

NATOMAS PARK NEWS

MAY 2020 | VOL 21. ISSUE 5



START THE SPREAD OF SUPPORT AND POSITIVITY!

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NATOMAS PARK MASTER ASSOCIATION

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Wednesday, April 15, 2020

Re: Responding to COVID-19

Dear Members,

By now, all of us have been reacting and trying to adjust to life as we "shelter-in-place" as required by orders addressing COVID-19. These State and local orders have limited activities outside the home to "essential activities." This has resulted in the closure of The Club, and has impacted many of you personally and financially. This letter is intended to respond to questions we have received and to keep you informed about what the Board is doing.

Why am I still paying assessments when The Club is closed? The cost of keeping The Club open is a small portion of the Association's budgeted expenses. The larger portion of costs come from things like security, management and operations, maintenance, reserves, financial management, and other costs that occur regardless of whether The Club has operating hours. During this extraordinary time, that includes the closure of the Club, Club staff that are able to work and contribute remotely are doing so and those who do not have the ability to work remotely are still being supported by the NPMA. Supporting our staff is a priority and benefits us all.

Assessments and Rule Enforcement. The Board knows many of you are facing difficult financial circumstances. We also know you are limited in what you can do to take care of your home. We are taking this all into consideration and making adjustments in how enforcement is handled. We are also ready to work with you if you are having trouble paying your assessments. Measures are available to ease the financial burden on members in this financial crisis, and they will remain available until 30 days after Governor Newsom declares the emergency is over. If you are having trouble paying your assessments, please contact management so that we can work with you.

Now that most people are home, we ask that everyone please be courteous as your neighbors may be working from home and/or students are studying during the day. We also ask that you follow all state and local orders regarding sheltering in place and practicing social distancing when you do leave your home.

The Association is doing whatever it can to serve Natomas Park during this time of crisis, and your management team remains hard at work keeping operations going and coming up with new ways to keep Natomas Park virtually "active" until we get through this crisis.

Sincerely,

Board of Directors
Natomas Park Master Association



PRESIDENT'S POST



It's been a month since I last communicated with you about the dramatic impact of COVID-19 on our association. Sadly, since that time, we've all borne witness to how this insidious virus is impacting our families, our communities and our very way of life. What we're facing is daunting, but I am heartened by the moments of triumph in everyday acts of courage, humanity and love. Although these are trying times for us all, I remain optimistic that our world will thrive once again. Today, I want to let you know how your Board of Directors and our team from The Management Trust are focused on supporting our community:

- ***Our HOA Office Team is continuing to answer member questions, assist with applications for home improvements, required monthly reports, seasonal HOA requirements and administration of our upcoming Delegate and Board of Directors election.***
- ***The HOA Compliance Team is touring the Community looking for outstanding homes so that "Great Job" notes can be sent.***
- ***Our Club Team is completing maintenance, repair and renovation work at the Clubhouse while following safe social distancing practices.***
- ***The Management Team is working on refining systems and processes which will improve operational efficiencies when we reopen.***
- ***Safe virtual social events and activities are being promoted via our email communications and Facebook posts.***
- ***Our website is continually being updated and enhanced.***
- ***The meetings of the Board and various committees are being held via video conference. This allows our committees continued input to improve project planning and keep us moving forward.***

Speaking of committees: we are looking for volunteers interested in serving on the Communication and Safety Committees. If you are interested in serving your community please reach out to admin@natomaspark.com.

While I look forward to the day when The Club returns to a fully operational level, please know that your community member volunteers and the management team are continuing to move forward for your benefit.

ROB LAKE **BOARD PRESIDENT**

Rob Lake



BY WWW.ALMANAC.COM

VEGETABLE GARDENS FOR BEGINNERS

Why garden, you ask? If you've never tasted garden-fresh vegetables (lots of people haven't!), you will be amazed by the sweet, juicy flavors and vibrant textures. There's absolutely nothing quite like fresh veggies, especially if you grow them yourself—which you can!

On this page, we'll highlight the basics of vegetable gardening and planning: how to pick the right site for your garden, how to create the right size garden, and how to select which vegetables to grow.

