance with the removal of the rodents; however, the Association's pest control service only covers moles/voles and gopher removal. Anyone affected by rats needs to reach out to a pest control service of their choice.

With this in mind, please be aware that those who are kind hearted and desire to feed the wildlife, such as the turkeys, squirrels, stray cats, etc., are actually inviting rats into the community as well. They are not picky about their meals and any food left out for wildlife will suffice for them just fine. Lets all work together to do what we can to assist in alleviating this problem.



Approved Contracts

Levy Erlanger CPA

JWS ~

1015 Dunbarton ~ Fence

Do You Need An Application For That?

If you wish to make any exterior changes to your unit that are visible to the community, could impact drainage or interior changes that impact the roof, you must submit an architectural application for review and approval by the Architectural Committee and Board of Directors before starting any work.

Applications are due at the Nepenthe office by the Wednesday prior to the Architectural Committee Meeting.

Certain alterations (termed an improvement or modification) to the exterior of a house or unit in the Nepenthe Association require an application to and approval by the Association. This process and the role of the Architectural Review Committee

(ARC) are governed by Article IV (architectural control) in the CC&Rs of Nepenthe Homeowners Association adopted in 2015.

It is important to check with the office or the ARC before any modification or improvement begins, to ensure whether or not an application is required. An application must be submitted for review for a number of items such as, *but not limited to*:

HVAC Replacement

Window Replacement

All Solar Energy Installations

Gas Line / Meters

Shade Structures

Pool / Spa Equipment

Screen Door / Garage Door

Security Cameras

Fence Relocation

Hand Rails

Sheds / Outbuilding

Garage Door / Screen Doors

Mail BoxesAnd more.

(Some items can be approved by management but an application is still required)

The ARC Guidelines can be viewed at anytime by visiting www.NepentheHOA.com under "Resources" —"Home Improvement Requests".

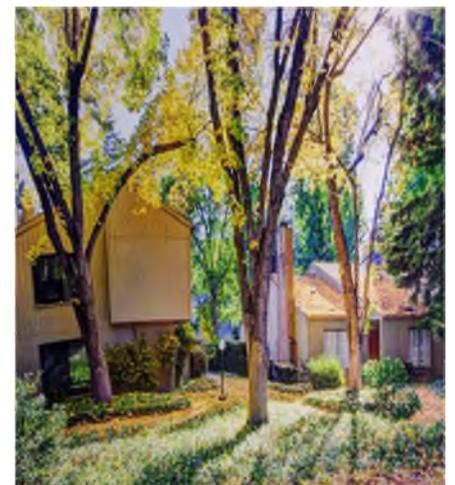
Why Did I Get This Notice???

Every HOA has their own Property Standards just as Nepenthe does. Living amongst the vast array of 55 acres worth of tree covered grounds makes Nepenthe that much more appealing and beautiful. In order to keep the urban forest appeal, everyone needs to do their part. Not only does the Association need to maintain their portion of the community, each resident is expected to do so as well. Whether you are an owner or someone who chose to rent a property within the Community, each resident has a duty to fulfil in maintaining the quality and beauty of Nepenthe.

In order to bring awareness to things that some residents may not see or maybe do not realize, a Courtesy Notice may be created and mailed out bringing the infractions to attention. Please accept this notice in the spirit in which it is created— a true desire to keep home values high.

A 30 day request is provided in most instances to bring the infraction into compliance as most requests require patio landscape maintenance.

Understandably, this can take some time to schedule and complete. Other items may be less time such as driveway parking, or removal of personal items in the common area. These are infractions that can be brought into compliance immediately or within a few days. Each Courtesy Notice contains the request to **kindly provide Management with written notice along with a photo when completed.** This will enable the office to accurately close the infraction and deviate from additional notices being sent in error. Although we always welcome your phone call, a written notice of compliance with a photo showing completion is required in order to close the infraction.





