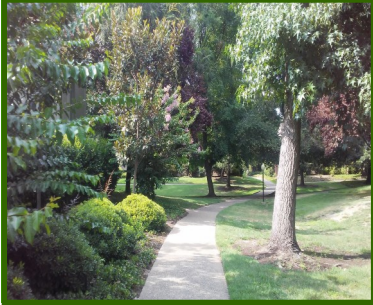


August 2017

Nepenthe Association



LARGE ASSOCIATION OF THE YEAR NORTHERN CALIFORNIA

THE NEPENTHE NEWS

Free Jazz By The Pool!

It has been three years since we began the Jazz by the Pool concert series. Three wonderful years that showed Nepenthe community support for a social event that brought music to our summer evenings, and events that brought neighbors together to enjoy picnics and wine, and often food trucks.

All of this could not have happened without the continuous support of our residents.

Each concert was self-supporting by ticket sales, and donations from our vendors, nearby businesses and supporters.

The Jazz by the Pool Committee, Linda Cook, Valerie Weinberg, and Paige Tiffany, along with the support of the Nepenthe Board would like to show our appreciation by offering a **FREE CONCERT** to Nepenthe residents on August 27, 6-8:30! Come enjoy the concert, your neighbors, a picnic and a glass of wine and let us say thank you for all your support.

A special thank you to all of our volunteers who worked on concert set up, preparations, and cleanup.

Thanks to Bill Olmstead and Will Vizzard who have continued to be our bartenders extraordinaire.

August 27, 6-8:30 Sacramento Camellia String Quartet

The Camellia String Quartet presents a repertoire of classical and popular music, including today's favorites. Journey, Beatles, or Bach, the music will complement all music lovers.

Residents must come to office to pick up their tickets for the FREE CONCERT.

Your ticket will get you 1 complimentary glass of wine.

There will **NOT** be a Food Truck for this event.

Tickets available at Nepenthe Office beginning August 21.

Nepenthe Property & Liability Insurance

In 2016, the Insurance, Legal & Safety Committee did an extensive review of our insurance coverage. Since 2011 when Ryan DeShong of Farmers Insurance became our broker, our premiums have decreased 13% from \$ 109,885 to \$ 95,786 a year. That equates to a premium of \$162 per unit per year. During that time, we increased our total building coverage from

81 million up to 86 million. Unfortunately, the Flood Insurance has increased from \$219,027 to \$286,065 a year in that same period, but is due to FEMA and outside of our control. That equates to \$485 premium per unit per year. These premiums are paid from your monthly dues.

Our success is not due to luck. We have a broker who works closely with our association and a management company who quickly responds to hazardous conditions to avoid claims. Most of all however, we have good homeowners and volunteers, who take pride in our community to make sure it remains a safe place to live. Thanks for your help.

By Jerry Dunn of the Insurance, Legal and Safety Committee



Nepenthe Architectural Modifications

1318 Commons Drive	Trellis/Patio Cover
1009 Dunbarton Cir.	Window replacements
1575 University Ave.	Approved lighting fixture on front garage exterior.
1575 University Ave.	Approved lighting fixture on side garage exterior over walkway.
204 Dunbarton Cir.	Patio hardscape
1009 Dunbarton Cir.	Gas line and meter installation
328 Elmhurst Cir.	HVAC Replacement

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, August 8th at 5:30pm in the Clubhouse Lounge

June Budget Report

Actual year-to-date income of \$1,720,982 versus year-to-date budgeted income of \$1,673,484 produced a positive variance of \$47,498.

Actual year-to-date operating expenses of \$582,984 versus year-to-date budgeted expenses of \$653,232 produced a positive variance of \$70,248.

The two combined variances produced a positive year-to-date variance of \$117,747.

