

May 2017

Nepenthe Association



LARGE ASSOCIATION OF THE YEAR NORTHERN CALIFORNIA

THE NEPENTHE NEWS

Message from Steve Huffman, President



Back on April 14th we mailed ballots for a vote on an amendment to our CC&Rs having to do with parking. Then on the 21st we sent out an eblast with questions and answers.

Since then another question has arisen: If the amendment passes, does that mean there will be more parking on private streets? To review, the board sees the current problem as too many vehicles parked overnight, concentrated in a few areas. By voting YES on the proposed amendment, you are empowering the board to reduce both the number and concentration.

We know many of the vehicles parked overnight on Commons and Vanderbilt are owned by residents of Dunbarton and Elmhurst. A way to reduce the concentration would be to spread those vehicles *granted exceptions* over a greater area.

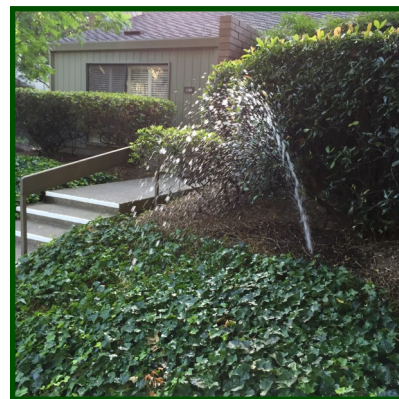
Let me make it clear that this board has not decided to permit more parking on private streets. Rules will be made by the next Board, which will be seated May 17th. On the other hand, this Board has made no assurances that private street rules will not change in the future, whether or not the amendment passes. So I think the best course for all of us is to reduce the number of vehicles in total. That way we all benefit. Please vote YES.



Manager's Notes

Landscape:

We have begun irrigating again. You may have seen a few “geysers” as the GP irrigation staff works to get everything running smoothly. Please take a minute to email us at nepenthe.hoa@fsresidential.com or call us at (916) 929-8380 to let us know. We’ll have these concerns addressed quickly! Marty Henderson from the Grounds Committee reported to me this week that we are qualified for another \$25,000 rebate from the City of Sacramento for switching over to drip irrigation. This money covers the cost of the parts and our reserves pay for the labor. This investment is going to save the association lots of money when we start getting metered in the next couple of years. We will also see a significant improvement in the longevity of our fences and siding now that they won’t be getting sprayed with water on a regular basis.



The Grounds Committee and I continue to walk one of our seven zones every week and have found that the raphiolepis (Indian Hawthorne) shrubs throughout the community have reached the end of their lives. You’ll see many of them being replaced in the months to come.

(Continued on page 3)

Nepenthe Architectural Modifications

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, May 9th at 5:30pm in the
Clubhouse Lounge**



March Budget Report

Actual year-to-date income of \$883,105 versus year-to-date budgeted income of \$836,742 produced a positive variance of \$46,363.

Actual year-to-date operating expenses of \$282,850 versus year-to-date budgeted expenses of \$326,616 produced a positive variance of \$43,766.

The two combined variances produced a positive year-to-date variance of \$90,129.

March 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	\$883,105	
Reserve Investment Income		\$6,861
Contributions to Reserve		\$510,126
Less Operating Expenses	(\$282,850)	
Reserve Funding	(\$510,126)	
Reserve Expenditures		(\$294,808)
Receivable from Management	(0)	
Ending Balance 3/31/2017	\$393,954	\$5,774,666

Concerts By The Pool

IT'S BACK!!

Summer Concerts By The Pool Coming Soon!!

Keep your eye out for dates and times in the June Newsletter and weekly email.



Manager's Notes cont.

(Continued from page 1)



We also continue to conduct our monthly tree walk with Paul Dubois of The Grove Total Tree Care. This practice has been so helpful for many reasons, but especially for monitoring our younger trees. We've planted many trees in the last three years and with Paul's help, they are getting the structural pruning they need now to help them grow into beautiful, sound trees.

Governance:

Ballots are out for the CC&R 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! Ballots must be turned in by 5:00 pm May 17th.

Facilities:

Phase III Siding & Fencing Repairs and Painting is approximately 75% complete. If you are in the Colby Court area, your work is in process. Once that area is

completed, they will move down to the University Avenue portion of Nepenthe and then... we will be done with this painting cycle! Just in time to catch our breaths before 2020 when we start over again!

Concrete cutting will be taking place next week throughout the community. This excellent service provides beautiful results- less tripping hazards without all of the mess and expense of removing and replacing concrete and it extends the life of the concrete that we've already invested in. However, this process can't fix everything so we do have a list of areas that we are obtaining bids for new concrete. Part of the project includes two bench pads! The Board will act on the bids at the May 17th meeting.

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.





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:

Betsi Ledesma, General Manager, betsi.ledesma@fsresidential.com

Crystle Rhine, Assistant Community Manager crystle.rhine@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

City of Sacramento (garbage, recycling, city street parking enforcement, etc.): 3-1-1

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,
May 17th, 2017

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, Clubhouse Library, 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*

Don't Forget!!!



common grounds.

- Cleaning up doggy waste is a pet owners responsibility, even if they go in the ivy. Please be courteous of your neighbors and don't leave doggy waste to smell up the
- If you notice a lollipop light not working properly or a sprinkler wasting water please notify the office immediately so we can have it repaired.

* 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.