



Nepenthe Annual Director Elections

The Annual Election of the Nepenthe Board of Directors is approaching with the Annual Meeting to be held on **Wednesday, May 26, 2021**

This year three Director positions are up for election. 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 to obtain a Candidate Application or you can submit the application at the end of this newsletter.

Following is the timeline for the 2021 election:

ELECTION SCHEDULE

March 3rd- Board meeting – Slate of candidates' names presented by Nominating Committee

April 7th - Candidates' statements and pictures due to Office (to be included in the April newsletter and Ballot packets mailed to homeowners)

April 23rd - Ballot packets mailed, including statements and pictures, to homeowners

Saturday, April 24th - **Candidates' Forum** for Nepenthe homeowners

Wednesday, May 26, 5:00 pm - **Annual Membership Meeting and Election**

Round 2 Gutter Cleaning Begins!

Remember that beginning February 15th, Bailey Boys will be back onsite proving the 2nd round of gutter cleaning.

You will see the entire schedule on pages 8-12 of this newsletter.

Please note the following:

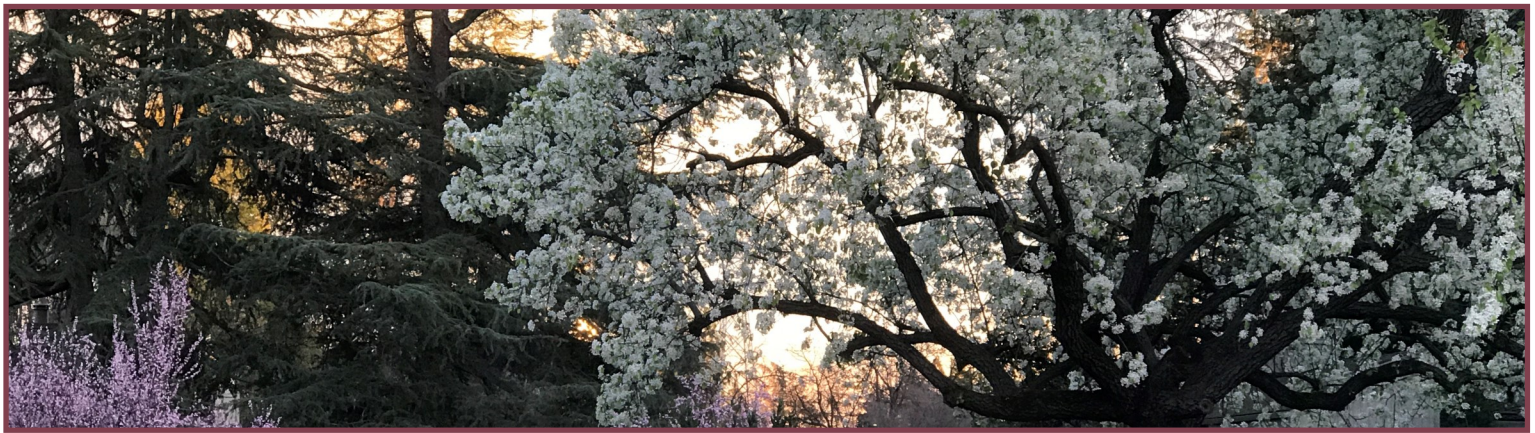
- ◇ There will be no special appointments or arrangements made for gutter cleaning.
- ◇ All patios must be cleared of debris and pet waste prior to schedule cleaning date in order for Bailey Boys to enter and clear any debris from the cleaning process.
- ◇ If patio is inaccessible, Bailey Boys will move on without notice.
- ◇ If you have a pool, patio furniture, etc. that you wish to keep clean, it is your responsibility to cover said items before your scheduled date. Bailey

Boys will not be held responsible for fallen debris on/in any personal property.

The Fall cleaning was a success and we have every reason to believe that this Spring cleaning will go equally as well.

Just remember to schedule your window cleaning for AFTER the roof and gutter cleaning!

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Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2020	\$242,071	\$8,501,059
Plus Income	\$3,700,234	
Accounts Payable		
Pending Reserve Expense		
Reserve Investment Income		\$77,078
Contributions to Reserve		\$1,892,221
Due from Reserve	\$23,779	(\$23,779)
Less Operating Expenses	(\$1,619,226)	
Reserve Funding	(\$1,892,221)	
Reserve Expenditures		(\$950,856)
Ending Balance 12/31/2020	\$454,637	\$9,495,722

December Budget Report

Actual year-to-date income of \$3,463,086 versus year-to-date budgeted income of \$3,410,517 produced a positive variance of \$52,569.

Actual year-to-date operating expenses and reserve contribution of \$3,532,026 versus year-to-date budgeted expenses of \$3,410,517 produced a negative variance of (\$121,509). The two combined variances produced a negative year-to-date variance of (\$68,940).