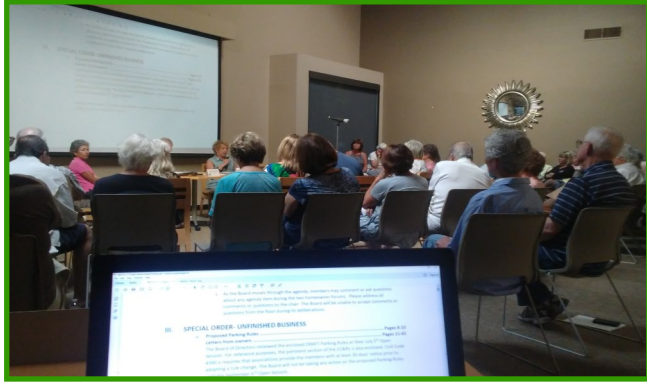
June Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2017	303,773	5,552,488
Prior year due to Ops from mgmt	52	
Plus Income	\$1,720,982	
Reserve Investment Income		\$24,745
Contributions to Reserve		\$1,020,252
Less Operating Expenses	(\$582,984)	
Reserve Funding	(\$1,020,252)	
Reserve Expenditures		(\$821,270)
Receivable from Management	(0)	
Ending Balance 6/30/17	\$421,434	\$5,776,214

From Your President

The August 2 Board Meeting

The board meeting earlier this week was unusually long; it lasted just over two hours. That was because the main topic we addressed was – you guessed it – parking, public street parking in particular. Currently we



have rules regarding private street parking only. Parking on public streets is unregulated by the Association, but the City of Sacramento has statutes governing it. But the Covenants, Conditions and Restrictions, Section 3.3, do provide for such regulation. (Go to www.nepenthehoa.com, click on Governance, then Governing Documents, then Nepenthe Association CC&Rs.)

When you're on the Board some decisions are easy to make. That's when a large majority of the membership is in agreement about an issue. But when that group splits, with more than just a few owners having strong

feelings in opposition to each other, a director's life gets much more difficult. Such is the case here. Some members say the Board should take no steps to reduce public street parking at all, rather to rely on the City to do that job. Others would allow no on-street parking by members and renters – that each residential unit must have no more than two vehicles which must only be parked in the garage. Thus, only guests would park on streets overnight. But the Board has the job of coming up with rules for all of us.

At the July meeting the Board considered a draft of rules for public street parking designed to enforce Section 3.3 and a comment period began. The period ends at the Board meeting on September 6, so we are at the midpoint of that timeframe. The Board began the discussion Wednesday evening by listening, as more than 20 attendees expressed themselves. Directors had prepared by reading written opinions from 31 residences. I asked the speakers to make their comments brief and they did so. Then we directors gave our opinions.

I said once again that I am confident the Association has the legal right to regulate parking on public streets by members, renters and guests. But, I asked, should it? I think it should to some extent. The failure of the CC&R amendment in June did not mean that the Association can in no way take action on this subject, but the fact that less than a majority of owners voted yes means, in my opinion, that we need to be more

(Continued on page 4)

Planning to Market Your Nepenthe Home?

A quick call to our management office can help you to make certain that there are no issues regarding the exterior of your home, which might impede negotiations or create delay of closure due to the discovery of a potential problem involving Common Area space. One example is earth-to-wood contact along fencing lines that might show up in an inspection. Our office staff can also help out with information about the Association maintenance history for roofs, painting and siding.

While it is the seller's responsibility to disclose information regarding the interior of the home and patio, if you have any concerns about the exterior of your home that might affect your sale please call our Manager, Bettsi Ledesma at (916) 929-8380 or email bettsi.ledesma@fsresidential.com.

We want sales of Nepenthe properties to go smoothly and in a timely fashion. Our goal is for our new neighbors to feel informed and happy in our community.



From Your President cont.

(Continued from page 3)

liberal in granting exceptions than would be the case had the amendment passed. Also, on considering the several enforcement measures in the proposed rules, I think now that only fines are reasonable when residents violate the rules. Rather than a \$100 minimum fine per infraction per the draft rules, I think that should be a maximum with lesser amounts for earlier ones. While the Association has many enforcement tools available to it, the Board employs them only when persuasion and less severe steps don't work.