PICK THE RIGHT LOCATION

Picking a good location for your garden is absolutely key. A sub-par location can result in sub-par veggies! Here are a few tips for choosing a good site:

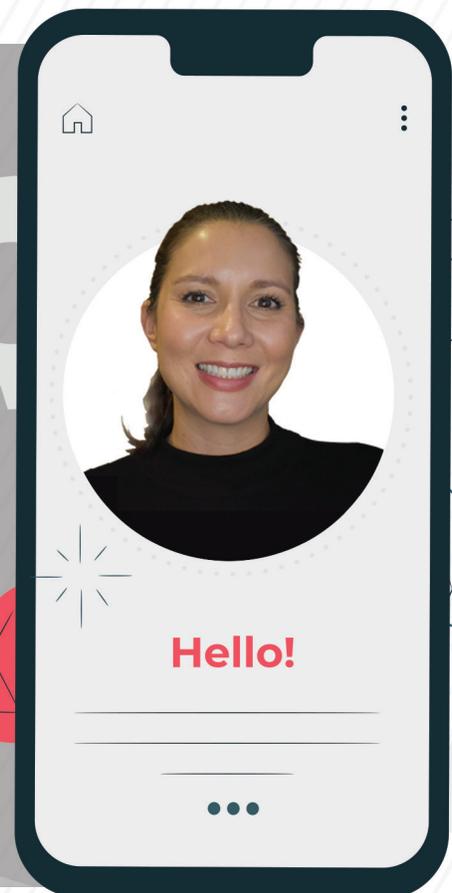
1. Plant in a sunny location. Most vegetables need at least 6 hours of direct sunlight per day. There are a few veggies that will tolerate some shade.
2. Plant in moist, well-drained soil. If you have poorly drained soil (water pools), plant veggies in a raised bed. If you have rocky soil, till and remove the rocks.
3. Plant in a stable environment. Avoid places that receive strong winds that could knock over your young plants or keep pollinators from doing their job. Nor do you want to plant in a location that receives too much foot traffic or floods easily. Plant in a location that would make Goldilocks proud.

JOIN US IN WELCOMING AMBER!

We are extremely excited to announce that our new Club Manager, Amber Costello, joined our Natomas Park Team on March 3rd. The Club Operation is a tremendously complex machine with many moving parts that require a growth period to ascertain. Amber's learning curve has been off the charts and her ability to contribute to our service and operations has been noticed by staff and members alike. She also has had to take on the added leadership requirement in these historic times. On behalf of the Natomas Park Team, we are thrilled with Amber's addition to our team and look forward to the benefits we will all see with her Club leadership!

A PERSONAL MESSAGE FROM AMBER:

Aloha! I've been in the customer experience field in various capacities for 15+ years. Most recently I built a team of 20 customer support agents at a software company, and prior to that I worked as an event coordinator in Hawaii. My experience has taught me the value of true hospitality and how gratifying it is to provide excellent customer service. In my free time I enjoy traveling, hiking, nerding out with my boyfriend, and spending time with my family. I'm excited to be serving your community!



C O M M I T T E E SPOTLIGHT

WHAT HAVE YOUR COMMITTEES BEEN UP TO?



COMMUNICATIONS

Hello fellow Homeowners! The Communication Committee is new!! We are looking for more people to join us to help re-evaluate our current Communication Program. Please think about joining us once a month! Help us to improve how the Club communicates with all of us! Currently, we are redeveloping the look and content of our Newsletter and Website. We want to identify how best to work with each of the club committees to ensure maximum mutual benefit using our Monthly Newsletter, Website or as Email blasts and on Facebook. Our goal is to create a strong line of communication for everyone by assessing our current effectiveness and identifying any adequacy, deficiencies and improvement opportunities. We want to establish Creative and Effective Communication as it is an integral key to creating and maintaining a strong flourishing Community!

SOCIAL

The committee is working closely with TMT management and the Board to identify how we can bring our community together again safely and under direction of our government. Weekly activities, like the community egg hunt and photo challenge, are our first attempts to getting us back connecting as a community. But there is more on the way!