HOW TO PAY MONTHLY DUES

When it comes to paying your monthly assessment to Nepenthe Association, you have a number of options. You can certainly mail in a check. Write your account number (find this on your statement or call staff) on the check and mail it to:

NEPENTHE ASSOCIATION
c/o FirstService Residential California
PO Box 62053
Newark, NJ 07101-8060

For faster, more secure ways to pay, visit www.ClickPay.com/FirstService. You can use a credit or debit card (there are fees for this service), you can pay with an e-check or you can enroll in auto-pay. The folks at ClickPay are very helpful and if you prefer, you can call them to get started. Their number is 1-888-354-0135.

Remember, the monthly assessment is due by the first of the month and is delinquent if not received by 15th. The late fee is 10%. We want this to be an easy-to-avoid charge by providing convenient options for payment.

Weathering the Storm

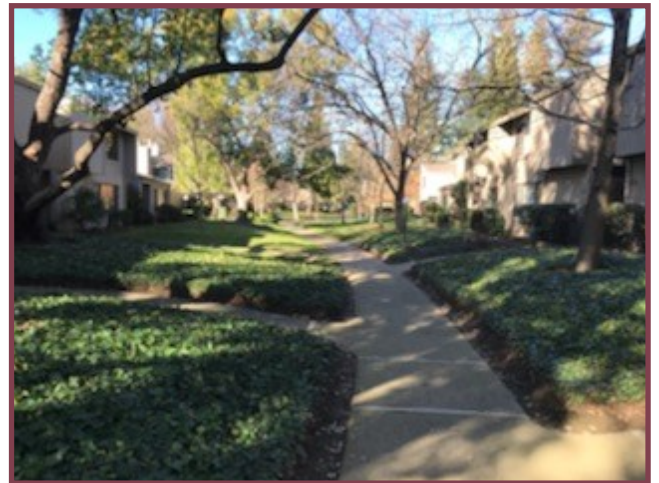
The storm that came through Nepenthe January 24-25 was astounding! The winds kept us all awake, right?

There was damage, of course, but not as much as there could have been. The largest damage came from the tops of big redwoods that came down on two roofs in the community.

Mostly, there was a LOT of debris! Here's a little "Before and After" photo album showing the aftermath of the storm and then the cleanup by our super team of Advanced Roof Design, JWS, Grove Total Tree Care and especially Carson Landscape Industries. Amazing what they were able to do in a week!

Great work!

....AND AFTER:



BEFORE CLEANUP:



Approved Architectural Modifications

The improvements listed below were approved by the Board of Directors on February 3, 2021

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.

The Architectural Committee will next meet on

Tuesday February 9, 2021

via ZOOM at 5:30pm

Address	Application
806 Dunbarton	Windows / Sliders
27 Adelphi Court	Emergency HVAC Replacement
328 Elmhurst	Patio Trellis
1422 Commons	Window Removal replace with door

Awarded Contracts

The following contracts were approved in the February Executive Session Board Meeting:

CARSON LANDSCAPE

University Avenue Levee Tree Irrigation ~ \$24,450

Turf Aeration ~ \$10,200

Irrigation Smart Controller Upgrade ~ \$72,132

PRECISION CONCRETE CUTTING

Trip Hazard Remediation \$53,911

President's Day is Monday,
February 15th.

This is a holiday for
FirstService Residential, but
the Customer Care Center will
be open to assist you.
800-428-5588

Critical Path Reconstruction CPR

You will soon see a new vendor working onsite here at Nepenthe. CPR is a new approved vendor for the community. Beginning February 8th, CPR will be replacing several fences and/or gates. They anticipate completing the pre-approved installations no later than March 22nd, weather permitting. We look forward to welcoming their workmanship and dedication to their product.



Geremia Pools

Planning ahead for a better 2021, Geremia Pools will be re-plastering the clubhouse family pool and spa and the Elmhurst pool this month. Fingers, toes and eyes all crossed that we'll be able to enjoy swimming this year.

Alley Parking Reminder

Emergencies are no JOKE

As a reminder, the alleys are Emergency Fire Lanes. No one is to be parked in the alleyway or in front of their garage except to quickly load / unload a vehicle which is to then be moved to the garage or street approved parking.



This scenario could have been you in your home—what if there was no access for emergency crews to reach you or your loved one? You never know if it might be you that needs to place this call.



Let's all be considerate and conscientious for the safety of our neighbors.