In the end the Board agreed to look at revised rules and go slow for now. In the meantime public street parking will remain unregulated by the Association.

New Director

I welcome our new director, Frank Loge, to the board. He's been a member here for 20 years, and he's a former member of the Finance Committee. His career in health care would impress anyone, having served as director of hospital and clinics and chief operations officer of the UC Davis Health System. Thanks for being willing to serve, Frank. Your fellow directors and our staff look forward to working with you!

Manager's Report

Hello, Nepenthe, happy August! I hope this newsletter finds you relaxing at the pool or enjoying your central air!

The concrete work throughout the community has been completed. This was the first time we've worked with Red Leaf Development, but I hope it won't be the last. They did a beautiful job and the team was quite responsive to our needs. GP is now touching up all the areas where Red Leaf had built concrete forms and remediating those areas.

Expect to see a lot of The Grove Total Tree Care and Turf Pro over the next few weeks. Turf Pro will be providing deep root watering injections to the redwoods and The Grove has a lot of tree trimming and structural pruning to take care of on the property. If you missed it in the Board packets, two homeowner requests for removals were approved in July and one Cedar on Vanderbilt Way was recommended for removal by the arborist. In all three cases, the trees were simply planted too close to structures by the developer.

We have a record number of new homeowners. Our last report of new move-ins was the longest I've ever seen for a single month.

Most of these new Nepentheans are resident owners, so please be sure to greet them as you see them. If you are one of our newest residents, welcome! We're happy you're here! Be sure to check out the Welcome Packet on www.NepentheHOA.com and come by the clubhouse to say hi and obtain your electronic pool key (don't forget your checkbook- unfortunately we cannot accept cash at this time).

Here's a look at what will be on the directors' agenda next

month at the September 6th meeting:

The Board will look at proposals to provide construction management for roof inspections and repairs. Our roofs were replaced between 2004 and 2010 and it's time to take a good look at how they are wearing and replace any missing flashing, sealant, etc. Last winter was pretty hard on us and it's a good idea to be prepared for the upcoming winter rain and wind.

The directors will be reviewing proposed designs for an identifying sign for the west wall of the clubhouse. It appears that many people, coming to an event there for the first time, have some trouble finding us. Of course, WE all know where the clubhouse is, but first time visitors struggle. If the sign company can create a sign compatible with Nepenthe's aesthetic, the Board will vote whether to proceed.

The draft Reserve Study update has been received from Browning Reserve Group and is currently under review by the Finance Committee. It is expected that the Board will adopt the study for the upcoming year. The Finance Committee will also make their recommendation to the Board about whether to put the landscape contract to bid.

You may have seen the excellent article in this newsletter from Jerry Dunn of the Insurance, Legal and Safety Committee. They are recommending that the Board continue to obtain the association's insurance from Farmers where it appears we will be enjoying another year of excellent rates. The Board will formalize that agreement at next month's meeting.



The article below does not represent the views of the Association. Nepenthe has always strived to allow equal member access to the Clubhouse and Newsletter for topics of broad neighborhood interest.

ANOTHER POINT OF VIEW - PARKING RULE CHANGES

Pete Kieffer, a Nepenthe homeowner

I attended both of the Town Hall meetings on the subject. A lot of concern was expressed by residents about various aspects of our parking situation, principally on our "public" streets. No clear, coherent, or concise definition of "the problem" or appropriate solutions evolved. A salient issue cited by our association manager in her July Nepenthe newsletter article was: "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." First, a view from my front window does not constitute a "parking problem;" secondly, our monthly assessments, past or present, have no relevance to parking issues or privileges, whatsoever. I'm sorry, we are not all entitled to identical views from our front windows. We each got what we paid for.