Nepenthe Association
1131 Commons Drive
Sacramento CA 95825

Office Hours:

Monday–Friday ~ 9:00am–6:00pm
Saturday ~ 10:00am–2:00pm
Sunday ~ Closed

Phone: 916-929-8380

Nepenthe.HOA@FSResidential.com

Management Staff:

Betsi Ledesma, General Manager, betsi.ledesma@fsresidential.com

Christina Romero Assistant Community Manager, christina.romero@fsresidential.com

Nirmal Dhese, Assistant Community Manager, nirmal.dhese@fsresidential.com

FirstService Residential Customer Care Center: 1-800-428-5588

Other Important Contacts:

www.SacramentoSecurityCompany.com

Power Outage: 1-888-456-SMUD

Nepenthe Insurance Questions? Need a certificate? Call management 916-929-8380

City of Sacramento (garbage, recycling, city street parking enforcement, etc.): 3-1-1

Board of Directors:

Christina George President, President@NepentheHOA.com

Linda Cook, Vice President, VicePresident@NepentheHOA.com

Will Vizzard, Treasurer, Treasurer@NepentheHOA.com

Greg Beale, Secretary, Secretary@NepentheHOA.com

Mary Gray Member at Large, Director@NepentheHOA.com

Board of Directors Open Session Meeting
5:30pm on the
1st Wednesday of every month.

Committee Meetings:

Times, dates and locations of meetings can be found on the website at <http://nepenthehoa.com/event-calendar/> or on the bulletin board outside of the Clubhouse.

Architectural Review Committee

Chair: Jenny Smith

Meetings: 2nd Tuesday 5:30pm

Finance Committee

Chair Open

Grounds Committee

Chair: Steve Huffman

Meetings: 3rd Thursday 3:00pm

Insurance, Legal and Safety Committee

Chair: Nancy Arndorfer

Outreach Committee

Chair: Cheryl Nelson

Elections Committee

Chair: Yvonne Del Biaggio

All dates, times and locations are subject to change

It's the time of year to add that extra hour to our day. Don't forget to set your clocks back one (1) hour on Saturday, October 31st before you go to bed so that you are ready to go Sunday, November 1st.



DID YOU KNOW ... ???

THERE WILL BE A FULL MOON ON HALLOWEEN THIS YEAR. THE LAST TIME THIS HAPPENED WAS 1944. THERE ARE ABOUT 4 FULL MOONS THAT FALL ON HALLOWEEN EVERY CENTURY.

WISHING EVERYONE A SAFE AND HAPPY HALLOWEEN!!

Nepenthe Association

1131 Commons Drive
Sacramento, CA 92825

September 28, 2020

Notice of Board's Proposed Adoption of Political Signs and Flag Display Rules

Date: October 8, 2020

Time: 9:00 am

Location: Exterior Bulletin Board Clubhouse, 1131 Commons Dr.

Dear Owner:

Your Association's Board is intending to adopt rules regarding the posting and display of political signs and flags within an owner's Lot. Please see the proposed updated Political Signs and Flag Display Rules enclosed, which will be added to the Association's Community Rules under Section 4, Owner and Resident Obligations, 4.4. Use Restrictions, as Rule 4.4.9.

The intended purpose and effect of new rules is to impose reasonable restrictions on the posting and display of political signs and flags within an owner's Lot in compliance with state law (Civil Code Sections 4710 and 4705), federal law (Freedom to Display the American Flag Act of 2005) and to impose reasonable restrictions on the posting and display of political signs and flags within an owner's Lot, to enhance the value, desirability and attractiveness of the development. (CC&Rs, Recital R8)

The CC&Rs currently only specifically address the display of "for sale" and "for rent" signs and refer to State law on the display of the United States flag. (CC&Rs, Section 3.5). However, state and federal law do allow some types of restrictions on the display of political signs and United States flags.

Also, in these highly partisan times many of our neighbors display signs and flags advocating for a political candidate or cause. Various signs and flags are proliferating in neighborhood front yards and we have received numerous letters of complaint. We would like to address this issue with the rule changes.

The Board intends to adopt the Political Signs and Flag Display Rules at its Board meeting on November 4, 2020, at 5:30 pm, at 1131 Commons Dr.

You are invited to comment on these rules either by forwarding your comments to the Board at the address above, preferably in writing, or by email to Bettsi.Ledesma@fsresidential.com, prior to the Board meeting, or by making comments at the Board meeting, before the Board adopts the rules. The Board, while obligated to listen to your comments, is not obligated to make changes based on those comments.

