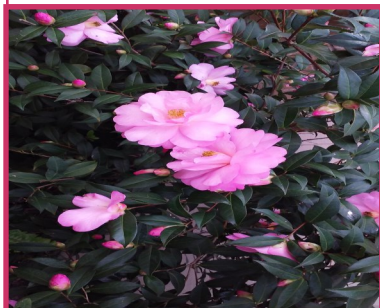


March 2017

Nepenthe Association



LARGE ASSOCIATION OF THE YEAR NORTHERN CALIFORNIA

THE NEPENTHE NEWS

Hello Spring!

It's undeniable— Spring has come to Nepenthe. You can see it in the pear, plum, cherry and magnolia blossoms and soon our beloved Dogwood Trees will burst forth. If all that weren't enough, today marks the first day of the season that we've mowed the lawns!

The Grounds Committee and I have resumed our weekly zone walks and monthly tree walks when the weather permits. Your zone stewards, who are volunteer homeowners, walk their zones regularly and make reports to the office for items that need immediate attention.

For other items, they keep a list and when we walk all together with George Procida, the owner of GP Landscape, we go through the list and make planting plans as appropriate.

Most landscape improvements are funded through the Reserve Fund which has a

healthy allocation for replacement plants, irrigation improvements, tree care and ground cover.

Speaking of irrigation improvements, the association just recently received a \$25,000 check from the City of Sacramento! This is a rebate for converting to drip irrigation in the alleys on Dunbarton Circle. While this conversion to drip is a priority for the association, it sure is nice to be rewarded for it. A big thanks to



(Continued on page 4)

Guest Parking Permits

Do you live on a private street? Need a parking permit for your guest? Here are some things you will need to know:

Parking permits are given out by the office staff during business hours only:

- Monday-Friday, 9:00 am to 1:00 pm and 2:00 pm to 6:00 pm
- Saturday-Sunday, 9:00 am to 1:00 pm in the winter months, 12:00 pm to 4:00 pm in the summer

If you are unable to come into the office during business hours, you can call Lyons Security at 916-844-2912 to let them know about your guest. Please provide the same vehicle information to them (see next item).

Staff will need to know the **make, model, color and license plate number of the vehicle** needing a pass. This information is important because it helps the staff and security officers identify which vehicles

parking on the private streets overnight need to be ticketed. If you do not provide this information, there is a chance the officer will ticket your guest's vehicle.

Parking passes will not be issued for longer than a two week period of time.

The same guest cannot receive back to back passes.

The pass must be placed on the dashboard of the vehicle where it will be visible for the officer.

The inner circle side of the private streets is not for parking, but your guests can park on the outer side of the street.

Overnight street parking is for guests only, not residents.

We are doing our best to ensure this process is manageable for all involved. If you have any questions, concerns or need assistance obtaining a parking permit please contact the Nepenthe Office at 916-929-8380.

Nepenthe Approved Architectural Modifications

Address	Modification
1395 Commons Drive	Window Replacement
1390 Commons Drive	Trellis/Patio Cover
2236 Swarthmore Drive	HVAC Replacement

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 will next meet on

Tuesday, March 14th at 5:30 pm at the Clubhouse Library



January Budget Report

Actual year-to-date income of \$279,252 versus year-to-date budgeted income of \$278,914 produced a positive variance of \$338.

Actual year-to-date operating expenses of \$78,091 versus year-to-date budgeted expenses of \$108,872 produced a positive variance of \$30,781.

The two combined variances produced a positive year-to-date variance of \$31,119.

January Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2017	303,773	5,552,488
Prior year due to Ops from mgmt	52	
Plus Income	\$279,252	
Reserve Investment Income		\$2,088
Contributions to Reserve		\$170,042
Less Operating Expenses	(\$78,091)	
Reserve Funding	(\$1,965,192)	
Reserve Expenditures		(\$65,339)
Receivable from Management	(0)	
Ending Balance 1/31/2017	\$334,911	\$5,659,279

Seasonal Maintenance Checklist

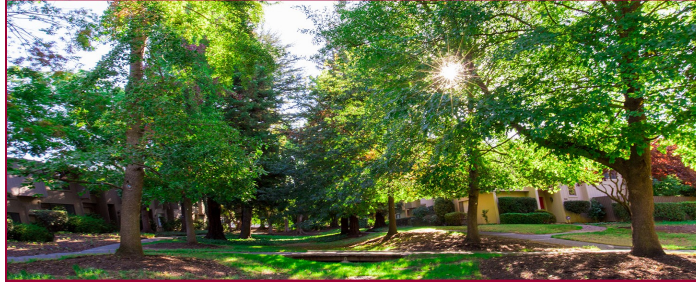
It is spring cleaning time! Did you know there are a few routine maintenance items you can do for your home to keep it at its best? Continuing to check up on heating and cooling, vents, appliances and more will help prevent hazards and could save you money.

