

June 2017

Nepenthe Association

# JAZZ BY THE POOL

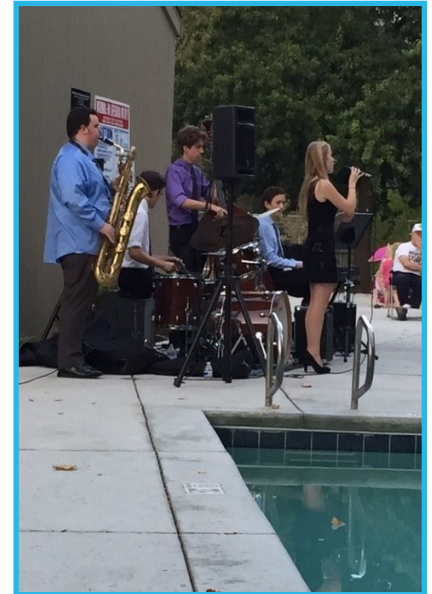
LARGE ASSOCIATION OF THE YEAR NORTHERN  
CALIFORNIA

## THE NEPENTHE NEWS

### Jazz By The Pool

There's a totally new line-up of music and artists for Summer 2017. Tickets will be pre-sale at the office, or purchase at the door; Residents, \$10 and guests \$15. Bring a picnic or enjoy the Food Truck fare at these popular Sunday evening events. Visit with neighbors and guests while enjoying live music under the stars at the Nepenthe Clubhouse Pool. All concerts will be 6:00- 8:30 the last Sunday of June, July and August.

**June 25, 6-8:30 PM The Sean Nelson Quintet** This is some of the members of the old Rio Americano HS band. Now these musicians are in colleges or bound for college in the Fall, but still making beautiful music together. Drummer Sean Nelson, Bassist Adam Bly, Pianist Nick Augusta, Guitarist Brady Hegland and Vocalist Hanna Oldfield. The five of them have been playing for 4 years and have many accomplishments and awards. The rhythm section includes inventive and intricate drum licks from Sean solid groove lines from Adam, phenomenal guitar and piano work by Brady and Nick, along with the amazing vocal technique of Hannah. You're sure to enjoy listening to you favorite music from this amazing group of young talented jazz musicians.



**Tickets on sale at Nepenthe Office, June 15**

*(Continued on page 3)*

### Traffic Town Hall Meeting

How are speed limits determined? Why can't cars turn west on to Fair Oaks Blvd. from Campus Commons Road? Are "speed bumps" effective? What plans are in place to ease the congestion that will be caused by the development at University Village and other nearby areas?



Join your neighbors, Councilmember Eric Guerra and Eric Poon, Traffic Investigator with the City of Sacramento Department of Public Works – Transportation Division on Thursday, June 15<sup>th</sup> from 5:30 pm – 7:00 pm at the Nepenthe Clubhouse to learn the answers to these questions and more as we discuss traffic issues affecting our neighborhood.

This Town Hall Meeting is a presentation of the Nepenthe Outreach Committee. All residents are welcome and encouraged to attend. Refreshments will be served at 5:30 pm. The

program will begin at 5:45 with a short, formal presentation by "the Erics". At 6:00, they will open the floor for your questions, concerns and suggestions. The Town Hall meeting will end promptly at 7:00 pm. Be sure to mark your calendars and be at the Nepenthe Clubhouse for an enjoyable and informative evening. Don't miss this opportunity to learn more about resources available to us and let your city public servants know what's on your mind! -Kathleen Montgomery, Outreach Committee

# Nepenthe Architectural Modifications

## April 11, 2017 Meeting

305 Dunbarton Circle	Window Replacement
1390 Commons Drive	Shade Structure- Awning
501 Elmhurst Circle	Skylights
1473 University Ave.	Solar Tubes
710 Elmhurst Circle	Handrail
29 Adelphi Court	Shade Structure- Awning
1137 Vanderbilt Way	HVAC Replacement
406 Elmhurst Circle	HVAC Replacement

## May 9, 2017 Meeting

106 Dunbarton Circle	Window Replacement
514 Dunbarton	Window Replacement
106 Dunbarton	Patio Hardscape
504 Elmhurst	Security Cameras
812 Dunbarton	Relocate Downspout
1035 Commons	Shade Structure- Trellis
2314 Swarthmore	Patio Hardscape
300 Dunbarton	Window/Slider Replacements

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, June 13th at 5:30pm in the Clubhouse Lounge**

## April Budget Report

Actual year-to-date income of \$1,114,213 versus year-to-date budgeted income of \$1,115,656 produced a positive variance of \$28,557.