Upcoming Landscape Projects

One of their first recommendations from Carson is one that the Board and Grounds Committee had already been discussing and that is to upgrade from our current irrigation controllers to smart controllers. These controllers allow the technician to program them remotely. This will save time in the field. They also relay information to the technicians when there is a problem. Since our system runs at night, this is invaluable. If there is a decoder that has failed, it will be reported via the smart controller. In the past the only way to know was to see the plants beginning to fail! The ability to program remotely will also save water as any adjustments to the schedule needed in response to weather changes can be done quickly and efficiently. The Board approved this upgrade at their February executive

session. Also approved, a proposal for turf aeration which will take place in May, June and July. Aeration involves the removal of small soil plugs or cores from turf areas. The process helps oxygen, water and fertilizer to get into the root system, creating healthier and greener turf. Our turf areas suffered greatly during the drought and the Association is now ready to invest in improvement. Lastly, the Board approved a proposal to run subterranean irrigation to the trees on the toe of the levee. The American River Flood Control District is removing the old, overhead spray irrigation as agreed. On upcoming agendas, the Board will consider proposals to remove some of the aging shrubbery in the community. There are a number of places where the shrubs must be hedged frequently to maintain

their shape. These large "cubes" in the alleys and other areas are often not enhancing the landscape and require a lot of maintenance hours to keep tidy. Part of the partnership with Carson that has proven to be invaluable is their professional guidance in identifying poor use of resources. Time that could be spent detail cleaning is often spent keeping shrubs out of driveways!





Nepenthe Association
1131 Commons Drive
Sacramento, CA 95825

Phone: 916-929-8380
Nepenthe.HOA@FSResidential.com

Office Hours:
Monday—Friday 9:00 AM to 6:00 PM
Saturday 10:00am—2:00pm
Sunday –closed

www.NepentheHOA.com

Management Staff:

Bettsi Ledesma, General Manager, Bettsi.Ledesma@fsresidential.com

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

Nirmal Dhesi, Assistant Community Manager, Nirmal.Dhesi@fsresidential.com

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

Other Important Contacts:

Security Concerns? Call the Nepenthe Office or the After-Hours Customer Care Center at 1-800-428-5588

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

Greg Beale, Secretary, Secretary@NepentheHOA.com

Will Vizzard, Treasurer, Treasurer@NepentheHOA.com

Mary Gray, Member at Large, Director@NepentheHOA.com

Committee Meetings

**Board of Directors Open
Session Meeting
5:30pm
1st Wednesday, monthly**
Meeting ID: [850 8577 0895](https://zoom.us/j/85085770895)
Passcode: 859843

ALL MEETINGS HELD MONTHLY
VIA ZOOM UNTIL FURTHER
NOTICE

Phone Number for All ZOOM
Meetings is:
1-669-900-6833

Committee Meetings:
Times, dates and locations of
meetings can be found on the
website at
[http://nepenthehoa.com/event-
calendar/](http://nepenthehoa.com/event-calendar/) or on the bulletin
board outside of the
Clubhouse.

Architectural Review Committee

Chair: Jenny Smith
ARC@nepenthehoa.com
2nd Tuesday @5:30pm
Meeting ID 611 216 1777
Passcode 1234

Elections Committee

Chair: Yvonne Del Biaggio

Finance Committee

Chair: Susan Timmer
FinanceComm@nepenthehoa.com
Meeting ID 992 2835 4764
Passcode 392552

Grounds Committee

Co-Chair: Steve Huffman
GroundsComm@nepenthehoa.com
3rd Thursday @ 3:00pm
Meeting ID 851 1868 6545
Passcode 240617

Insurance, Legal and Safety Committee

Chair: Nancy Arndorfer
ILS@nepenthehoa.com
2nd Tuesday @ 5:00pm
Meeting ID 864 6520 0568
Passcode 337142

Briefly

- ♦ Did you know we have a website? It's full of useful information and updates. This resource is a great tool that all residents can utilize. Visit www.NepentheHOA.com
- ♦ What a shame— Some residents have been dumping their unwanted belongings on the private streets. Please be courteous of your neighbors and properly dispose of your items.
- ♦ Green waste is to be put out where your alley meets your street only on Sunday nights.
Carson landscape will pick them up on Monday morning.



Candidate Questionnaire

The Nominating Committee is asking each candidate to answer the following questions. The responses will be provided to homeowners in the newsletter to assist them in evaluating candidates. In addition, each candidate is asked to provide a personal statement. The committee realizes that there may be some overlap between the two; however, the questionnaire assures that certain basic information is addressed for homeowners. The questionnaire is voluntary. If you do not wish to fill it out, only that information will be provided to homeowners.

Your Name: _____

If you decline to fill out the questionnaire, mark here: _____

1. Please relate your experience with Nepenthe committees or other Nepenthe activities:

2. Are you able and willing to devote 4 to 8 hours a week to association business?

3. Will you provide a phone number and email address that home owners can contact?

4. Are you able and willing to serve as liaison to one or more committees?

5. Will you be able to regularly attend monthly board meetings?

6. Will you be willing to be listed on the association financial accounts and available to sign checks and authorizations?

