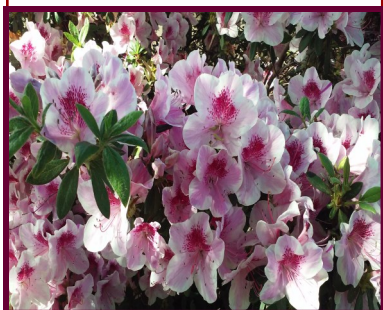


May 2016

Nepenthe Association



Large Association of the Year Northern California

THE NEPENTHE NEWS

Annual Meeting May 25th!

The Nepenthe Annual Meeting is May 25th at 5:00 pm. The Association has mailed out the ballots and the deadline to return them is the Annual Meeting. Sadly, the homeowners that mailed in the ballots below wasted their time, their postage and their vote:



Every envelope clearly states in the upper left hand corner- **ATTENTION: Above must be completed and signed or your vote will not be counted.** It is a California Civil Code requirement that this information be included with the ballot so the Inspectors of Election can verify that the ballot came from a current homeowner entitled to cast a vote. Just as you must present identification at the polls for local and state elections, you must provide certification

that you are qualified to cast a ballot.

After the Inspectors of Election check the name and address against the membership roll, the inner envelopes are removed and put into a separate box. The outer envelopes are bundled and boxed away from the secret ballots thus ensuring that all ballots are cast secretly. The Inspectors cannot count the votes in the photograph.

Please remember to vote as the Bylaws amendment will not pass without 50% plus 1 of ALL homeowners voting in the affirmative.

On a lighter note, we hope you will join us for the **Annual Meeting on May 25th at 5:00 pm.** We'll have wine and appetizers and celebrate the accomplishments of the past year. We also want to make sure that all of our great volunteers are recognized. Their hard work means that your assessment dollars stretch further, so please come and thank them for their efforts.

If you needed another incentive to vote, consider this: **Every valid outer ballot envelope will be entered into a drawing for a \$50 gift card!**

Mayoral Candidates at Nepenthe

Thanks to the efforts of the Outreach Committee, Darrell Steinberg and Angelique Ashby will both be making visits to Nepenthe!

Darrell Steinberg will be here Saturday, May 14th from 11:15 to 11:45 am at the Clubhouse to meet residents and answer questions.

Angelique Ashby will be here Saturday, May 28th from 10:15 to 10:45 am.

What a great opportunity this is for Nepentheans to connect with the candidates. Coffee and refreshments will be on hand both days from 10:00 am to noon as they are every Saturday morning.



Nepenthe Approved Architectural Modifications

Address	Modification
1006 Vanderbilt Way	Windows
31 Adelphi Court	Windows
13 Adelphi Court	Windows
2232 Swarthmore Drive	Windows

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 2nd Monday of each month at 4:30 p.m. in the Clubhouse.

March Budget Report

Actual year-to-date income of \$829,386 versus year-to-date budgeted income of \$814,887 produced a positive income variance of \$14,449.

Actual year-to-date operating expenses of \$220,654 versus year-to-date budgeted expenses of \$323,589 produced a positive expenses variance of \$102,935.

The two combined variances produced a positive year-to-date variance of \$117,434.



March Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2015	267,381	4,935,051
Prior year due to Ops from mgmt	91	
Plus Income	\$829,386	
Reserve Investment Income		\$5,485
Contributions to Reserve		\$491,289
Less Operating Expenses	(\$220,654)	
Reserve Funding	(\$491,298)	
Reserve Expenditures		(\$330,465)
Receivable from Management	(0)	
Ending Balance 03/31/2016	\$384,967	\$5,101,370

Parking in Nepenthe

Let's talk about parking- this is always a topic of interest. Did you know that your garage is to be kept clear enough for your household's vehicles to park within it?

This simple practice keeps the streets open for guest parking which was the developer's intent when designing Nepenthe with two-car garages. Streets that are clear of excessive parking increase the value of all the homes.



