

August 2016

Nepenthe Association



Jazz By The Pool

August 28, 2016 6-8PM

Valerie V and Big Band

Fresh from their Cache Creek tour (you may have seen and heard them rehearsing in our clubhouse!) Please join us, Sunday, August 28, Jazz by the Pool in welcoming our own jazz vocalist in residence, Valerie V and her BIG BAND of great musicians led by Chet Chwalik, for The Great American Songbook and all that jazz--the music we love to love and the musicians who take us back to Basie, Ellington, Dorsey, and CHWALIK! Don't miss this unique experience in our own neighborhood--see you there!



**Tickets go on sale August 15, 2016
at Nepenthe Office.**

Residents \$10

Guests \$15

Children FREE

A Letter From Your President

Hello, everyone:

The Nepenthe Board of Directors has a lot going on this month. First up was the issue of age restriction at the pools, which was determined to be illegal. Since the true reason for restricting age was controlling noise, the alternative is to establish quiet hours at each pool. And, of course, how do you define quiet? We need to rely on common courtesy, and self-policing with backing by pool rules. This will come up for action at the September meeting.



Another pool issue is that of heating the Elmhurst pool. Previously, the cost of extending gas lines to the pool was prohibitive, but the cost has been coming down as homeowners in the area add gas. If confirmed to be reasonable in cost, reserve funding for heating the pool will be proposed.

Overnight and extended street parking is a hot issue being studied by an ad hoc commit-

Nepenthe Approved Architectural Modifications

Address	Modification
219 Elmhurst Circle	Skylight Replacement
711 Elmhurst Circle	Window Replacement
817 Dunbarton Circle	Skylight and Solar Tube Installation
1426 Commons Drive	Window Replacement
905 Dunbarton Circle	Window Replacement
2308 Swarthmore Drive	Solar Tube Installation
114 Dunbarton Circle	HVAC Replacement
1418 Commons Drive	HVAC Replacement

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.

June Budget Report

Actual year-to-date income of \$1,632,011 versus year-to-date budgeted income of \$1,629,774 produced a negative positive variance of \$2,237.

Actual year-to-date operating expenses of \$478,741 versus year-to-date budgeted expenses of \$647,178 produced a positive expenses variance of \$168,437.

The two combined variances produced a positive year-to-date variance of \$170,675.

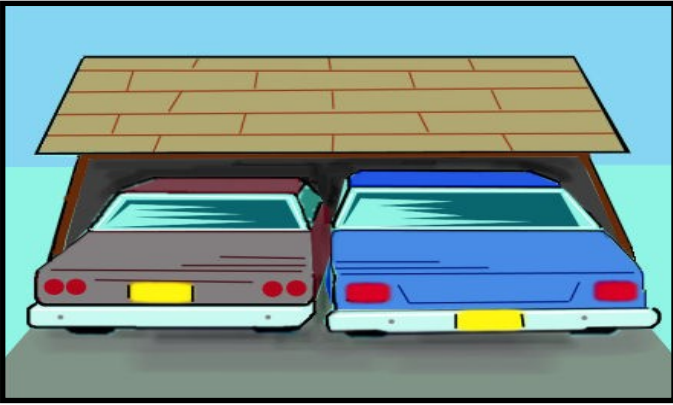


June Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2015	267,381	4,935,051
Prior year due to Ops from mgmt	91	
Plus Income	\$1,632,011	
Reserve Investment Income		\$20,631
Contributions to Reserve		\$982,596
Less Operating Expenses	(\$478,741)	
Reserve Funding	(\$982,596)	
Reserve Expenditures		(\$612,632)
Receivable from Management	(0)	
Ending Balance 06/30/2016	\$438,177	\$5,325,646

A Letter From Your President cont.

