

November 2015



Nepenthe Association

# NEPENTHE NEWS

## SALUTE TO VETERANS

Friday, November 13 5:30 pm

### Campus Commons Clubhouse

Campus Commons and Nepenthe will be co-hosting this special TGIF to recognize and honor all of the Veterans who live in Nepenthe & Campus Commons

\$10 includes food and drink

If you are a Veteran, or are the spouse of a Veteran, we hope you will plan to attend

All residents are invited to join us as we gather to recognize our veterans

## President's Report

Hello, all:

**CONGRATULATIONS** are in order for our newest member of the Nepenthe Board of Directors, Will Vizzard, who was appointed to fill the remaining term of Melanie Herman. Melanie resigned upon leaving Nepenthe. Actually, Will is not new, having served on the Board and as president up until the last election when he was termed out under the old Bylaws. To make certain on eligibility, your president requested an

opinion from our legal counsel, who confirmed that the new Bylaws are now in effect and which permit a third term. Two other potential candidates indicated that they wanted to wait, and run in the May election.

**CONGRATULATIONS** are also in order for our manager, Bettsi McComb, who became Mrs. Peter Ledesma on October 25<sup>th</sup>. Bettsi Ledesma has a nice sound to it! You should update your address books.

**TRIPPING HAZARDS:** The Board authorized two significant concrete repair contracts, to eliminate tripping hazards on our sidewalks, interior walkways and driveways. One contract is for replacing concrete slabs and pattern joints, and the other is for a patented method of slicing off a thin layer of concrete at a joint. The two contracts total \$109,631, which are funded from the total of concrete repair reserves remaining in 2015 plus the concrete repair reserves for 2016. We were accumulating a large number of tripping hazards, which require attention to protect our residents from injury. The slicing will start right away, and the concrete replace-

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# Approved Architectural Applications

Address	Modification	Square Feet	Model
1384 Commons Dr.	Window/Patio Door Replacement	1,731	4000



## September Budget Report

Actual year-to-date income of \$2,344,699 versus year-to-date budgeted income of \$2,374,254 produced a negative year to date income variance of (\$29,554.27).

Actual year-to-date operating expenses of \$667,503 versus year-to-date budgeted expenses of \$726,048 produced a positive year to date operating expenses variance of \$58,544.47.

The two combined variances produced a positive year to date variance of \$28,990.

### Other Information:

Unpaid Assessments at September 30, 2015 were: \$37,987 Prepaid Assessments at September 30, 2015 were: \$59,321.

## September Cash Flow Report

Sources / Uses	Operations	General Reserves	Private Streets
<b>Beginning Balance 1/1/2015</b>	<b>317,845</b>	<b>4,245,229</b>	<b>101,805</b>
Prior year due to Ops from mgmt.	211		
<b>Plus Income</b>	<b>2,344,699</b>		
Reserve Investment Income		8,352	7.76
Contributions to Reserve		1,404,216	15,336
<b>Less Operating Expenses</b>	<b>(667,503)</b>		
Reserve Funding	(1,419,552)		
Reserve Expenditures		(992,013)	(0)
Receivable from Management	(0)		
<b>Ending Balance 9/30/2015</b>	<b>\$575,654</b>	<b>\$4,665,784</b>	<b>\$117,149</b>

# President's Report...continued

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ment work is scheduled to start after the first of the year.

Also in connection with concrete repair, Board member Pam Zanze has requested a review of the existing specification for the pattern strips in our walkways. The existing specification calls for the concrete in the pattern strip to be lighter in color than that in the adjacent concrete slab, in order to provide visual contrast under low light conditions. Board member Zanze feels that there should not be a color contrast. The Grounds Committee will be asked for a recommendation. How do residents feel about this color issue? Please let the office know your preferences right away, so that if a change is indicated, it can be implemented before the work is started.

**COUNCILMAN GUERRA:** City Councilman Eric Guerra attended our November 4<sup>th</sup> Board meeting, and answered questions from those in attendance about City affairs, and particularly about future traffic at the development under way at Fair Oaks Blvd. and Howe Avenue. On that project, Guerra said that traffic design is still being negotiated, and he will send us information as it becomes available. Councilman Guerra has been very willing to work with us on Nepenthe concerns.

With best wishes for happy Thanksgiving,

Ivan Gennis, Board President.

## News from the Outreach Committee

The Board of Directors and the Outreach Committee hosted the Resident Forum October 24. The purpose of the Forum this year was to present the new Nepenthe Website. Take a look at [NepentheHOA.com](http://NepentheHOA.com). You will find the information and documents that previously may have been difficult to access.



Start by registering on the website. There is a tab that says My Account. Beneath that it says Log In. That will take you to a page where you can register. Name can be anything you like – simple is good. Your password should contain at least 8 characters. You will need at least one capital letter, one small letter and one number in those 8 characters.

Looking for the CC&Rs? Look at the Governance tab. There you will find Governing Documents.

Need to complete a request for a home improvement? Go to the Governance tab and look for the Architectural Review Committee. There you will find all the information and forms you will need.

Under the Lifestyle tab you will find items such as the Newsletter and the Event Calendar.