This garage is in violation of the Nepenthe CC&Rs Section 3.3(a) (not an actual Nepenthe garage):

This section of the CC&Rs applies to every owner, whether their home is on a public or private street.

The Board of Directors is currently reviewing a draft policy to apply more clarity around this subject. It has been referred to the Insurance, Legal & Safety Committee for review. This could be sent out for owner review and comment in the coming months.



This garage earns a gold star!

Also on the subject of parking, the current private street parking permits are under scrutiny by the Board of Directors. Specifically, the self-service system of having the permits outside the clubhouse. The aim, of course,

was to provide increased convenience to the homeowners and their guests, but there is some evidence that the system may be getting abused by some owners. The bottom portion of each permit is to be completed fully and deposited in the mail slot on the outside of the clubhouse. The courtesy patrol officer will log the information and monitor the vehicles parked in the development. Complete instructions have been posted with the parking permits. Hopefully this will be helpful in achieving better compliance.

Please let the office know if you have any questions about parking.

Join The Architectural Committee

Do you have a good sense of style, or proportion? Or perhaps have experience in construction or building design? Consider joining Nepenthe's Architectural Review Committee.

Our committee would love to have one or two new members. Requirements are merely attending one committee meeting per month for 90 min. and sometimes conferring at other times.

The committee is guided by sections of the CC&R's that specify a homeowner's proposed exterior improvements should harmonize with the original esthetic of Nepenthe architecture. But on the other hand, many new features, products and higher tech innovations have come along since 1975. And the committee, where it can, tries to balance out these two sometimes competing principles.

Another principle is to save Nepenthe money. As you know, our association spends our dues maintaining the exterior walls and roofs, so we try to minimize changes that would interfere with replacing siding or shingles, etc. and cost the HOA more.



Manager's Notes

Landscape:

We've heard from a number of owners and seen for ourselves that the grounds crews are having a difficult time keeping up the new growth on the shrubs and controlling the weeds. Like all things in life, the recent rain comes to us in a mixture of good and bad. "Good" because we haven't needed to run irrigation quite as often, a little "bad" because the new growth has been "off the charts"!

Soon, we will be publishing a pruning schedule and that should really help all of us to have a better sense of what to expect. Certainly, by the time each pruning rotation comes around again, the new growth will be fully evident, but knowing when to expect the crew should alleviate any concerns about being missed.

Governance:

Ballots are out for the Board of Directors election and the Bylaw amendment. Please take the time to ensure that you've completed the required information on the outer envelope. We need your vote

and we need it to count!



The focus on parking in the community continues. The Board reviewed a proposed policy at their May 5th meeting that is intended to provide further clarity to parking restrictions in the development.

Facilities:

Phase II Siding & Fencing Repairs and Painting is approximately 70% complete. If you are in the west side of inside circle of Elmhurst, your work will begin shortly. James E. Williams & Son, Inc., the siding and fencing contractor, has a new foreman onsite. We feel confident that Jimmy Webb will bring value to the project and that homeowners will find it very easy to work with him. Following behind Williams is Progressive Painting. We've had

nothing but good reports about their crews and the work they are doing.

Concrete work is a hair's breadth from being completed. This was a very large scope of work and not an easy job. We thank everyone for their patience during this process.

The next big project will be the seal coats on the two private streets and all of the alleys. More information and instructions will be coming to you soon for this messy and smelly, but valuable, maintenance project which is scheduled to begin June 6. Nor-Cal Asphalt is the vendor chosen for this project.



If you ever have a problem with any Nepenthe contractor, please let us know.

We want every project to go smoothly and if problems aren't reported, we can't address them.

Tree Removals

The following trees have been recommended for removal by Arborist Phil Johnson from The Grove Total Tree Care. The trees were posted with notices on April 20th to allow homeowners time to submit comments to the Board. If you would like the Board to reconsider any of these recommended removals, you may submit your comments in writing to Nepenthe@FSResidential.com by April 27th. The Board will make the decision to remove at their next open session on June 1st. The trees posted in the April Newsletter were approved for removal at the May 4th Board Meeting, as well as the emergency removal of Birch Tree #898 at 1331 Commons and Tulip Tree #2125 at 1653 University.