Sincerely,

Board of Directors

Enclosure

NEPENTHE ASSOCIATION

POLITICAL SIGNS AND FLAG DISPLAY RULES

[Adopted _____, 2020]

The following will be added to the Association's Community Rules under Section 4, Owner and Resident Obligations, 4.4. Use Restrictions, as Rule 4.4.9.

4.4.9. Political Signs and Flag Display Rules

The following Political Signs and Flag Display Rules expand the restrictions in the Association's CC&Rs, Section 3.5, Signs and Flags, on the posting and display of signs and flags on owners' Lots while complying with Civil Code Sections 4710 and 4705, and the Freedom to Display the American Flag Act of 2005.

A. Political Signs:

"Political Signs" are defined as signs, posters, flags and/or banners in support of a candidate running for political office (local, state or national), or in support of a position on a political issue on an upcoming election ballot.

1. No Political Signs may be posted or displayed on the Common Area.
2. Political Signs must be made of paper, cardboard, cloth, plastic or fabric; and may not be made of lights, roofing, siding, paving materials, flora, balloon, or any other similar building, landscaping, or decorative component, or include the painting of architectural surfaces.
3. Political Signs may not be more than nine (9) square feet in size, except that Political Signs that are flags or banner may not be more than fifteen (15) square feet.
4. Political Signs may not contain obscenities or fighting words.
5. No more than a combination of three (3) Political Signs may be posted or displayed on an owner's Lot at the same time.
5. Political Signs may not be posted or displayed in a manner that interferes in any way with the Association's mowing of the lawn grass area on an owner's Lot or any other maintenance obligations of the Association to be performed on an owner's Lot.
6. Political Signs may not be posted and displayed on an owner's Lot more than 90 days before the date of the election.
7. Political Signs posted or displayed on an owner's Lot must be removed from the owner's Lot no later than 15 days after the election date.

B. Flags

“Flag” for this subsection (B) is defined as the United States of America flag consisting of 13 equal horizontal stripes of red (top and bottom) alternating with white, and a blue rectangle in the upper hoist-side corner bearing 50 small, white, five-pointed stars arranged in nine offset horizontal rows of six stars (top and bottom) alternating with rows of five stars.

1. No Flag may be posted or displayed on the Common Area.
2. A Flag may only be constructed of the following materials: nylon, polyester, cotton or similar materials. A Flag may not be made from lights, paint, roofing, siding, paving materials, flora, or balloons, or any other similar building, landscaping or decorative component.
4. Flag dimensions are limited to a maximum of 3 feet by 5 feet and may not be more than fifteen (15) square feet in size.
5. Only one Flag may be posted or displayed on an owner’s Lot.
6. The maximum height of the top of any Flag when displayed is the lesser of twenty feet or the roofline of the owner’s Residence.
7. A Flag may only be posted or displayed on an owner’s Lot between sunrise and sunset (to eliminate flapping noise that might disturb neighbors).
8. Flags must not be flown upside down on an owner’s Lot.
9. Flags must be cleaned and mended as needed.
10. Flags may not be posted or displayed on an owner’s Lot in such a manner as to permit them to be easily torn, soiled, or damaged in any way.
11. Flags may not be posted or displayed on an owner’s Lot during inclement weather unless an all-weather flag is used.
12. Flags may only be flown at half-staff on an owner’s Lot for Federal, State, or Association recognized memorials authorizing flags to be flown at half-staff. These generally include by order of the (a) President upon the death of a principal figure of the United States Government, (b) the Governor of California upon the death of a past or present official of California, or (c) the Board of Directors upon the death of past or present member(s) of the Board.
13. When lowered, no part of the Flags should touch the ground or any other object, and the Flags should be folded into a triangular shape neatly for storage.
14. Poles and staffs upon which Flags are flown on an owner’s Lot must be structurally sound, and the locations of the poles and staffs cannot interfere with the Association’s ability to maintain components on an owner’s Lot or any other maintenance obligations of the Association to be performed on an owner’s Lot.
15. Owners seeking to install poles or staffs on an owner’s Lot for the posting and display of flags need to submit an architectural application to the Association’s Architectural Review Committee for approval

specifying the size, color, location, and construction materials for the poles or staffs, and obtain such approval, prior to the installation of such poles or staffs in compliance with the procedures in the Association's CC&Rs, Article IV, for approval of improvements.