

June 2016

Nepenthe Association



# THE NEPENTHE NEWS

## Annual Meeting

If you missed the Nepenthe Annual Meeting, you missed a great event! After closing the polls, the Inspectors of Election got to work counting the ballots while the rest of us heard about the status of the association from the Board and Committee Chairs. We also enjoyed wine provided by the Association's general counsel, Angius-Terry LLP. Attorney Brad Epstein and his associate Jonathan Broddrick also brought appetizers to enjoy and told us about their radio show, The Saturday HOA Brunch that airs on AM 1380 Saturday mornings at 9:00 am.

It didn't take long for our experienced ballot counters to finish their work. Inspectors Yvonne del Biaggio, Joleen Hecht and Kay Chmielewski announced the results as follows:



### Directors Election

Linda Cook and Joan Haradon are both elected to the Board for a two-year term. Linda will be the Secretary and Joan will be Member-at-Large. Congratulations, ladies!

The other directors will continue to hold their current positions: Ivan Gennis, President; Steve Huffman, Vice President and Will Vizzard, Treasurer.

*(Continued on page 3)*

## Jazz By The Pool Is Here

**WHEN: SUNDAY, JUNE 26, 6-8:30PM**

**WHERE: NEPENTHE POOL**

The Rio Americano High School Jazz Ensemble will perform at the first JAZZ at the POOL. The Rio Americano HS Jazz Ensemble is recognized as one of the top 15 high school jazz bands in the United States! Playing a selection of show tunes, old favorites and new compositions, you are sure to enjoy the enthusiasm and talent of these high school students. Nepenthe and Campus Commons are delighted to welcome this prestigious group of young performers.

Bring your chair and a picnic or purchase a delicious meal from the CICHY Food Truck; sit back and enjoy an evening with friends and neighbors under the stars at Nepenthe Pool.

**Tickets go on sale at Nepenthe Office,  
Monday, June 13**

**Residents \$10      Guests \$15**

[Ticket includes a glass of complimentary wine](#)



# Nepenthe Approved Architectural Modifications

Address	Modification
1006 Vanderbilt Way	Emergency HVAC Replacement
3 Adelphi Court	Emergency HVAC Replacement
5 Adelphi Court	Rear Patio Sliding Door
1149 Vanderbilt Way	Solar Tubes
1317 Vanderbilt Way	Retractable Awning
2261 Swarthmore Drive	Trellis/Patio Cover

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.

## April Budget Report

Actual year-to-date income of \$1,076,422 versus year-to-date budgeted income of \$1,086,516 produced a negative income variance of \$10,094.

Actual year-to-date operating expenses of \$301,054 versus year-to-date budgeted expenses of \$431,452 produced a positive expenses variance of \$130,398.

The two combined variances produced a positive year-to-date variance of \$120,304.



## April Cash Flow Report

Sources / Uses	Operations	Reserves
<b>Beginning Balance 1/1/2015</b>	<b>267,381</b>	<b>4,935,051</b>
Prior year due to Ops from mgmt	91	
<b>Plus Income</b>	<b>\$1,076,422</b>	
Reserve Investment Income		\$7,776
Contributions to Reserve		\$655,064
<b>Less Operating Expenses</b>	<b>(\$301,054)</b>	
Reserve Funding	(\$655,064)	
Reserve Expenditures		(\$423,850)
Receivable from Management	(0)	
<b>Ending Balance 04/30/2016</b>	<b>\$387,450</b>	<b>\$5,174,041</b>

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# Annual Meeting cont.

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*(Continued from page 1)*

## **Bylaw Amendment**

The proposed amendment to the Bylaws received 286 votes for approval and 17 votes against approval. Because amendments to the governing documents require a majority vote of all qualified owners, the measure did not pass. The members at the meeting voted unanimously to extend the voting period by another thirty days to obtain more votes.

If you did not return your ballot, you may still vote on the Bylaw Amendment by using the ballot that was mailed to you in April. If you no longer have it, but did not already cast your vote, please let us know and we can provide you with another.

## **2015 Annual Meeting Minutes**

The minutes were approved: 227 For, 0 Against, 39 Abstentions

## **IRS Revenue Ruling 70-604**

The vote to apply any excess funds to the next year's assessments pursuant to IRS Revenue Ruling 70-604 was approved: 259 For, 4 Against and 18 Abstentions.

After the election results were announced, the prize drawings were conducted! All of the outer envelopes from the ballots

were shaken up in a box and President Gennis and Vice President Huffman pulled the winning envelopes. Congratulations to Marcia Britton-Gray, winner of the \$50 Gift VISA from



James E. Williams & Son, Inc. and to Mary Hoefer, winner of the \$25 gift certificate from local restaurant, Butter & Bacon!

Lastly, a big, big thank you to the leadership team of Nepenthe- our Board of Directors and all of our committee members! The contributions you make to the quality of life enjoyed in this community makes our job as the management team a joy. Crystle, Roger, Roshuna and I love serving this association and we are looking forward to another great year of protecting, maintaining and enhancing the value of this beautiful asset we call Nepenthe!

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## President's Report

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Hello, everyone:

Our June 1<sup>st</sup> Board meeting was our first with our newly-elected Board members, Joan Haradon and Linda Cook. We're fortunate to have such highly-qualified and committed persons coming on the Board as we look to the future. It should be noted that both had previously served on Nepenthe committees which are our most effective incubators for future Board candidates. Homeowners and residents are strongly encouraged to join

committees in areas of their interests, and most committees have openings available.