An additional focus of the committee is bringing recognition to the frontline heroes of our community and our recent graduates. Thank you can't be said enough to those out there every day working to keep our community healthy, safe and fed. We appreciate you! And let's not forget about our scholars in the community. Many have worked their butts off and are graduating this year, but their traditional celebrations have either been canceled or postponed. Whether that be from high school or college they deserve to be recognized. We have some fun ideas up our sleeves to celebrate you all so keep on the lookout and get involved!

CLUB

It had been a busy several months for the Club Committee! Then we were brought to a sudden halt with Covid-19! We've reviewed attendance records, fitness reports, maintenance manuals & cleaning schedules, worked with management on improving staff training, recommended (to our Board of directors) the purchase of an additional chess table & chairs, a ping pong table, super comfy outdoor furniture, outdoor games, a misting system – just to name a few. We worked with management for months revising the Café Menu to reflect what our members have been asking for that can be reasonably accomplished in our café kitchens. We've recently chosen flooring for the hallway between the Lobby & Gym and flooring for the Club Offices and Kidz Zone. And...we are currently working to update other areas of our Club house.

FINANCE

Led by Captain Finance, with assistance from Lieutenant Audit, Max Interest, N.D. Money, and Penny Pincher, the NPMA Finance Committee volunteer group of financial Heroes works with the Association's Benevolent Overlords (aka The Board) to strive for truth...justice...and a high rate of return on the investments. Rather than using our innate telepathic powers to conduct this month's Finance Committee meeting, we instead elected to use Zoom to allow NPMA Management and all Association members to participate as well. Rest assured...this month's financial statements looked A-O-K!!!

MEET THE CANDIDATES



Rafer
Chambers

DIRECTOR



Kerry Cloud



Lynne
Tresaugue
DISTRICT A



John Orgera
DISTRICT E



Raquel
Fassnacht

DISTRICT C



Tristan Godt

Meet the candidates and ask questions at the Annual Candidate Forum on **Thursday, May 7, 2020, at 6:30 PM**, accessible only by Zoom video conference.

MEETING LINK

<https://zoom.us/j/3952180686>

Phone 1-669-900-6833

Meeting ID 395 2118 0686

The 2020 Director & Delegate Election material was mailed on May 1, 2020. Please vote! Ballots must be returned by mail to the Inspector of Elections in the two envelopes provided so that they are postmarked by June 1, and received no later than 5:00 PM on June 3, 2020, at 4600 Northgate Blvd., Suite 135, Sacramento, CA 95834. Due to COVID-19 restrictions, ballots will not be accepted by hand-delivery, and must be mailed to the Inspector of Elections.

The Annual Membership Meeting and the Election of Delegates and the Annual Delegate Meeting & Election of Directors will be held Thursday, June 11, 2020, starting at 5:00 PM. Due to COVID-19 restrictions, the meeting will not be held in person. The meeting will be conducted by video conference and all members will be able to join the video conference and observe the opening and counting of the ballots."

Annual Membership Meeting and Election of Delegates
Thursday, June 11, 2020, at 5:00 PM
<https://zoom.us/j/93583484469>
Phone 1-669-900-6833 / Meeting ID 935 8348 4469

Annual Delegate Meeting and Election of Directors
Thursday, June 11, 2020, at 6:30 PM
<https://zoom.us/j/93919750990>
Phone 1-669-900-6833 / Meeting ID 939 1975 0990

Let's HONOR OUR Grads



Do you have a loved one that will be a 2020 Graduate? We know that they have worked so hard for a long time to reach this tremendous milestone in their life and we want to celebrate their achievements! If you would like to collect a special sign to place in your home please email npsurvey@natomaspark.com to get further details and collection times.

Also, if you would like to see your graduate's name listed in future communications to give a greater shout of praise to them please email npsurvey@natomaspark.com before **May 15th**. Be sure to include the name of the student, the school they attended and the grade they are graduating from. No matter what milestone your Graduate is at, Natomas Park wants to help make it as special as possible for them!

