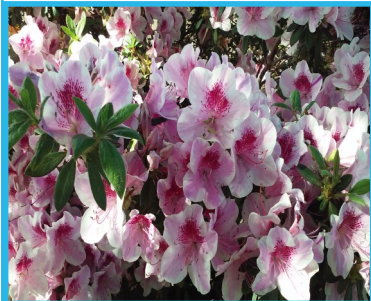


July 2017

Nepenthe Association



LARGE ASSOCIATION OF THE YEAR NORTHERN CALIFORNIA

THE NEPENTHE NEWS

Jazz By The Pool

Thank You, Sponsors!

A huge thank you to all of our resident Realtors for sponsorship and support for our summer concerts. The following Realtors made contributions for our June 25, JAZZ at the Pool:

Nancy Arndorfer, Lyon Real Estate
Barbara Frago, Lyon Real Estate
Roger & Scott Hackney, Hackney and Company
Jenny Smith/Renee Catricala Team, Keller Williams Realty
Sue Smith, Coldwell Banker Real Estate
Paige Tiffany, Keller Williams Realty

COMING SOON, July 30 JAZZ by the POOL with Dan Whitney, 5 Rivers Band. Desert Dan Whitney has been playing guitar and singing since he was 7 years old. He added he harmonica in the mid 90s to enhance his musical style. His real love is songwriting; he began composing when he was just 19 years old, 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 new and welcome addition to our Nepenthe JAZZ by the POOL.

Tickets on sale at Nepenthe Office beginning July 20
Food Truck will be on site July 30, 5:30-8:00pm

2018 Landscape Contract

I believe we can all agree that the quality of our landscape is key to how we and prospective buyers perceive Nepenthe Association. For that reason we devote much staff and volunteer time to making our grounds beautiful. When you see members of the Grounds Committee, thank them. We also spend a lot of money. This year's budget is \$345,324 or 26 percent of all expenses.

Another way to view it is each owner pays \$48.77 a month towards the monthly landscape contract. In a standard home, landscape service generally runs \$100-\$200 monthly according to Home Advisor.



In addition this year we have set aside \$527,187 from reserves for replacement of irrigation, shrubs and trees. That's 28 percent of the total forecast reserve expenditures.

GP Landscape is our current, primary contractor. They give us excellent service. Much of what we spend in landscaping goes to them. Their industry is labor-intensive and many of their employees work at minimum wage, which is currently \$11.00 per hour per California law. That will rise to \$12.00 in 2018 and grow by

dollar increments each year until it reaches \$15.00 in 2021. That cost pressure is felt by not only GP but all of its competitors.

Should we negotiate a contract renewal with

(Continued on page 3)

Nepenthe Architectural Modifications

1318 Commons Drive	Window and patio door replacement
215 Elmhurst Circle	Trellis/Patio Cover
2257 Swarthmore Drive	Retractable Awning
13 Colby Court	Hardscape installation
324 Elmhurst Circle	Window & Patio Doors replacement
504 Elmhurst Circle	Fence expansion to accommodate air conditioning compressor
811 Dunbarton Circle	Window replacements
7 Colby Court	Window & Patio Doors replacement
1011 Dunbarton Circle	Window Replacements
217 Elmhurst Circle	Window Replacements
19 Colby Court	HVAC System
2 Colby Court	HVAC System
1107 Commons Drive	HVAC System

The improvements listed were approved by the Board of Directors on July 5th. If you wish to make any exterior changes to your unit that are visible to the community, could impact drainage 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, July 11th at 5:30pm in the Clubhouse Lounge

May Budget Report

Actual year-to-date income of \$1,439,661 versus year-to-date budgeted income of \$1,394,570 produced a positive variance of \$45,091.

Actual year-to-date operating expenses of \$473,788 versus year-to-date budgeted expenses of \$544,360 produced a positive variance of \$70,572.

The two combined variances produced a positive year-to-date variance of \$115,663.

May 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	\$1,439,661	
Reserve Investment Income		\$15,122
Contributions to Reserve		\$850,210
Less Operating Expenses	(\$473,788)	
Reserve Funding	(\$850,210)	
Reserve Expenditures		(\$644,994)
Receivable from Management	(0)	
Ending Balance 5/31/2017	\$419,372	\$5,772,826

2018 Landscape Contract, cont.

(Continued from page 1)

GP, or should we seek competitive bids? The Grounds Committee recommends negotiating a new contract with GP, but the board has not taken action. This matter will be on the board's agenda at its next regular meeting August 2nd.