After the second town hall meeting it was announced that the non-specific compendium of recorded issues and feelings would be turned over to the association attorneys for the writing of new parking rules which were subsequently offered to the Nepenthe membership as a proposed amendment to the CCR's. The product of the attorneys' efforts presented to the association membership for was ill-conceived and unenforceable, at best. The measure did not carry the majority vote required for acceptance. It was soundly defeated, 258 voting for and 330 against, including 197 "no-votes" which carry the power of "No" votes. We must accept that all "no-votes" were purposeful, and not the product of apathy as has been suggested. We can be sure that at least 132 of our members both read and understood the CCR proposal for what it was - or wasn't. Yet the Board continues to pursue implementation of its draconian parking rules contrary to the will of the Nepenthe HOA membership.

The Nepenthe parking proposal essentially envisions a Nepenthe assumption of responsibility for regulation and enforcement of parking on "public" streets which are under the jurisdiction of the City of Sacramento. A big part of our "problem" is that the City has not exactly been active in enforcing parking code on their "public" streets within our community. Might our collective efforts then, be better applied to coordinating enhanced enforcement of city parking codes with and by the City? Now, there's a novel task for the association. With better enforcement of City codes on city owned streets, we might just discover that we don't have much of a problem after all. Should our association attempt to regulate and enforce HOA rules on "public" city streets without conspicuous City involvement, the parking "problems" haven't even begun.

Shifting some or all of the "public" street problem to the "private" streets will only shift the problem to "private" streets. Parking rules on our "private" streets will not be enforced by the City; and, it is improbable Nepenthe can effectively enforce them without committing substantial resources to the effort.

I am not willing to pay that price. Our association dues are already high enough.

We have to consider, too, that since our "private" streets have no sidewalks, they are walkways in themselves. They are narrow, sinuous, and ill-suited for parking. Ask, too: How many residents purchased units on "private" streets simply to enjoy uncluttered streets? I am one. I knew the rules when I bought my unit and I have followed them .. as have all my immediate neighbors. We will not give up that amenity we purchased with our homes.

*Please refer to the "Manager's Letter Regarding Proposed Parking Rules" in the July 2017 Nepenthe Newsletter. To set the record straight: Up until two years ago, the monthly assessment for those who lived on "private" streets was \$3 more than paid by those who did not. This collective \$3 per unit burden for those who live on "private" streets was redistributed among all Nepenthe residences to alleviate some association accounting problem. I personally paid an extra \$648 for the privilege of living on one of the "private" streets for 18 years. **Please note:** This, as with the view from my front window, has absolutely nothing to do with parking.*

Carefully consider the Board's proposed parking plan which would attempt to impose draconian rules for parking on streets over which it has no legal jurisdiction. Join us in opposing this intrusive action. Learn how you can help by contacting us at Nepentheparkingrights@gmail.com.



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

Frank Loge, Member at Large, fjloge@gmail.com, 916-296-3787

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

**Check out the new interactive map on the
website.**

<http://nepenthehoa.com/interactive-community-map/>.

Dates and times may vary, check calendar on website

10 Reasons To Volunteer

- 1. Protect your self-interests.** Protect your property values and maintain the quality of life in your community.
- 2. Correct a problem.** Have you noticed increased speeding throughout the community, or would you like to see improvements within the common area?
- 3. Be sociable.** Meet your neighbors, make friends and exchange opinions.
- 4. Give back.** Repay a little of what has been done for you.
- 5. Advance your career.** Build your personal resume by including your community volunteer service.
- 6. Have some fun.** Association work is not drudgery. It is fun accomplishing good things with your neighbors.
- 7. Get educated.** Learn how it is done—we will train you.
- 8. Express yourself.** Help with creative projects like community beautification.
- 9. Earn recognition.** If you would like a little attention or validation, your contributions will be recognized and celebrated.
- 10. Try some altruism.** Improve society by helping others.

* 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.