As provided in the Bylaws, the Board selects its new officers after the Board election, and I'm humbled

by the Board's selection of me to continue as President for another year.

In the recent election, the bylaw amendment to eliminate the need and cost of an election when there is no contest failed to pass by just a few votes. (It required 50 % plus one of all homeowners to pass.) The Board took advantage of a provision in the law permitting a 30-day extension of the voting period, to allow additional ballots to be submitted. (Based on the overwhelming affirmative vote so far, it is hoped that most of these additional ballots would be in favor of the bylaw amendment.) If you have not previously submitted a ballot, please do so in the next few days. The office has additional ballots in case you've lost track of yours.

Many newer residents are unfamiliar with the two different administrative structures between Nepenthe and the Villages in Campus Commons, each with its own clubhouse and amenities. These separate structures were established by the two different





# Manager's Notes

Boy howdy! We got our Sacramento heat, didn't we? After our long, mild and wet spring, the heat feels pretty good for enjoying the pools. Please remember that the pools do close at 10:00 pm. Be kind to your neighbors and keep the noise at the pool to a minimum- especially in the evening hours.



Also, please check that you've latched the gate each time you enter and exit. We want to keep our pools safe!

In 2014 when we re-poured all of the concrete pool decks, we purchased 18 lounge chairs, 16, dining chairs, 4 tables and 6 umbrellas to supplement the older furniture that we already had. It is appar-

ent that it is time to replace some of the older pieces so we are working to obtain prices for some new furniture for the Elmhurst and Dunbarton Cabanas. Look for those to be in place soon.

What would you like to see at your community pools? I would love to hear your thoughts. We heard from a fairly new homeowner at the Annual Meeting who was asking about why we heat our pools.

That was the first time I've heard that question, but I do know that the one pool we have that is NOT heated does not get a lot of use and that's the Elmhurst pool. We also do not heat the square pool at the clubhouse but that gets full sun and is fairly shallow so I think the sun does a fine job of warming it up. Please let me know how you think the swim experience at Nepenthe could be enhanced. Email me at [bettsi.ledesma@fsresidential.com](mailto:bettsi.ledesma@fsresidential.com) or call me at (916) 929-8380.

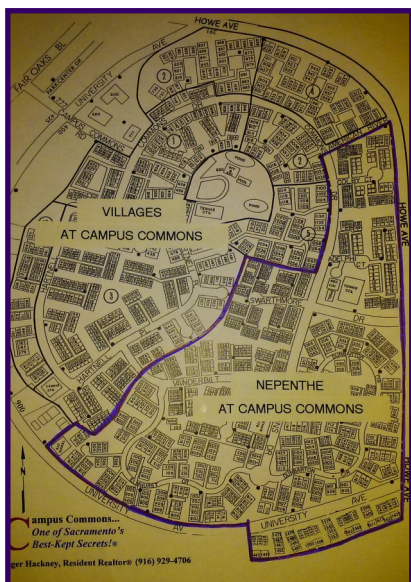


The pool at The Nepenthe Clubhouse.

## President's Report cont.

developers when the Campus Commons area was developed in the 1970's. We're all good and close neighbors, with little evidence on the ground of the line between the two. In order to minimize the confusion, I'm proposing that we use the terms

**'Nepenthe at Campus Commons'** and **'Villages at Campus Commons'** when referring to either one, and so residents are clear in which portion they reside. Nextdoor posts should also indicate Nepenthe or Villages, since so many deal with administrative issues. We'll continue our outreach to both to encourage social interaction. Comments?



## Outreach Committee

Busy at the clubhouse. The Saturday coffees are a great place to meet and mingle with some neighbors

In May we had two mayoral candidates come to speak to all who were interested and, apparently,

There was a lot of interest. There was a great turn out for Darrell Steinberg and Angelique Ashby.

The committee will continue to search for speakers of interest.

There is also a monthly Happy Hour Social on the 2<sup>nd</sup> Thursday of the month – 5-7 PM

And, of course, the Very Popular Concerts by the Pool will start this month

Check the events calendar on the website [www.nepentheHOA.com](http://www.nepentheHOA.com) Please take advantage of these opportunities and be sure to let us know if there is something you would like to add. The committee meets on the third Wednesday of the month at 6PM at the clubhouse. You are welcome to attend.





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) 9:00AM to 1:00 PM  
Saturday—Sunday (Summer) 12:00 PM to 4:00 PM

**We're on the Web!**

**[NepentheHOA.com](http://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)

Roshuna Creswell, Administrative Assistant, [roshuna.creswell@fsresidential.com](mailto:roshuna.creswell@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

Linda Cook, Secretary, [linda\\_cook@att.net](mailto:linda_cook@att.net), 916-847-8996

Joan Haradon, Member at Large, [joanh3860@gmail.com](mailto:joanh3860@gmail.com), 916-923-2577

**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, Dun-  
barton 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!!!**

**JULY 24, THE ALAN GINTER TRIO with  
“Frank Sinatra” Food Truck TBA**

**AUGUST 28, VALERIE V and BIG BAND  
Food Truck TBA**



*\* 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.*