Meanwhile, at the board's request, the Finance Committee will examine the contract and bring its own recommendation.

We have a good record at Nepenthe Association of controlling costs. Since 2009, the year after the last special assessment, the compound increase in the monthly assessment has been only 2.05 percent. That is an excellent record! We need to continue to give high priority to controlling costs. Recent examples are getting rebates from the City for installing drip irrigation in the amount of \$50,000 (more to be expected this year and in 2018), and reducing water use. Those actions will offset water cost when the price of water goes up, which it surely will.

- Steve Huffman, President



Weekend DIY Projects for Your Home

If you've got an itch to make a change to your home, but you're on a limited budget with a small timeframe, don't feel discouraged. Many projects can be completed on a tight budget, and they won't take more than a few days. Spend your weekend sprucing up your patio or freshening up your kitchen to add value and wow factor to your home.

First Impressions

Ensure your home makes a good first impression by paying special attention to the entrance of your home. A welcoming and fun color on your front door can add major curb appeal. Check with the office to see the full complement of permitted door colors or view them on the website [here](#). You can also update the hardware on the door and add a welcome mat and potted plants near the door. Change out outdoor lighting fixtures to brighten the walkway and add style to your home.

Don't stop at the door. Carry the upgrades through the front door and into the entryway by adding a piece of furniture that serves as a focal point and a storage area. This idea is especially handy if your home lacks a traditional entry closet or a built-in shelving system. Bring life to your backyard over the weekend by creating a relaxing patio area. With flagstone, you can easily create an outdoor patio in two or three days and don't need to use concrete or mortar. Be sure to apply to the Architectural Review Committee first when changing your hardscape. Add potted plants and outdoor seating when you're finished.

All Over

Cords are impossible to get rid of, but you can conceal them with a few clever tricks to create a clean and organized look. Use a drawer, a power strip, and a divided

storage tray to serve as a serving dock in your bedside table. Phone cords, lamp cords, and other electronic cords are discreetly hidden when fed through a hole that is drilled through the back of the dresser and drawer. Place your cords and Internet router in a wicker basket under the TV, or use zip ties to secure them to the underside of an entertainment center.

Painting or adding wallpaper to a room will dramatically change the look. You don't even need to do the whole room; an accent wall can still add the wow factor for which you're looking. For a temporary and easily changeable look, use self-adhesive and repositionable wallpaper that works like a giant sticker.



(Continued on page 4)

Manager's Letter Regarding Proposed Parking Rules

I would like to provide some history behind the Parking Enforcement Rules that the Board reviewed for the first time at their meeting Wednesday night and which are currently published to the membership for comment.

Over the course of my four years here at Nepenthe, there are two common scenarios that we deal with about once a week or so in the management office:



Scenario 1: Someone comes in to discuss a ticket they received for parking on Elmhurst or Dunbarton. After some discussion, we'll discover that this is a new owner or tenant who has three drivers living in the household.

Now, in any other neighborhood, that third car would park in their driveway or on the street in front of their home. They moved to Nepenthe because they fell in love with it, but they didn't have parking on their mind unless they came from another townhome or condo association.

Once they hear the bad news that overnight parking on the private streets is prohibited, they will then ask us what the process is for obtaining a permit to park near their home. The only answer we can give them is that there is no permit process for residents and that they will need to find an alternate location for parking their car overnight. It doesn't take them long to figure out

that the public streets (Commons, Vanderbilt, Swarthmore, University, Adelphi, Colby and American River) do not contain prohibitions against overnight parking.

Scenario 2: A homeowner on a public street will call or come in to tell us that guests can never find parking in front of their home because there are already a string of cars parking there. We then have the unfortunate task of telling them, "We're so sorry, we have no jurisdiction over the public streets."

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Weekend DIY Projects for Your Home, cont.

(Continued from page 3)

While some rooms take a few hours to complete, other rooms are larger and can take a few days. For these weekend-long paint jobs, store furniture in storage so it's out of the way and won't get damaged. Consider hiring professional help for assistance with moving items into storage.

