

March 2016

Nepenthe Association



Large Association of the Year Northern California

# THE NEPENTHE NEWS

## Turkeys, Friend or Fowl?

Thank you to all who responded to the survey questions concerning the turkey population.

The preamble to the survey was:

“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.”

Respondents were given two statements with three response options: Disagree, Neutral, Agree.

The first statement was: “Having a plan for reducing the turkey population is necessary.” Of the 321 responses, 57.01% disagreed, 11.84% were neutral and 31.15% agreed.

The second statement was: “The turkey population in Nepenthe should be protected and preserved.” Of the 313 responses, 21.73% disagreed, 16.29% were neutral and 61.98% agreed.



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## COMING SOON!!!



### CINCO DE MAYO PARTY

\$10 a ticket

Music

Margaritas

A little bit of Mexico

Time: May 5, 2016 @ 5pm

Location: Nepenthe Clubhouse

# Nepenthe Approved Architectural Modifications

Address	Modification	
700 Elmhurst Circle	HVAC System Replacement	<p>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.</p>
1406 Commons Drive	Window Replacement	
1406 Commons Drive	Patio Door Replacement	
812 Dunbarton Circle	Handrail Installation	
1000 Dunbarton Circle	Retractable Awning	

## January Budget Report

Actual year-to-date income of \$250,123 versus year-to-date budgeted income of \$271,629 produced a negative income variance of (\$21,506).

Actual year-to-date operating expenses of \$60,930.19 versus year-to-date budgeted expenses of \$107,863 produced a positive expenses variance of \$46,933.

The two combined variances produced a positive year-to-date variance of \$25,426.80.



## January Cash Flow Report

Sources / Uses	Operations	Reserves
<b>Beginning Balance 1/1/2015</b>	267,381	4,935,051
Prior year due to Ops from mgmt	91	
<b>Plus Income</b>	<b>250,123</b>	
Reserve Investment Income		1,183
Contributions to Reserve		163,766
<b>Less Operating Expenses</b>	(60,930)	
Reserve Funding	(163,766)	
Reserve Expenditures		(166,883)
Receivable from Management	(0)	
<b>Ending Balance 01/31/2016</b>	<b>\$292,702</b>	<b>\$4,933,117</b>

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# Turkeys, Friend or Fowl? (continued)

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Respondents were also given an opportunity to share comments with the Board. 241 respondents left a variety of remarks that ranged from “The turkeys should be protected” to “I feel physically threatened by the turkey presence in my neighborhood” to “We like them but the rate of growth is not sustainable without driving safety issues”.

So, it is pretty clear from the numbers that most residents enjoy the turkeys and wouldn’t want to see them go. In researching this topic, I learned a lot about our turkeys and about how their population can be controlled.

First of all, our turkeys are not native to the area. They were introduced here by the California Department of Fish and Wildlife in 1959 for hunting. It had been attempted many times before with little success, but this particular breed was found in Texas and Mexico and has proven itself very adaptable to life in California, as we know.

There are many articles on the internet about how humans and turkeys are learning to live together. There was a news story on KCRA this week about turkey problems in Davis. The main takeaway that we should all be mindful of is this: **DO NOT FEED THE TURKEYS.** 1) well-fed turkeys are reproducing turkeys. 2) turkeys will display aggressive behavior towards people who have fed them in the past.

Again, thank you for participating in the survey. No one is going to touch the turkeys in Nepenthe, but let’s not create a problem either by feeding these wild animals.

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## Manager’s Report

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What’s going on around here? There is activity everywhere! Here is what’s happening on the property:

### Phase II siding and fencing repairs and painting.

James E. Williams & Son, Inc. is about halfway done with Phase II carpentry work, they now move into the inside of Elmhurst and Vanderbilt. Progressive Paint is right behind them.

### Concrete removal and replacement.

If you didn’t know that James E. Williams & Son, Inc. had a concrete division, you know it now! They are working throughout the community to repair trip hazards including replacing some steep inclines with safe steps and making “roller coaster” walkways flat again.