1. Redwood #482 at 2276 Swarthmore
2. Cherry #1946 at 200 Elmhurst
3. Japanese Maple #1789 at 606 Elmhurst
4. Alder #1704 at 814 Elmhurst
5. Locust #1191 at 206 Dunbarton
6. Willow #1213 at 306 Dunbarton
7. Podocarpus at 1599 University



A Letter From Your President

Hello, all:

Many thanks to our Outreach/Social Committee for the highly-successful Cinco de Mayo party Thursday evening. It had probably the highest attendance of any affair in recent memory in the clubhouse, attracting many residents from Nepenthe and Villages whom we have not seen before.

The Newsletter has information on the upcoming Nepenthe election. Please remember to send or bring your ballots to the office so that we can achieve a quorum and not go to the expense of a second vote. And don't forget the back of the ballot!

The dog park on University Avenue is under construction, thanks to the volunteers who raised the necessary matching funds. Stay tuned for the opening date.

PG & E has announced that they will be raising the high-voltage power lines along Howe Avenue, to provide more clearance to the overhead wires. This should be an interesting project to watch!

Don't forget that we have the two primary mayoral candidates coming to our Saturday morning coffees. This is a rare opportunity to get up close to these candidates without a large crowd in the way. Darrel Steinberg on May 14, and Angelique Ashby on May 28. See you there!

Many of you know that Director Steve Huffman recently had surgery for melanoma on his head, but may not know that he suffered a fall soon after which resulted in head lacerations. Steve is doing well now, but a get-well message from residents is always welcome.



Best wishes to all, Ivan Gennis, President

Change to the Home Improvement Application Process

Required attendance at an A.R.C. Meeting

The Architectural Review Committee will be requiring that a homeowner making an application to the ARC appear at its next meeting, or at another time more convenient for the homeowner. This way, committee members and the homeowner can discuss matters face to face and questions can be answered immediately. Another advantage will be that such communication will keep the application moving forward on time, as the homeowners are often in a rush to obtain approval and start work. This policy will start on June 1, 2016, for applications to be

considered at the Architectural Committee's June 13 meeting.

The official notice is as follows:

"The Architectural Review Committee, (ARC), has adopted a new policy, starting with their June 13, 2016 meeting, stipulating that applications for Architectural modifications that are submitted to the ARC might not receive a recommendation from the committee for approval by the BOD if the applicant or an authorized representative does not attend the ARC meeting in which the application is being

considered. Recommendations will not be provided to the BOD for incomplete or incorrect applications if the applicant or an authorized representative is not present at the ARC meeting to provide clarification or additional information needed for the committee to render a recommendation."

Please let the office know if you have any questions about the process.



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

Roshuna Creswell, Administrative Assistant, roshuna.creswell@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

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

Architectural Review—Ken Luttrell— 4:30 PM, Clubhouse, 2nd Monday 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—Bill Newbill, 5:00 PM, Dunbarton Cabana, 2nd Tuesday each month

Outreach/Social—Gerry Gelfand, 6:00 PM, Clubhouse, the 3rd Wednesday of the month

Dates and times may vary, check calendar on website

COMING SOON, JAZZ AT THE POOL

It's almost summer and time to mark your calendars for JAZZ at the POOL, 2016. It's time to plan your picnics, invite friends and neighbors, and enjoy an evening of food, complimentary wine, and great music at the Nepenthe Pool. Concerts will be the 4th Sunday evening of each month, 6-8:30.

More information will be included in the June Nepenthe Newsletter.

June 26, Rio Americano Jazz Ensemble, Chichy Food Truck, and Annie's Shaved Ice

July 24, The Alan Ginter Trio with "Frank Sinatra", Food Truck TBD

August 28, Valerie V and BIG BAND, Food Truck TBD