

February 2016

Nepenthe Association



Large Association of the Year Northern California

THE NEPENTHE NEWS

Nepenthe Annual Election – Two Positions

The Annual Election of the Nepenthe Board of Directors is approaching with the Annual Meeting to be held on **Wednesday, May 25th**.

This year two 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, and your name will be forwarded to the Nominating Committee. Following is the timeline for the 2016 election.

ELECTION SCHEDULE

Monday, March 28 - Names of Board candidates due to Nepenthe Office

Thursday, March 30 - Candidates' statements and pictures due to Office (to be included in the April newsletter and Ballot packets mailed to homeowners)

Wednesday, April 6 - Board meeting – Slate of candidates' names presented

Thursday, April 21 - Election Committee mails Ballot packets, including statements and pictures, to homeowners (ballots to be returned no later than May 25)

Saturday, April 30 (10:00 a.m. – noon) - **Candidates' Forum** for Nepenthe homeowners

Wednesday, May 25 - **Annual Membership Meeting and Election** – 5:00 p.m.

(ballots counted and election results announced)

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President's Report

Hello, all:

Vice President Steve Huffman presided at the February Board meeting, since I was invited to participate in the Mayor's Community Leader's Budget Workshop during the same time period. The workshop was an interesting, rapid-fire high-tech event which explored budget priorities of about 35 community



leaders. I learned that, unlike Nepenthe, the City has no reserves for infrastructure capital improvements but finances these improvements on a pay as you go basis. This is the basic cause for the recently announced large utility rate increases.

The Board will adopt the schedule of fines for architectural improvements performed without approval recommendations from the appropriate Committee. Since this may be new to some Nepenthe residents, I'm repeating the description that I gave last month in the January president's letter in order to increase everyone's awareness:

"One of the sticky issues that frequently come to the Board is

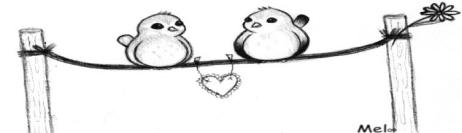
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Nepenthe Approved Architectural Modifications

Address	Modification
302 Elmhurst Circle	HVAC System Replacement
1008 Dunbarton Circle	HVAC System Replacement
1008 Dunbarton Circle	Window Replacement
2247 Swarthmore Drive	Window Replacement
2247 Swarthmore Drive	HVAC System Replacement
*306 Dunbarton Circle	Gas Line Pipe Installation

If you wish to make any exterior changes to your unit that are visible to the community 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 prior to commencing any work to your unit. Applications are to be turned into the Nepenthe office by the Wednesday prior to the Architectural Committee Meeting. The Architectural Committee meets on the 1st Saturday of each month at 9:00 a.m. in the Clubhouse.

*** This application was NOT approved**



December Budget Report

Actual year-to-date income of \$3,157,285 versus year-to-date budgeted income of \$3,165,672 produced a negative income variance of (\$8,386.71).

Actual year-to-date operating expenses of \$1,315,104 versus year-to-date budgeted expenses of \$1,272,936 produced a negative expenses variance of (\$42,168).

The two combined variances produced a negative year-to-date variance of (\$50,555).

**Regarding the 2015 end-of-year income statement, we experienced a negative variance of \$41,000 due to the change in pricing structure for Flood Insurance. We should recoup that in the next few months as those owners are assessed the \$225 for their investment property.*

We experienced a positive variance in Common Area expenses due to the savings realized by switching courtesy patrol companies, but it was offset by a negative variance in administration, partly because the CC&R Election had a lot of unforeseen expenses.

December Cash Flow Report

Sources / Uses	Operations	General Reserves	Private Streets
Beginning Balance 1/1/2015	317,845	4,245,229	101,805
Prior year due to Ops from mgmt	211		
Plus Income	3,157,285		
Reserve Investment Income		9,909	10.76
Contributions to Reserve		1,872,288	20,448
Less Operating Expenses	(1,315,104)		
Reserve Funding	(1,892,736)		
Reserve Expenditures		(1,314,639)	0
Receivable from Management	(0)		
Ending Balance 12/31/2015	\$267,381	\$4,812,787	\$122,264

Manager's Report

Upcoming Pickleball Expo:

Have you played Pickleball yet? If you haven't, but are intrigued by it, be sure to keep March 19th free for a Pickleball Expo. There will be more information in the next newsletter, but in the meantime, mark your calendar. Consider yourself warned- this fun game is highly addictive!

Mailbox Vandalism:

There are things you can do to minimize your risk of mailbox theft. *First*, don't sit down to dinner without first emptying your mailbox. If vandals consistently find empty mailboxes, they stop coming to the area. *Second*, if you will be out of town, have a neighbor collect your mail for you. *Third*, if you have an alarm company monitoring your home, ask them for an extra sign you can post in the area next to your mailbox. Anything that helps owners to look



less vulnerable will help to deter thieves. *Fourth*, what is the condition of your mailbox? We recommend purchasing a "Mail Boss" locking mailbox, but whatever you have, you will want to ensure that your mailbox looks in good condition. It is the owners' responsibility to keep their mailboxes in good repair. If they look decrepit, they send the message that the owners are incapable of taking care of business. That's the last thing we want vandals to think about Nepentheans! *Fifth and finally*, if you regularly receive mail of a sensitive nature, consider renting a box at the post office. The peace of mind may be worth the expense to you.