Last month, the Board approved nine **tree removals in the community** and at this month’s meeting, they approved the removal of three liquidambar trees that are causing extensive hardscape and plumbing problems. The first one is located at the corner of 100 Elmhurst and the other two are in front of 1127 Commons Drive.

GP Landscape continues the **hard pruning** on Dunbarton Circle. Like a vaccine, it hurts at first, but the end result will be shrubs that can be maintained in natural shapes and will not require hedging.

**Coming soon: Seal Coats!** The end result will be lovely, protected blacktop alleys and private streets. Five companies have been invited to bid the work. The work will be scheduled for a one-week period, probably in June. There will be a certain amount of inconvenience to you because there is a curing period after the seal coat is laid- generally 24 hours and during that time, no traffic can be permitted. The work will be done in staggered stages to have minimal impact in a single area for each “move”. I’ve already been in touch with the streets department at the City to obtain a reprieve from the existing parking restrictions. If you were thinking about a summer vacation, you might want to take it during the seal coating!

### Tennis to Pickleball Court Conversion

The Board will be considering converting two tennis courts to permanent Pickleball courts. The two courts being considered are the ones closest to the pool deck at the clubhouse. It may be possible to fit up to eight Pickleball courts in the space which will be most welcome by the Pickleball Club who often find themselves having to wait to take turns on the current two courts. If you’re intrigued by Pickleball, call Ken Gromacki at 916-873-4661. He and his wife MJ have just joined the Outreach Committee to help spread the word about this enjoyable sport.

Please get in touch with us if you have comments or concerns about converting the tennis courts. Your Board wants to consider everyone’s opinions and preferences before

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# Nepenthe Annual Election – Two Positions

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The Annual Election of the Nepenthe Board of Directors is approaching with the Annual Meeting to be held on **Wednesday, May 25th**. Be sure to save the date of Saturday, April 30 (10:00 a.m. to noon) for a Candidates' Forum, where the Board candidates will present their goals and answer questions from residents.

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](mailto: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

**Wednesday, 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 (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 – 5:00p.m.**  
(ballots counted and election results announced)

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## President's Letter

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Hello, all:

The overwhelming response on the wild turkey survey in favor of leaving them alone should answer the question of what, if anything, the Board should do beyond discouraging feeding the turkeys. Nepenthe residents with further interest can obtain a brochure on wild turkeys from the California Dept. of Fish and Game at (916) 322-8911 or [publications@wildlife.ca.gov](mailto:publications@wildlife.ca.gov). The bottom line is that feeding wild turkeys makes them aggressive and unafraid of humans, and removes the natural population control of natural food sources. **DON'T FEED THEM!**

One of the major expenses in Nepenthe is the periodic replacement caused by dry rot of plywood siding and wood fencing, which require significant dues assessment contributions to the Reserves. Some new materials have come on the market which are more expensive initially, but may have a much longer life and thus lower overall cost. The Board is looking into possible pilot projects to see how feasible these new materials may be for Nepenthe. Stay tuned.

Tennis courts are due for resurfacing and striping, and the strong demand for the existing temporary pickle ball courts coupled with reduced demand for tennis indicates that it would be wise to permanently restripe some of the tennis courts to pickle ball courts. What do you think?

The best to all, Ivan Gennis, President



## Water Wise Expo

We hope you will join us in the Clubhouse on Saturday, April 2<sup>nd</sup> for the Water Wise Nepenthe Expo. This fun and informative event is open to all Campus Commons residents. We are planning on having representatives from the Spare the Water division of the City of Sacramento Department of Utilities and hope to also have someone who can speak to the water meter installation process which we know will be soon upon us. The Native Plant Society will have a representative here to share information about our region's abundant native plants and how to landscape with them. Also planned- a representative from SMUD to discuss what rebates are available for making water and energy saving changes to your home.