Actual year-to-date operating expenses of \$346,450 versus year-to-date budgeted expenses of \$435,488 produced a positive variance of \$88,988.

The two combined variances produced a positive year-to-date variance of \$117,546.

## April Cash Flow Report

Sources / Uses	Operations	Reserves
<b>Beginning Balance 1/1/2017</b>	<b>303,773</b>	<b>5,552,488</b>
Prior year due to Ops from mgmt	52	
<b>Plus Income</b>	<b>\$1,144,213</b>	
Reserve Investment Income		\$13,209
Contributions to Reserve		\$680,168
<b>Less Operating Expenses</b>	<b>(\$346,450)</b>	
Reserve Funding	(\$680,168)	
Reserve Expenditures		(\$546,408)
Receivable from Management	(0)	
<b>Ending Balance 4/30/2017</b>	<b>\$421,343</b>	<b>\$5,699,456</b>

# Upgrade To Dual Paned Windows

Thinking of replacing your single-paned windows with dual-paned ones? Looking for energy efficiency? Updated look? Noise reduction? The Nepenthe Architectural Review Committee can help. How many people really know the details of code requirements, ensuring contractor insurance, or methods of installing and sealing?

The committee's goal is for homeowners to have a successful, "painless" experience. The committee has created a new window and patio slider replacement questionnaire. This questionnaire helps homeowners with asking the contractor for pertinent information. This information will answer most questions the committee would ask. It also helps make the homeowner more aware of what a contractor should do.

This questionnaire should make talking with a contractor easier and make the approval process a breeze. This is in addition to the current homeowner application. Check out this new aid on our website at [nepenthehoa.com](http://nepenthehoa.com). Please don't forget you can always contact the ARC Committee or Management with questions. -Diane Vanderpot, Architectural Review Committee



## Jazz By The Pool cont.

*(Continued from page 1)*

**July 30, 6-8:30 PM Dan Whitney, 5 Rivers Band** Desert Dan Whitney has been playing guitar and singing since he was 7 years old. He added the harmonica in the mid 90s to enhance his music. His real love is songwriting; he began composing when he was just 19, and now has a repertoire of 25 original compositions. Dan is skilled in performing country and classical rock. He resides in Sacramento and will be a welcome new addition to our Nepenthe Jazz @ the Pool in July.

**Tickets on sale at Nepenthe Office, July 20**

**August 27, 6-8:30 PM The Camellia Symphony String Quintet** Camellia String Quintet is composed of Sacramento musicians who have played together for 100's of wedding and special events. The repertoire is a mix of classical and popular music including today's favorites. Whether it's Journey, Beatles, or Bach, they play music to complement all moods and occasions. So, enjoy the soothing and popular contemporary music at the Nepenthe Pool on August 27.

**Tickets on sale at Nepenthe Office, August 17**





# Outreach Committee

So many of you enjoyed the Mexican Fiesta on May 4!

Such great food and several varieties of margaritas. If you missed it this year, be sure to watch for it next year.

## SUMMER CONCERTS

The Summer Concert by the pool series is scheduled again for this year. The schedule is for the concerts to be held on the LAST Sunday of June, July, and August. Tickets will be available at the office

## MINI-SPEAKER SERIES

Our most recent events have included a mini-speaker series held on the first Saturday of the month at the Saturday coffees. So far, we have had an attorney discuss avoiding inheritance pitfalls, and an antiques specialist shared some insight on what is an antique. In the future, we plan to have an audiologist, a medicare specialist, and a travel agent. If you have suggestions or know of someone to add to our list, please let us know.

## TOWN FORUM

On June 15 our council person, Eric Guerra, will be at a Town Forum at the clubhouse. He will be accompanied by Eric Poon, a traffic engineer from the Traffic Department. I'm sure that everyone has some questions about the traffic in our area. Plan to attend and speak directly with your representative.

June 15 – 5:30 PM

## UPCOMING EVENTS

We have a tentative plan to have a Parking Lot Sale on September 9. Start gathering items that you would like to find a new home for.