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tee. This street parking was thought to result from a combination of homeowners with more than two cars and homeowners using their garages for storage. One of the questions studied is whether Nepenthe can establish rules for parking on public streets, and had received a legal opinion that we can do so. The next step is to determine a parking policy, and then a fair and effective way to enforce it. Revision of the CC&R's will be needed to clarify the policy, which will take some time, but we need a way to deal with the issue in the interim. An email survey or a community forum meeting may help with this.

Another ad hoc committee is studying the use of the parcel on University Avenue, which is currently an unused tennis court and a contractor storage yard for siding repairs. The committee had come up with a number of potential uses, and the Board directed the committee to investigate more fully the alternative of a combination of overflow vehicle parking and contractor storage yard. This would be simpler and less expensive to implement, may avoid controversy over commercial use, and might assist with the overflow parking on streets.



Stay tuned!

Sincerely, Ivan Gennis, President

Manager's Notes

The following are status updates on various **facilities projects**:

Tennis/Pickleball Court sealing contract was signed by all parties. The work will take place during the first two weeks of September. More information will be published as it comes available.

Phase II Siding and Painting is approximately 98% completed.

Phase III will be beginning in September.

James E. Williams is preparing an estimate to remove the decommissioned sauna and turn the space into a regular storage closet. The main purpose will be to store the chaise lounges and chairs during the winter months. The estimate will be available for Board review at the September 7, 2016 open session.

The Dunbarton gate system was repaired Monday, August 1, 2016.

The pools have all passed their annual inspections by the County of Sacramento.

The **tree work** outlined below was recommended by the Arborist and Grounds Committee and was approved at the August 3rd open session of the Board of Directors:

Removal of failing Tulip 101 on Howe Ave. berm near 27 Adelphi, \$3,100.00



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Manager's Notes cont.

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Removal of dead Locust 756 at 811 Dunbarton, \$840.00

Removal of failing Plum 411 at 2265 Swarthmore,
\$470.00

Removal of failing Birch 899 at 1333 Commons, \$840.00

Remove the diseased Birches 1990 & 1991 at 1025 Vanderbilt, \$1,350

Removal of dead Birch 1521 at 1113 Vanderbilt, \$840.00

Removal of dead Locust 1566 at 1161 Vanderbilt, \$840.00

For Liquidambar 371 at 2310 American River Drive,
Crown reduction to subdue co-dominant stem.



Weight reduction pruning, \$2,720

Remove Liquidambar 634 and 635 at 1106 Vanderbilt,
\$6,100.00. Continuing damage to hardscape and
home foundation.

Remove decaying Birch 606 at 1212 Vanderbilt, \$1,800

In other **tree news**, Elsa Morrison, Grounds Committee Steward for Zone 2 has agreed to take on the task of overseeing the development of our young trees. She'll be monitoring them to see that they get the care they need at the time they need it. Thank you, Elsa!

If you live near a **redwood** or grove of redwoods, please consider watering them. We have soaker hoses and buckets here and you are happy to borrow them for the remainder of the summer. Let us know if you can help and we'll discuss the means together.

Elsewhere in the **landscape**, the Grounds Committee continues to walk one zone every week. If you should find that shrubs have been removed and would like to know more about the plan, you are welcome to get in touch with me to look at the walk notes and discuss your preferences. The Grounds Committee page on

the website, www.nepenthehoa.com/grounds-committee, is a wealth of information about why and how we do things.

The **deep pruning** that we have been doing throughout the community continues. It is species-specific and is intended to rejuvenate the plants. We've seen remarkable results from this work. We have been working on this project for about a year now, but this might be the first time you've seen it in your area. I know it can be quite jarring when you first see it, but I assure you, these shrubs will recover more quickly than you can believe. In fact, 1359 Commons was one of the first and the shrubs there in the front and alley side look absolutely lovely.

To read more about what we are doing, here is a link to a document on our community website that we are using as our model for this project:

<http://nepenthehoa.com/wp-content/uploads/2015/10/Pruning-Tips-to-Salvage-an-Overgrown-Landscape--State-by-State-Gardening.pdf>

Lastly, a **ping pong table** will soon be installed outside the



main lounge at the clubhouse. Balls and paddles will be provided, so come on down and see if you can perfect your skills for the next Olympic Games!

