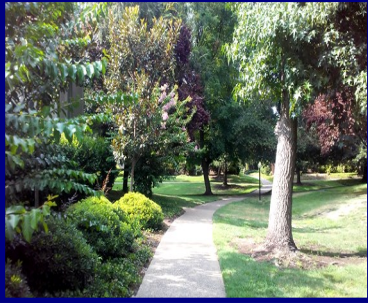


September 2017

Nepenthe Association



LARGE ASSOCIATION OF THE YEAR NORTHERN CALIFORNIA

# THE NEPENTHE NEWS

## From Your President

### Actions re: Parking at the September 6 Board Meeting

Much happened Wednesday evening on this subject. The July board meeting agenda included draft rules designed to enforce the street parking provisions in our CC&Rs. During the intervening comment period, many owners communicated opinions both in favor of, and in opposition to, the draft rules.

Meanwhile prior to the meeting, directors Christina George and Frank Loge suggested a way forward in a memo to the other directors. It was on the agenda for possible approval. They proposed the following next steps:

The board instruct management to enforce the provision in the CC&Rs (passed by a majority of the membership in 2015) prohibiting the use of a resident's garage that would preclude the resident from parking their vehicle(s) in the garage.

The board appoint Christina George to represent it to meet with management to assess red curb or parking signage enhancements to our private streets and provide the board with recommendations at its October 4 meeting.

The board appoint Frank Loge to represent it to meet with management and the City of Sacramento to develop actions the city is willing to take to improve parking control on Nepenthe public streets. Items to consider are, but not limited to: red curb enhancements, the city's no parking signage, increased parking patrols, or any other appropriate measures. Frank to provide the board with recommendations at its October 4 meeting.

The board was persuaded that this plan is the best way forward. Accordingly the draft rules were not passed, in fact, no director made a motion to approve them. And it did give Frank and Christina the approval to move ahead. It also agreed to direct management to enforce the CC&R provision regarding the use of garages.

I know I speak for the board when I say we need to reduce the number and concentration of vehicles parked on our public streets. Hopefully, through these actions we can get there.

## Grounds Report

The Grove Total Tree Care is on the property taking care of tree pruning and health care as called out in the Arborist's reports for June and July. The Board approved the reports in Open Session after they were reviewed and recommended by the Grounds Committee. Currently members can view the Arborist's reports at the clubhouse, but soon there will be a page on the website where all the reports will be stored digitally, allowing for easy access when it is most convenient.

The same holds true for the Landscape Zone Walk Notes. If you're not familiar with how Nepenthe manages the replenishment of plant material, it starts with the weekly zone walks. There are seven zones in Nepenthe and one zone per week is walked by management, the landscaper and dedicated volunteers from the Grounds Committee. Often, the Board liaison to



*(Continued on page 3)*

# Nepenthe Architectural Modifications

407 Dunbarton	Window Replacements
1049 Commons	Window Replacements
1049 Commons	Solartubes
1521 University	Window Replacements
2320 Swarthmore	Window Replacements
2330 Swarthmore	Window Replacements
801 Dunbarton	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, September 12th at 5:30pm in the Clubhouse Lounge**

## July Budget Report

Actual year-to-date income of \$1,999,508 versus year-to-date budgeted income of \$1,952,398 produced a positive variance of \$73,466.

Actual year-to-date operating expenses of \$655,096 versus year-to-date budgeted expenses of \$762,104 produced a positive variance of \$107,008.

The two combined variances produced a positive year-to-date variance of \$154,118.

## July 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>\$1,999,580</b>	
Reserve Investment Income		\$26,356
Contributions to Reserve		\$1,190,294
<b>Less Operating Expenses</b>	<b>(\$655,096)</b>	
Reserve Funding	(\$1,190,294)	
Reserve Expenditures		(\$902,306)
Receivable from Management	(0)	
<b>Ending Balance 6/30/17</b>	<b>\$458,552</b>	<b>\$5,866,832</b>

## Upcoming Events at the Campus Commons Clubhouse

**Every Saturday at 10 AM. For the time being we are meeting at the Campus Commons Clubhouse 650 Commons Drive.**

**All residents of Nepenthe and Campus Commons are welcome. This is a great place to meet and mingle with some of your neighbors.**



**TGIF Sept.15 5:30 PM**

**Campus Commons Clubhouse**

**650 Commons Drive**

**\$10 gets you food, drink, music, and fun**

**Find some nifty 50's attire (optional) and join the fun**



## Pool Hours

**Pools are open from 7:00 am to 10:00 pm.**

Pools are heated after seven consecutive days of daytime high temperatures over 70 degrees and the heat is turned off after seven consecutive days of nighttime low temperatures below 45 degrees or no later than October 31.