Refreshments will be on hand as well. This promises to be a great event and we look forward to seeing you there!



## Phase III Inspections

Good news! If you live on American River Drive, Colby Court, Adelphi Court, Swarthmore Drive, the northerly portion of Commons Drive or University Avenue, James E Williams and Son, Inc. will be performing Phase III inspections in your area tentatively scheduled for the week of March 13<sup>th</sup>, 2016.

During the inspection process we ask that you allow them access to the patio area(s) of your home during the hours of 8:00 am and 5:30 pm so they can complete a thorough and accurate decay/dry rot inspection. As part of the inspection they also need to climb on portions of the roofs.

You will receive a 48-hour notice prior to the inspection date taped next to your garage door with a more precise date of the inspections. Weather will play a major role in the inspection date (s). We appreciate your cooperation during the inspection process.

Once the inspections are completed, the Board will begin to negotiate the contract for the wood repairs in these areas.

## Dog Lovers Group

A Meet, Great, and Walk is happening on Thursdays at 10:30 AM. A dog is not required to take a stroll with a lovely group of Dog Lovers. The group will be adding an additional time after Day Light Saving Time begins. Probably 4 or 5 PM, meeting at the Nepenthe Dog Station on Commons Drive.

There will be a general meeting of the Group to be held at the Nepenthe Clubhouse on March 17,

at 6 PM. Please plan to attend and bring your ideas and suggestions for the group to regain its enthusiasm. As usual, bring a beverage or food item to share. We look forward to a great turnout.



## Outreach Committee

Your Outreach Committee continues to implement ways to keep all residents informed about Nepenthe and issues of interest and importance.

Coming up on March 19 will be a forum on Emergency Preparedness. This will be presented by the Insurance, Legal, and Safety committee at 10 AM in the Nepenthe Clubhouse.

On April 2 there will be a Water Wise presentation at the Clubhouse. Watch for additional information.

There is a Social/Happy Hour on the first Thursday of every month. Mark your calendars for a Cinco de Mayo party. May 5 – 5 PM. OLE!

If you haven't looked at the Nepenthe website, now is the time! [www.nepenthehoa.com](http://www.nepenthehoa.com) One highlight is the Event Calendar. All events are listed on the calendar and if you click on an event of interest, additional information will pop up. A great way to keep up on what is happening in your neighborhood.

The Committee meets on the third Wednesday of the month at the Clubhouse at 6 PM. Feel free to join us. Your input is appreciated.



Nepenthe Clubhouse  
1131 Commons Drive  
Sacramento, CA 95825

Phone: 916.929.8380  
Fax: 916.929.1773

E-mail: [nepenthe@fsresidential.com](mailto: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](mailto:bettsi.ledesma@fsresidential.com)

Crystle Rhine, Assistant Community Manager [crystle.rhine@fsresidential.com](mailto:crystle.rhine@fsresidential.com)

Kelvin Warren, Administrative Assistant, [kelvin.warren@fsresidential.com](mailto:kelvin.warren@fsresidential.com)

Roger Work, Facility Administrator, [nepenthe@fsresidential.com](mailto: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](mailto:support@paylease.com)

**Other Important Contacts:**

Lyons Security: 916-844-2912 or [sacramentosecuritycompany.com](http://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](mailto:ivan.gennis@gmail.com), 916-564-3007

Steve Huffman, Vice-President, [steve@huffmanstrategy.com](mailto:steve@huffmanstrategy.com), 916-214-4500

Will Vizzard, Treasurer, [vizzardw@gmail.com](mailto: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 Caba-  
na

**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)

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*All meetings are held in the main Clubhouse unless oth-  
erwise noted.*

*Dates and times may vary, check calendar on website*

**Emergency Preparedness Event**

Join the Insurance, Legal and Safety Committee  
for the FIRST

Emergency Preparedness Meeting!

Held at the Nepenthe Clubhouse

March 19, 2016 @ 10:00am



*\* 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.*