## Private Street Clean-up

Looking to clean out your garage? If you have old junk or trash you are looking to get rid of we will be placing four large dumpsters on the private streets. They will be located in front of 407 Dunbarton, 1001 Dunbarton, 800 Elmhurst and 328 Elmhurst. Republic Service will drop them off in the morning on June 23, 2017 and will pick them up in the morning of June 27,



2017.  
See list  
on the  
dumpster  
– some  
items are



**Isn't it lovely?**



# President's Report

At the May 17 annual meeting the election committee counted votes for and against the proposed CC&R amendment. It turned out that 243 of our 590 members had not voted. As of this writing, an additional 36 votes have been received at the office. Several volunteers are reaching out to those who did not vote to encourage them to do so. If you haven't done so already, please act now by going to the office and placing your ballot in the box. If you no longer have the materials we mailed you in April, the office can provide them.

A YES vote will better empower your board to reduce the number and concentration of vehicles parked on the street. Based on survey results earlier this year, the board believes most of you want us to take such action. Your support would be most appreciated! Please act now. Polls close this coming Friday, June 16.

If you've lost your ballot materials, you can pick up another packet at the office. Please remember that the office is closed for lunch from 1:00 pm to 2:00 pm. -Steve Huffman

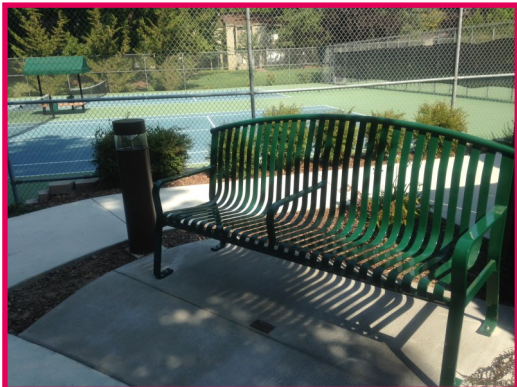
## Reserve Project

### Your Reserve Dollars at Work

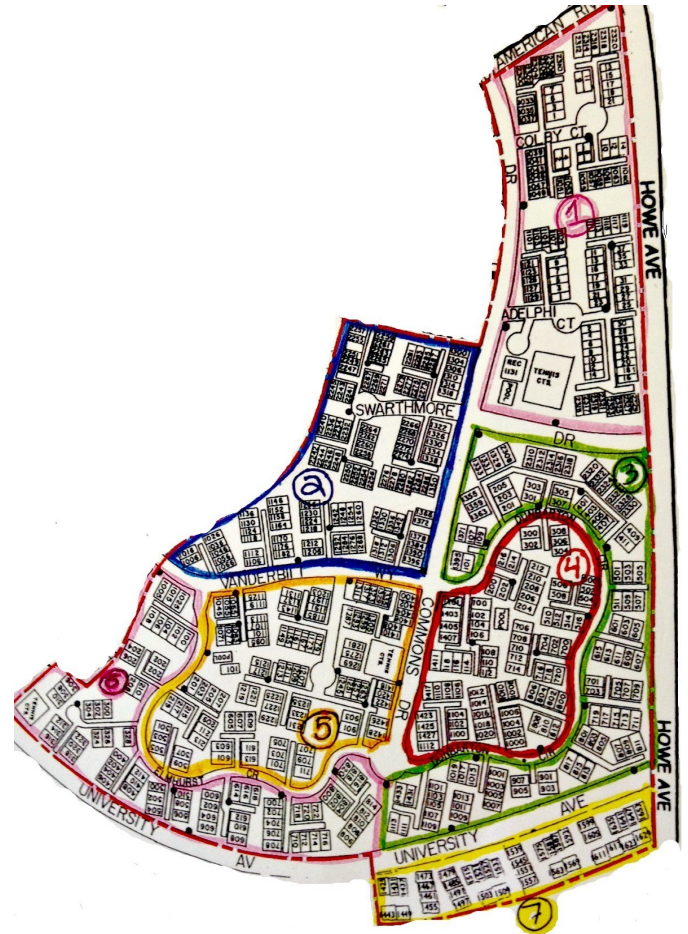
Red Leaf Development was chosen by your Board of Directors to complete concrete work in the community. There is a list of approximately thirty locations where the existing concrete must be removed and new concrete poured. Most of the time this is due to tree roots lifting the walkways, driveways and sidewalks.