Look for areas of the room to add architectural accents. For example, add embellishments going up the wall of the staircase or place a ceiling medallion around a fan or light fixture. You can also add crown molding to any room. Think beyond the trim. You can use crown molding to create an art piece on the wall or to create a coffered ceiling. Take a coffered ceiling to the next level with colorful paint.

Kitchen

A kitchen that feels dull can be transformed with a ceramic or glass tile backsplash, or you can install bead board underneath your island to add new life to the area. For a more modern feel, try wider plank paneling. Updating the hardware on the cabinets and drawers seems like a small change, but it can make a big difference. You can also paint or stain your cabinets for a completely new look. Transform any eating area in your kitchen with new light fixtures. The kitchen faucet can be replaced for a simple and quick update. Ensure that the configuration matches your existing sink.

When you only have the weekends to make home improvements, you want to stick with small projects that will have a big impact. From the entryway to the bathroom, there are plenty of projects you can tackle. Some projects take less than an hour to complete, while others will span the entire weekend. No matter which project you choose, you're sure to make a positive improvement in your home without going over budget. -Paul Denikin | paul_denikin@dadknowsdiy.com

Manager's Letter Regarding Proposed Parking Rules, cont.

(Continued from page 4)

So, the homeowner on Dunbarton enjoys a view out of a magazine- green trees and lush landscape. The homeowner on Commons who pays the same monthly assessment to Nepenthe enjoys a view of a parking lot.

This situation concerned me quite a bit, so in May 2016 I wrote a set of parking rules and asked the Board to consider adopting them so that this inequity could be addressed. They looked very similar to the rules that are currently under Board consideration.

If one is not involved in the day-to-day front desk operations, one might not be aware of this inequity. The Board decided to commission an ad hoc committee to look at parking and see if, indeed, there really was some sort of problem. The committee explored the topic in depth and came to see that there is, indeed, a problem. They submitted their report to the directors in August 2016 with the recommendation that the Board solicit the needs of the community and revise the governing documents to reflect the consensus of the owners. Their report is available upon request.

To that end, two surveys were published and two town hall meetings were held. The overwhelming message received is that the requirement for garage parking should be enforced and that there should be no overnight street parking by residents, but that there should be a means to grant exceptions.

At that point, the directors needed to decide whether to attempt a CC&R amendment or to adopt rules using their authority provided by the governing documents.

The CC&R Amendment, because it requires a majority of all owners to approve it, is the clearest mandate and most easily defended if challenged by a lawsuit. The courts deem CC&Rs "reasonable" because they have been approved by this majority of all owners.

Rules, if challenged legally, must be proved reasonable. The association would need to be able to show that a problem existed, that it sought input from the members and that it provided ample notice and opportunity for comment to the membership of the pending rule and then, once adopted, that the rule was distributed to all owners.

These proposed rules originated with me, a professional community association manager who observed a problem. Investigation by the association bore out the truth of the problem.

The proposed CC&R amendment's failure to pass does not necessarily mean that a majority of owners opposed it. A clear majority of those who did vote approved the amendment. 258 of the 390 votes received were in favor of the amendment while 132 were opposed. Unfortunately, 295 yes votes were needed to pass the amendment.

The vote results also do not mean that the original problem noted by the manager and the committee does not continue to exist. It does.

The Board of Directors has extended the comment period for the proposed rules until their September 6th meeting. Any homeowner wishing to comment on this rule change is encouraged to so. All comments must be in written form and received by August 30th in

order to be included in the September 6th Board packet. The written comments may be emailed to Nepenthe.HOA@fsresidential.com or mailed or dropped off at the main Clubhouse on Commons Drive.





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

Danielle Davis, Administrative Assistant, danielle.davis@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

Christina George, Treasurer, cjadot@comcast.net, 916-921-2793

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

Committees

Board of Directors - 5:30 PM, Clubhouse,
1st Wednesday of every 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, Clubhouse Library, 2nd
Tuesday each month

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

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

Pickleball

Come join us for the fastest growing sport:
PICKLEBALL

at the

Nepenthe Clubhouse Courts

Tuesday, Thursday,
and Saturday
9:00 am

We have equipment
to loan!

We can teach you!



* 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.