## Grounds Report cont.

*(Continued from page 1)*

the committee joins the group. The work needed is agreed upon in the field. A record of the decisions made on the Zone Walk is kept in a binder in the Clubhouse library, but again, we hope to soon have that on the website.

Homeowner requests are usually held until the Zone Walk for that particular zone. The work, if any is needed, is rolled into the notes. The notes contain a series of photos identified by address showing what is to be removed and what new items were ordered.

You may have noticed a lot of activity on University Avenue lately. GP is continuing to install subterranean drip irrigation. As part of the overall plan approved by the Board in 2015, the work is following the path of travel of the siding and painting project. The goal is to reduce the amount of spray heads near our units and reduce the run off in the alleys. The City of Sacramento continues to provide grants for this project so the anticipated expenditure has been much reduced!

You may not be aware, but the City Council voted to make permanent the watering restrictions that were enacted during the drought. The restrictions will become permanent in November. These restrictions are intended to make Sacramento citizens mindful that water is a precious resource no matter what the current weather conditions are like. One form of irrigation that is currently unrestricted is drip irrigation- one more reason for Nepenthe to continue its project!

If you want more information about resources available to you for your patio irrigation, check out the City website: <http://www.cityofsacramento.org/Utilities/Conservation>.



# 2018 Watering Ordinance

- Restricts automatic sprinkler water use to two days per week from March to November
- Penalizes users whose irrigation creates urban runoff
- Does not restrict the use of direct watering systems such as hand watering, hose watering, drip irrigation and soaker hoses, **all of which are the best ways to water your trees.**
- Restrictions are suspended when the temperature is more than 100 degrees for two or more consecutive days



## The Importance of Architectural Approval



Sometimes why we emphasize getting architectural approval before making home improvements is best understood with an actual incident:

A homeowner installed solar panels on the home's roof last fall. The owner obtained a city permit but had not requested approval from Nepenthe. Days before selling

the home this spring, the owner scrambled to obtain approval for the panels.

Why the panic? The solar panels were installed too close to the gutters. Gutter cleaning is part of the service we receive through our monthly assessment. Our maintenance crew needed more space to safely clean the gutters. The company which installed the panels thought the space was sufficient. But it is not the company's decision to make.

The Architectural Guidelines do not require the Architectural Review Committee to help homeowners correct improperly installed "improvements;" however, the committee did assist the seller by mediating with the installation company to quickly correct the location of these panels. In the end the panels were moved and the sale complete.

Please take the time to request approval on your home projects. Besides avoiding potential future angst, the committee typically offers helpful suggestions on working with your contractor.

The Home Improvement Application can be found at [www.NepentheHOA.com](http://www.NepentheHOA.com) under the "Resources" menu or at the management office.

-Diane Vanderpot, Architectural Review Committee



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:*

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)

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), 916-921-2793

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

Frank Loge, Member at Large, [fjloge@gmail.com](mailto:fjloge@gmail.com), 916-920-0752

## Committees

**Board of Directors Open Session Meeting**  
**5:30pm in the Clubhouse on the**  
**1st Wednesday of every month.**

### Committee Meetings:

Times, dates and locations of meetings can be found on the website at <http://nepenthehoa.com/event-calendar/> or on the bulletin board outside of the Clubhouse.

#### **Architectural Review Committee**

Chair: Jenny Smith

#### **Elections Committee**

Chair: Yvonne Del Biaggio

#### **Finance Committee**

Chair: John Baker

#### **Grounds Committee**

Chair: Pamela Livingston

#### **Insurance, Legal and Safety Committee**

Chair: Nancy Arndorfer

## Board Adopts New Charter for Outreach Committee

At the September 6 Board meeting, the directors voted unanimously to approve a new charter. The purpose of this committee under the charter is to promote a sense of community by engaging residents in a variety of educational and social events throughout the year. The key responsibilities of the committee will be to:

- Develop a comprehensive welcome packet introducing new residents to Nepenthe and the opportunities available for getting involved and meeting their neighbors.
- Plan, organize and calendar periodic homeowner forums to inform residents of the activities of the various committees and volunteer opportunities that support decisions related to common area landscaping, architectural improvement projects, insurance, safety and association finances.
- Coordinate and calendar 2-3 themed social events each year.
- Regularly provide updates of “what’s new” through the association’s various communication tools such as the website, newsletters, announcements, flyers, etc.

Board Secretary Linda Cook has agreed to serve as the Board liaison to this committee.