One last note on this subject, each time you experience a mailbox break-in, please make a report to the Sacramento Police. The more reports they receive, the more resources they will commit to this area. Of course, we want to hear about it too, but making the police report should be the first course of action.

Parking on Private Streets:

If you're new to Nepenthe, you may not be aware of the rules that govern parking on the two private streets- Dunbarton and

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President's Report cont.

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that of homeowners making improvements to buildings and fences without approval of the Architectural Review Committee, and planting in the common area without approval of the Grounds Committee.

(Committee approvals are reviewed by the Board before becoming valid.) Some recent homeowners may not be aware that the exterior of buildings and all of the common area outside of fences is the responsibility of the Nepenthe Association, not the individual homeowner. This is necessary to maintain a harmonious appearance over the years in order to maintain property values. The Board has implemented a schedule of fines which would be assessed in the event of improvements made without approval."



"Improvements made without approval fall into two categories; those which would have been approved if applied for, and those which would have been denied for good reason. The Board has the authority to require removal of improvements which would have been denied. The Board wishes to avoid creating bureaucratic hassles, but finds it necessary to deal with this issue."

One of the recurring complaints has been the theft of packages left by the Post Office or by delivery companies at the front door. We're going to try a procedure where residents can give the Clubhouse address of 1131 Commons Drive as the delivery address, so that packages can be delivered indoors. Nepenthe can take no responsibility for the condition of packages that are delivered. We'll give it a try.

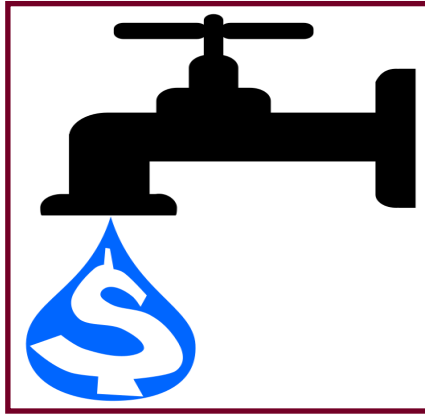
Best wishes,

Ivan Gennis, President

Managers Report cont.

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Elmhurst Circle. There are a few main points you should know about to avoid possible costly consequences. Parking is permitted on one side of the street only- basically, it's the outside edge of the street. No parking signs are posted on the inside edge to remind you. Parking on the private streets is for visitors and guests. It is not intended for residents. The CC&Rs are very clear that residents are to be parking in their garage. Also, there is no restriction against parking in the daytime- your friends and family do not need a permit during the day. Guests who will need to park on Dunbarton Circle or Elmhurst Circle are required to pick up a permit at the Clubhouse to avoid being towed. Permits are only good



for up to two weeks and back-to-back permits are prohibited. Please let us know if you have any questions about parking in Nepenthe- we are happy to help.

Water Wise Nepenthe:

After four years of drought, I don't imagine any Sacramentan takes water for granted anymore. With this frame of mind, the Grounds Committee is proud to present "Water Wise Nepenthe", an event to help you make good decisions about all things water-related. We will have an Ambassador on hand from the City of Sacramento's Water Conservation Department plus information on water saving practice and products. Come learn about rebates that may be available to you for making changes to your patio irrigation system

and pick up some goodies. This fun and informative event is scheduled for Saturday, April 2 from Noon to 3:00 pm. Watch for more information soon.

Winter Landscape

Have you seen the hard pruned areas yet? GP Landscape is aggressively pruning back the shrubs in Nepenthe. They started at the corner of Swarthmore and Howe and they are working their way south and west. After an area is hard pruned, a layer of mulch is



spread to help retain moisture in the ground.

This procedure is to comply with the Grounds Vision Document adopted by the Board of Directors last year. One of the main concerns the committee heard time and again from homeowners while preparing the

document was regarding safety. The mature shrubs in the community were being hedged and over time, many of them reached heights of 5 to 6 feet! They were certainly oversized and provided perfect hiding places for would-be burglars, etc.

This hard pruning will bring the shrubs down to about knee high. As they grow back, they will attain a compact shape and then will be maintained by hand trimming rather than hedging.

Ivy, too, is getting a haircut. This practice allows the landscapers to clean out leaf debris, but more than that it, the ivy will grow back thicker and fuller.



Keep The Turkeys Wild

In response to communications from various homeowners, the Board of Directors is looking into the feasibility of having some of the wild turkey population trapped and relocated. This process will require obtaining a permit from the California Department of Fish and Game and entering into contract with a professional wildlife trapper. The costs for this process is yet to be determined. Before going further in our research, we would like to ask you, the Nepenthe



stakeholders, for your opinion on this possible course of action. To help low-

er the turkey population in the meantime we ask that you do not feed the wildlife. California Department of Fish and Game has generously provided pamphlets, located in the Clubhouse, speaking about the problems caused by feeding the Turkeys, or you can view the pamphlet at www.keeptmewild.org. If you have any suggestions or comments you can contact the office at nepenthe.hoa@fsresidential.com.