This time, though, there are two bench pads to be poured. The benches are part of a program the Board adopted two years ago in response to homeowner requests for places to sit and enjoy our beautiful grounds. You've see one of the benches at the clubhouse on the walkway towards the tennis courts. The new benches are slated for the western edge of the Swarthmore/Vanderbilt greenbelt and the south edge of the small green space on Dunbarton that runs from 300 to 500.

If you would like to learn more about the bench program, please visit [www.NepentheHOA.com](http://www.NepentheHOA.com) and go to Governance, choose Grounds Committee and click on "Approved Standards- Benches"



# Grounds Report



- Mow Days
  - Zones 3, 4, 7: Tuesday
  - Zones 5 & 6: Wednesday
  - Zones 1 & 2: Friday
- Spray Irrigation: Runs 3 nights weekly, 2 times each night.
- Drip Irrigation: Runs every week day
- Please report broken sprinkler heads to the office at 916-929-8380.
- Board approved tree work at the last meeting. The reports and proposals are available on the website at [www.NepentheHOA.com/announcements](http://www.NepentheHOA.com/announcements).
- TurfPro is on the property now injecting the root systems of many of our redwood trees. This Deep Root Treatment will help the redwoods retain the moisture they need during the dry summer months.
- Remember, yard clippings can be put out in bags on **Sunday** nights for Monday pick up. Place them at the intersection of where your alley meets your street.
- Did you know that Target carries paper lawn bags? What a green option! Plus, they stand up for you to fill- so nice!
- Also, in your patio, make sure your irrigation system is functioning as it should. Especially before you go on vacation. You don't want to come home to a flooded patio!
- See the last page of this newsletter for information about the Sacramento-Yolo Mosquito and Vector Control District. Preventing standing water to avoid mosquito breeding areas is



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](http://www.NepentheHOA.com)

### Management Staff:

Betsi Ledesma, General Manager, [betsi.ledesma@fsresidential.com](mailto:betsi.ledesma@fsresidential.com)

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

Danielle Davis, Administrative Assistant, [danielle.davis@fsresidential.com](mailto:danielle.davis@fsresidential.com)

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

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

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 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](mailto:steve@huffmanstrategy.com), 916-214-4500

Joan Haradon, Vice-President, [joanh3860@gmail.com](mailto:joanh3860@gmail.com), 916-993-5344

Christina George, Treasurer, [cjadot@comcast.net](mailto:cjadot@comcast.net), 916-600-8787

Linda Cook, Secretary, [linda\\_cook@att.net](mailto: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 Arndorfer, 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*

### Special Team Skill Building Event!

All are welcome to attend.

For our committee members and possible future members.

Wednesday, June 28th, 5:30 pm

Nepenthe Clubhouse

RSVP to management by Monday, June 26

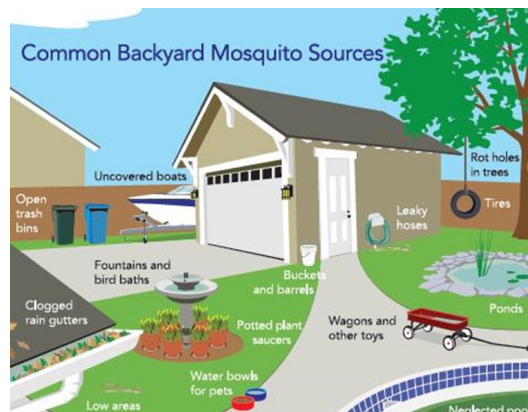
## Fight The Bite

Do you have standing water? You may be creating a mosquito breeding ground. Mosquitos spread West Nile Disease. Get more information here: <http://www.fightthebite.net/mosquitoes/>

From the Yolo-Sacramento Mosquito and Vector Control District:

Help us protect you and your community by reporting dead birds and squirrels. Our District and the California Department of Public Health use dead bird reports to help identify increased West Nile virus activity in an area. Crows and magpies are particularly susceptible to the disease, so they make excellent early warning sentinels for virus activity.

If you see a bird that has been dead for less than 24 hours, please call 1-877-WNV-BIRD (1-877-968-2473)



*\* For calendar of events please see the Nepenthe website (address above). Event Calendar*