For your convenience we have put together a checklist of homeowner maintenance items and how often they should be completed.

- ♦ Change air conditioner filters monthly.
- ♦ Have your HVAC system inspected by a professional once a year during Spring.

- ♦ Replace batteries in your smoke detectors and carbon monoxide detectors quarterly at the beginning of every season.
- ♦ Clean out your dryer vent twice a year in Fall and Spring.
- ♦ Check window seals for cracks and repair as necessary every year during Fall.

- ♦ Have your fireplace checked and your chimney cleaned once a year during Fall.
- ♦ Have trees in your patio pruned away from structures and fences once a year— usually in the Fall.
- ♦ If you have a planter on your front stoop, take a look at it seasonally and replace, freshen or trim your plant(s).



There may be many other items on your check list but if you are missing any of these add them to your calendar now.

Outreach

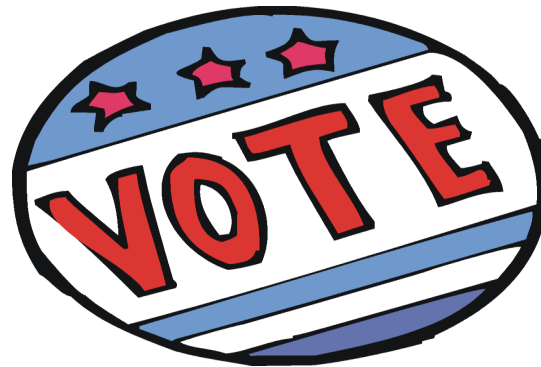
Your Outreach Committee exists to encourage residents to interact with other residents in interesting and enjoyable ways by hosting social events, coordinating educational events and welcoming new members of the community.

The committee meets at the Nepenthe Clubhouse on the 3rd Wednesday of the month at 5 PM. Anyone who wishes to attend is welcome. We love to hear your thoughts and suggestions on how to accomplish our purposes.

In addition to the “Coffee” every Saturday at 10 AM, our next monthly Happy Hour Social will be on Thursday, March 9, 5-7 PM. Check the Nepenthe calendar on the website and this newsletter for future events.



Annual Meeting



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

May 17th. Be sure to save the date of Saturday, April 29th (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 three Director positions are up for election. So far, incumbent Steve Huffman has announced that he will run for re-election and the Nominating Committee is actively interviewing other interested members.

If you are intrigued by service on the Board, contact the Nepenthe staff by email (nepenthe.hoa@fsresidential.com) or by phone at (916) 929-8380, and your name will be forwarded to the Nominating Committee for follow up.



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
Closed for lunch, 1:00 to 2:00 PM
Saturday-Sunday (Winter) 9:00AM to 1:00 PM
Saturday—Sunday (Summer) 12:00 PM to 4:00 PM

www.NepentheHOA.com

Management Staff:

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

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

Roshuna Creswell, Administrative Assistant, roshuna.creswell@fsresidential.com

Roger Work, Facility Administrator, nepenthe@fsresidential.com

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

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

Other Important Contacts:

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

Power Outage: 1-888-456-SMUD

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

Board of Directors:

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

Joan Haradon, Vice-President, joanh3860@gmail.com, 916-993-5344

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

Linda Cook, Secretary, linda_cook@att.net, 916-847-8996

Committees

Board of Directors - 5:30 PM, Clubhouse,
1st Wednesday of the month

Architectural Review— Jenny Smith, 5:30
PM, Clubhouse, 2nd Tuesday of the month

Elections—Yvonne Del Biaggio, meets ad
hoc

Finance—Ken Butler, 4:00 PM, Dunbarton
Cabana, 4th Monday of the month

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

Insurance, Legal & Safety—Nancy Arn-
dorfer, 5:00 PM, Dunbarton Cabana, 2nd
Tuesday each month

Outreach/Social—Gerry Gelfand, 5:00 PM,
Clubhouse, the 3rd Wednesday of the month

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

Hello Spring, continued

homeowner volunteer, Marty Henderson, who did all the leg work on this project.

If you would like to discuss landscape improvements at your address, please fill out a work request form, available at the front desk or on the website, using the “contact us” form. Your request will be forwarded to the Grounds Committee. You will be contacted by your zone steward or management. A decision will be agreed upon and the work order placed with GP Landscape.

It’s important to remember that all landscaping outside of your patio is Common Area and comes under the purview of the association, but we can work together to beautify the Common Area in a way that pleases all parties. This is much better than taking it upon yourself to plant in the Common Area and then having it removed because it did not adhere to the association’s plant palette or standards.

As always, if you have any questions, please feel free to contact me directly at 916-929-8384 or bettsi.ledesma@fsresidential.com.

* 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.