From the April 1, 2020 Board of Directors' Meeting

REVIEW OF AGENDA ITEMS & REPORTS

KYLE BODYFELT GENERAL MANAGER



ANNOUNCEMENTS & AGENDA ACTION ITEMS:

- The Board approved the recommendation to appoint **Courtney Lee as the Social Committee Chair**
- Ad-Hoc Committee, Annual Planning: The Board approved the 4-step process, which includes forming a subcommittee of one to two members of the Board (Rex Smith and Charles Gray) to confirm an implementation schedule and perform resource leveling of the 2020 Annual Plan. Additionally, the approval authorizes the subcommittee to modify the 2020 Annual Plan as necessary if modifications fall within the Associations' approved 2020 budget. The Board approved a recommendation to improve Finance/Club Committee communications to improve project efficiency and the establishment of a cross-disciplinary Project Steering Committee and New Ad hoc Training Committee. The Board is also continuing to review recommendations to hire a volunteer coordinator and hire an Independent Organizational Development

Advisor. Management is doing research on both and will provide feedback for the Board.

- Governing Document Rewrite – Compilation of Owner Feedback and Owner Survey: The Board approved Directors' **Harms and Fasnacht as an Executive Committee to review the owner comments and produce a survey for Board approval to send out to NPMA Owners.**
- Governing Document Balloting Process: The Board approved a motion by Director Fasnacht to complete the Governing Document vote in two phases, with the CC&R's being conducted first, followed by the Bylaws.
- Director Harms made a motion to conduct New Owner Orientation every month. Based on historical attendance, Management recommended a modification to holding these orientations every other month. The motion was amended and **approved to hold New Owner Orientation every other month.**

MARCH SALES REPORT

Address	BDS	BTH	SqFt	Sales Price
5400 Banderas Way	3	2	1510	\$410,000
2186 Peakview Ave	3	3	1819	\$445,000
291 Aviator Circle	4	3	2219	\$445,000
1854 Hawkhaven Way	4	3	2069	\$463,000
221 Barnhart Circle	4	3	2209	\$470,000
5618 Lawler Street	5	3	2953	\$486,000
1771 Irongate Way	4	4	2726	\$500,000
2496 Autumn Meadow	4	3	2475	\$509,000
1551 Aimwell	4	2	2372	\$545,000

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916.331.3175

FIRST SECURITY

SERVICES UPDATE

DEAR RESIDENTS – Recent vehicle thefts

Officers and Sacramento Police have been responding to theft calls regarding vehicle catalytic converter being stolen from Toyota Prius' in the area. This has been occurring sporadically in the community over the past couple of months. Subjects will hit a couple of cars one week and may not attempt it again for the entire month. Subjects appear to be looking for cameras and have not been caught on camera, yet. Security did respond to one call where the subjects were scared off. If you see any suspicious activity, please call First Security at 916 796 7153 or Sacramento Police at 916 808 5471.

Coronavirus Stay at Home Order

With the COVID-19 orders, it is understandable that residents are having cabin fever. It is suggested that you go out for a walk or into the park, observing the social distancing rules. Security has received a lot of calls regarding groups of kids playing in the parks. As required by the Sacramento Park Rangers, all calls related COVID-19 must be referred to Park Rangers. To make a report, call 311 and advise the dispatcher of the issue. Security will still respond to normal calls in the park but not one's related to the COVID-19 orders.

With the stay at home order in place and our elderly community at high-risk, I ask that the younger population reach out and offer to help these high-risk residents. We are all in this together and keeping them at home and away from others saves them the risk. If you can not reach one of your neighbors and are concerned for their safety, please call First Security at 916 331 3175 and ask for a welfare check.

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Home Security:

- If windows are cracked for ventilation, make sure to block them so they cannot open fully and allow someone to enter.
- Never leave windows open or unlocked when you are not home, it is best to always double-check before leaving.
- Don't leave garage doors open overnight, even leaving the door slightly open can allow someone to pull the emergency release or even crawl under the door.
- If your home has an alarm system, First Security will provide alarm response services, free of charge. Simply contact your alarm monitoring service and add First Security's contact number 916 331 3175 to the contact list.