That's all the news I have at the moment, but it sure feels like plenty! Please feel free to reach out to me if you have comments or questions. I love this community and I love working here- your input is always welcome.

Parking Committee Reports to Board

The Ad Hoc Parking Committee was appointed by the Board on July 6th to study the parking issues and concerns on public and private streets within Nepenthe. They presented their findings and recommendations to the Board on August 3rd. This report is available to you in the office and online under Announcements at the bottom of the home page at www.NepentheHOA.com.

The Board agreed to proceed with a series of Town Hall Meetings to solicit input from all residents before committing to any changes in the current parking guidelines/rules. The focus will be to develop parking rules for public and private streets that are clear, fair and equitable. Dates for the Town Hall meeting will be forthcoming.



OUTREACH COMMITTEE

By now you know that the July concert by the pool was rescheduled. The next concert will be August 28, and the rescheduled concert will be on September 25. Be sure to mark your calendar.

And while you are marking your calendar, August 11 will be our next Happy Hour Social. That will be at 5 PM at the Nepenthe Clubhouse. As usual, bring whatever beverage you would like to drink. If you would like to bring a snack to share, that would be great, but not necessary.

Here's another date. There will be a Parking Lot Sale on August 27 at the clubhouse. You can rent a space for \$10. Clean out your garage and closets and get some cash for that extra "stuff". Sac State classes start on August 29 and there should be students who need some of that "stuff".

Ongoing dates – Coffee at the Clubhouse Every Saturday at 10 AM. Stop by and meet some of your great neighbors.

The Committee meets on the third Wednesday of the month at the clubhouse. We recently changed our meeting time to 5 PM. All are welcome to attend.



DOG LOVERS REPORT

The Dog Lovers group is made up of people who have dogs, or like dogs, or like people who like dogs. Membership is open to all and cost is only \$10 a year.

Recently the members facilitated a Neighborhood Picnic. It was open to all residents and "well-behaved dogs on leash" were welcome. A food truck was available for those who didn't pack a picnic lunch. A great time was had by all and we will plan to do it again in the future.

Another event was the grand opening of the University Avenue Dog

Park. There was a great turnout with great fanfare, and lots and lots of dogs. It is a beautiful park and we are grateful to have it.

There are two on-going Meet, Greet and Walk activities. Tuesdays at 6:30 PM we meet at the tennis courts on Commons Drive, and on Thursdays we meet at 9 AM at the playground on Hartnell. No dog necessary. Just a social time to meet some neighbors and stroll around our beautiful environment. Come and join us.

Watch for announcements of future events.

Gerry@gerrygelfand.com





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

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

Joan Haradon, Member at Large, 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, 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

A Few Things To Remember

- Lawns are mowed on **Tuesdays, Wednesdays** and **Thursdays**. Work begins at 8:00 a.m.
- Garbage is picked up on **Thursdays**. Leave cans out after 5:00 p.m. **Wednesday**. Empty garbage cans may not be left in the common area.
- Leaves, clippings, etc. from your patio may be bagged and left on the street where it meets your alley only after 5:00 p.m. **Sundays** for pickup **Monday** mornings.
- If you have complaints about or suggestions for maintenance of the grounds, contact the office rather than the gardeners. Gardeners have been told not to take instructions from homeowners. Homeowners may not prune, water or otherwise cultivate in the common area.
- Maintain your patio shrubs and trees so that they have a neat appearance from the common area. They cannot interfere with maintenance of the roof, siding, fence or any part of the common area.
- If you have a question or suggestion, or need service, call the office at 929-8380 or e-mail nepenthe.hoa@fsresidential.com. The manager is Bettsi Ledesma. The Assistant Community Manager is Crystle Rhine. The Administrative Assistant (weekends and Fridays) is Roshuna Creswell.

** 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.*