Outreach Committee

Outreach Committee Report-

The Outreach Committee is submitting a proposal to the Board that the Social Committee become a sub-committee of the Outreach Committee. The purpose and many functions of the two committees are compatible and aligned. This change will facilitate better use of our resources.

Our ongoing activities continue and, in addition to being fun, have helped us to welcome new residents and encouraged participation and input from residents. If you haven't been to a Saturday Coffee or a monthly Happy Hour, please stop by and check it out!

Update on the website –

The event calendar has information on all of the activities at the Clubhouse.

Click on the event on the calendar and specific information will be displayed.

The next Committee meeting will be on February 10 at 6 PM at the Clubhouse. Everyone is invited to attend.

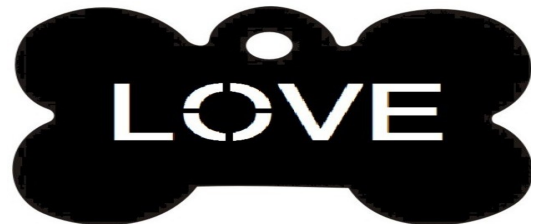


Dog Lovers Group

The group formerly known as the Dog Walkers has changed the name to Dog Lovers.

Here are some other changes that are planned in addition to the name change:

- Some of the meetings will be held at the Nepenthe Clubhouse
- There will be a weekly "Meet and Greet and Walk" (with or without a dog). The first one will be on February 18, 10:30 AM. The meeting place will be at the Playground on Hartnell. Additional times or days will be considered in the future.
- The next meeting will be March 17 at the Nepenthe Clubhouse at 6 PM.
- Please join us and bring your ideas and suggestions.



So many dogs - - So many dog lovers!

Let's get together and have some fun



Nepenthe Clubhouse
1131 Commons Drive
Sacramento, CA 95825

Phone: 916.929.8380
Fax: 916.929.1773
E-mail: nepenthe@fsresidential.com

Office Hours:
Monday—Friday 9:00 AM to 6:00 PM
Saturday-Sunday (Winter) 9:00 AM to 1:00 PM
Saturday—Sunday (Summer) 12:00 PM to 4:00 PM

We're on the Web!

NepentheHOA.com

Management Staff:

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

Crystle Rhine, Assistant Community Manager crystle.rhine@fsresidential.com

Kelvin Warren, Administrative Assistant, kelvin.warren@fsresidential.com

Roger Work, Facility Administrator, nepenthe@fsresidential.com

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

FirstService Toll Free 24 Hour Emergency Hotline: 1-866-596-4984

PayLease (Auto pay assessments): 1-866-729-5327 or support@paylease.com

Other Important Contacts:

Lyons Security: 916-844-2912 or sacramentosecuritycompany.com

Power Outages: 1-888-456-SMUD

Nepenthe Insurance: Farmers Insurance, Ryan DeShong, 916-636-0115

Board of Directors:

Ivan Gennis, President, ivan.gennis@gmail.com, 916-564-3007

Steve Huffman, Vice-President, steve@huffmanstrategy.com, 916-214-4500

Will Vizzard, Treasurer, vizzardw@gmail.com, 916-923-9308

Marcia Britton-Gray, Secretary

Pamela Zanze, Member-at-Large

Committees of Nepenthe

Architectural Review—Ken Luttrell- Meets 9:00 AM, second Saturday of the month

Elections—Yvonne Del Biaggio

Finance—Ken Butler,

Grounds—Pamela Livingston , Meets 3:00 PM on the 2nd Thursday of the month in the Dunbarton Cabana

Insurance, Legal & Safety—Bill Newbill

Outreach—Gerry Gelfand , Meets 6:00 PM on the 3rd Wednesday of the month

Social Committee—Linda Cook , Meets with the Outreach Committee (time & Date Above)

All meetings are held in the main Clubhouse unless otherwise noted.

Dates and times may vary, check calendar on website

Position Open for Writer

Do you have a passion for writing? Ever dream of becoming a published writer? Maybe you're new to the community and would appreciate an opportunity to meet more of your neighbors.

If any of the above sound compelling, please get in touch with me about becoming a Cub Reporter for the Nepenthe News! Working as a member of the Outreach Committee, this individual will write a monthly profile piece about one of our Board members, Committee Chairs, committee members, staff or contractors. The pay for this volunteer position cannot be measured in dollars, but will provide you with satisfaction, pride and a sense of community!



I think we have many interesting people serving here at Nepenthe and this will be a great way to get to know some of them. Please call (929-8380) or email (bettsi.ledesma@fsresidential.com) to talk about this fun project.

-Bettsi Ledesma

** For calendar of events please see the Nepenthe website (address above). Event Calendar is also located on the bulletin board in front of the office.*