- Lock your interior garage door. This is often overlooked and can allow easy access to your home.

Corporal K. Poole

Questions or concerns about the performance of security should be directed to management at admin@natomaspark.com.



MAR 1 - APR 1

MAJOR INCIDENTS BY TYPE

ALARM RESPONSE	8
BURGLARY (HOME/CAR)	5/3
CITIZEN ASSISTANCE	5
DOMESTIC FIGHT	5/2
LOOSE ANIMAL	22
NARCOTICS ACTIVITY	2
NOISE COMPLAINTS	15
PARKS VIOLATION	0
SUSPICIOUS CIRCUMSTANCE	98
THEFT OF PROPERTY	6
TRAFFIC COLLISION	4
TRESPASSING	12
VANDALISM	9

Calls For Service	217
Self Initiated Incidents	881
Total Incidents Reported	1098

MONTHLY REPORT

VIRTUAL COMMUNITY

While we cannot share social and recreational time at the Club, we have been enjoying the virtual interactions we are having with the Natomas Park Community. Here are a few fun pictures that members have sent us highlighting their creativity and positivity while adjusting to the "new norm". Please enjoy these photo captures of your neighbors and we look forward to more community photos to share of our member exploits. If you have one to share, please submit your photos to: npsurvey@natomaspark.com



MAY CLUB EVENTS

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
3	4	5 SOCIAL COMMITTEE MEETING 6:30PM	6 SCAVENGER HUNT/CRAFT	7 CLUB COMMITTEE MEETING 6:30PM CANDIDATE FORUM 6:30PM	1 WEEKLY PHOTO CHALLENGE	2
10	11 EXECUTIVE SESSION MEETING 6:30PM	12 COMMUNICATIONS COMMITTEE MEETING 6:30PM	13 SCAVENGER HUNT/CRAFT	14	8 WEEKLY PHOTO CHALLENGE	9
17	18	19 ACC MEETING 6:30PM	20 SCAVENGER HUNT/CRAFT FINANCE COMMITTEE MEETING 6:30PM	21	15 WEEKLY PHOTO CHALLENGE	16
24	25 SAFETY COMMITTEE MEETING 6:30PM	26	27 SCAVENGER HUNT/CRAFT OPEN SESSION 6:30PM	28	22 WEEKLY PHOTO CHALLENGE	23
31	30				29 WEEKLY PHOTO CHALLENGE	30

****ALL EVENTS AND MEETINGS WILL BE HELD VIRTUALLY OR VIA VIDEO CONFERENCING****

WHAT WOULD YOU LIKE TO SEE IN UPCOMING NEWSLETTERS?

What aspects of the newsletter do you enjoy? What would you like to see added or changed? Please reach out to us to let us know. Feel free to email: npsurvey@natomaspark.com



CONTACTS



THE CLUB AT NATOMAS PARK

2101 CLUB CENTER DRIVE
SACRAMENTO, CA 95835
PHONE: 916-928-6833
FAX: 916-928-6834
THECLUB@NATOMASPARK.COM

HOA MANAGEMENT OFFICE

4600 NORTHGATE BLVD. SUITE 135
SACRAMENTO, CA 95834
PHONE: 916-925-9200
FAX: 916-925-1990
ADMIN@NATOMASPARK.COM

HOA HOURS OF OPERATION

MANAGEMENT OFFICE IS
CLOSED UNTIL FURTHER
NOTICE

CLUB HOURS OF OPERATION

CLUB IS CURRENTLY CLOSED
UNTIL FURTHER NOTICE

KIDS' ZONE HOURS

KIDS' ZONE IS CLOSED
UNTIL FURTHER
NOTICE

FIRST SECURITY

916-331-3175

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ROB RIGGLE
FACILITIES MANAGER
EXT. 4333

RICK WATSON
FOOD AND BEVERAGE
DIRECTOR
EXT. 4332

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CHARLES GRAY
VICE PRESIDENT

REX SMITH
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BILL FASSNACHT
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TRISTAN GODT
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KERRY CLOUD
DISTRICT D

JOHN ORGERA
DISTRICT E

COMMITTEE CHAIRS

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