7. Will you be willing to respond to inquiries from home owners?

8. What are your top three priorities for Nepenthe during the next two years?

2021 Gutter Cleaning Schedule

FEBRUARY 15th

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

FEBRUARY 16th

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

ALDEPHI COURT

1, 3, 5, 7, 9

FEBRUARY 17th

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

2021 Gutter Cleaning Schedule

FEBRUARY 18TH

SWARTHMORE DRIVE

2232, 2234, 2236, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250,
2251, 2252, 2254, 2255, 2256, 2257, 2259, 2261, 2263, 2265, 2267, 2269, 2271, 2273,
2275, 2279, 2281, 2283, 2285, 2287

FEBRUARY 19TH

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

1268, 1276, 1284, 1292, 1306, 1312, 1318, 1324, 1330, 1336, 1342

FEBRUARY 22ND

VANDERBILT WAY

1006, 1016, 1026, 1036, 1046, 1056, 1066, 1106, 1112, 1118, 1124, 1130, 1136, 1146,
1152, 1158, 1164, 1170, 1176, 1182, 1206, 1212, 1218, 1224, 1230, 1236, 1242, 1248, 1254,
1260

COMMONS DRIVE

1395, 1371

DUNBARTON CIRCLE

101, 107, 109

2021 Gutter Cleaning Schedule

FEBRUARY 23RD

COMMONS DRIVE

1329, 1331, 1333, 1355, 1359, 1363

SWARTHMORE DRIVE

2308, 2310, 2312, 2314, 2316, 2318, 2320, 2322, 2324, 2326, 2328, 2330

DUNBARTON CIRCLE

201, 203, 205, 301, 303, 305, 307, 401, 403, 405, 407, 409, 411, 501, 503, 505, 507, 509, 511

FEBRUARY 24TH

DUNBARTON CIRCLE

601, 603, 605, 607, 609, 611, 613, 615, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 801, 803, 805, 807, 809, 811, 813, 815, 817, 901, 903, 905, 907, 1001, 1003, 1005, 1007

FEBRUARY 25TH

DUNBARTON CIRCLE

100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 150, 200, 202, 204, 206, 208, 210, 212, 1009, 1011, 1013, 1015, 1017, 1019, 1101, 1103, 1105, 1107, 1109, 1111, 1113

COMMONS DRIVE

1403, 1405, 1407, 1411, 1431, 1433

2021 Gutter Cleaning Schedule

FEBRUARY 26TH

DUNBARTON CIRCLE

214, 216, 300, 302, 304, 306, 308, 500, 502, 504, 506, 508, 510, 512, 514, 516, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 800, 802, 804, 806, 808, 810, 812, 1008, 1010

MARCH 1ST

COMMONS DRIVE

1417, 1423, 1425, 1427

DUNBARTON CIRCLE

1000, 1002, 1004, 1006, 1012, 1014, 1016, 1018, 1020, 1100, 1102, 1104, 1106, 1108, 1110, 1112

VANDERBILT WAY

1045, 1055, 1065, 1071, 1077, 1083, 1095, 1101, 1107, 1113, 1119, 1125, 1185, 1191, 1197, 1203

MARCH 2ND

VANDERBILT WAY

1131, 1137, 1143, 1149, 1155, 1161, 1167, 1173, 1179, 1245, 1251, 1257, 1263, 1269, 1275, 1281, 1287, 1293, 1299, 1305, 1311, 1317, 1323, 1329, 1335

COMMONS DRIVE

1400, 1402, 1404, 1406, 1408, 1410, 1418, 1420, 1422, 1426, 1428

ELMHURST CIRCLE

901, 903

2021 Gutter Cleaning Schedule

MARCH 3RD

ELMHURST CIRCLE

101, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 501, 503, 505, 507, 509, 601, 603, 605, 607, 609, 611, 613

VANDERBILT WAY

1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1225, 1227, 1229, 1231, 1233, 1235

MARCH 4TH

ELMHURST CIRCLE

100, 102, 104, 106, 108, 200, 202, 204, 206, 208, 210, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 701, 703, 705, 707, 709, 711

VANDERBILT WAY

1005, 1015, 1025

MARCH 5TH

ELMHURST CIRCLE

400, 402, 404, 406, 408, 410, 412, 500, 502, 504, 506, 508, 510, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722

MARCH 8TH

ELMHURST CIRCLE

800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820

UNIVERSITY AVENUE

1425, 1431, 1437, 1443, 1449, 1455, 1461, 1467, 1473, 1479, 1485, 1491, 1497, 1503, 1509, 1515, 1521, 1527, 1533, 1539, 1545, 1551, 1557, 1563, 1569, 1575, 1581, 1587, 1593, 1599, 1605, 1611, 1617, 1623, 1629, 1635, 1641, 1647, 1653