Your feedback will be appreciated. As you go through the site, please note any discrepancies that you find. You can send an

email to [crystle.rhine@fsresidential.com](mailto:crystle.rhine@fsresidential.com). Crystle will make the corrections as she sees them and/or is informed.

We want to thank the following local merchants that supplied items for door prizes at the Forum –

- CVS Pharmacy
- Ettore's
- Peet's Coffee
- Safeway
- Starbucks

And to congratulate the lucky homeowners who won the door prizes!

In regular news, don't forget about our Coffee in the Clubhouse events every Saturday morning. This is a super way to meet your neighbors and enjoy some delicious, fresh-brewed coffee.

Also, the Outlook Committee is teaming up with the Social Committee to bring you a special Holiday Happy Hour on December 3rd beginning at 5:00 pm. Come enjoy complimentary wine and appetizers accompanied by holiday music from our own Valerie V Vibe!

-Gerry Gelfand, Chair

# HOLIDAY MIXER!

Seems like just yesterday that we were celebrating summer jazz at the pool, but here it is—time for the holidays!

The Nepenthe Association wants to celebrate with you! Take a break and enjoy some lovely holiday music presented by our very own Valerie V Vibe. If you've had the pleasure of hearing homeowner and professional musician, Valerie Weinberg, you know what a treat this is! Have a little wine, mix and mingle with your neighbors and relax. The Social and Outreach Committees are joining forces to make this a special event for all.

**DECEMBER 3 AT 5:00 PM, NEPENTHE CLUBHOUSE**

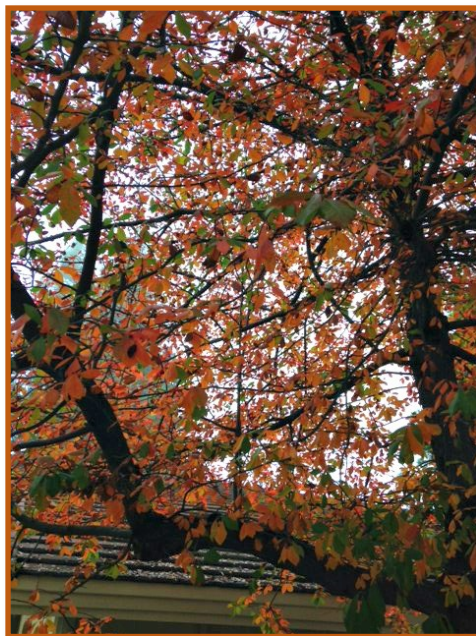


## From the Manager...

How did it get to be November? The year is flying by! With any luck, the winter will bring us just the right amount of rain— not too little, not too much. We're currently enjoying and benefitting from the longer, cooler nights. You can see it in the returned vibrancy in the turf and the general aspect of the shrubs, but the trees know that winter is near and they are beginning their leaf drop.

We have Randy Ross Services on the property now taking

care of roof cleaning. Watch for a small notification to be taped to the *inside* of your back patio gate. This will tell you what day to leave your gate unlocked and your pets inside. After they clear the roof, they blow out the downspouts and then they blow out all the mess from your patio. They do all this for an average price of \$47 per cleaning. This is your assessment dollars at work— if you had to contract for this service yourself, you would be paying upwards of a \$100 per cleaning— and two story homes generally run twice that!



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## Dog Walkers Party

**Don't Miss It!!**


**Annual Dogtail Party**

**Thursday, November 19, 2015 at 6:00pm**

**Campus Commons Clubhouse**



# November 2015

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2 Tai Chi 3pm	3	4 Pilates 10am Board of Directors 5:30pm	5	6 Yoga 9am	7 Coffee in the Clubhouse 10-12
8	9 Tai Chi 3pm	10	11 Pilates 10am	12 Grounds Committee 3pm Dunbarton Cabana	13 Yoga 9am	14 Coffee in the Clubhouse 10-12 Architectural meeting 9:00 am
15	16 Tai Chi 3pm	17	18 Pilates 10am Outreach Committee 5pm	19	20 Yoga 9am	21 Coffee in the Clubhouse 10-12
22	23 Tai Chi 3pm  Finance Committee 2pm Dunbarton Cabana	24	25 Pilates 10am	 Happy Thanksgiving! Office	27 Yoga 9am	28 Coffee in the Clubhouse 10-12
29	30					





## NEPENTHE MANAGEMENT OFFICE

Nepenthe Office  
1131 Commons Drive  
Sacramento, CA 95825

Phone: 916.929.8380  
Fax: 916.929.1773  
E-mail: [nepenthe@fsresidential.com](mailto:nepenthe@fsresidential.com)

Office Hours:  
Monday—Friday 9:00 AM to 6:00 PM  
Saturday—Sunday (Winter) 9:00AM to 1:00 PM  
Saturday—Sunday (Summer) 12:00 PM to 4:00 PM

*We're on the web!*

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

### Management Staff:

Bettsi Ledesma, General Manager, [bettsi.mccomb@fsresidential.com](mailto:bettsi.mccomb@fsresidential.com)

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

Roger Work, Facility Administrator, [nepenthe.hoa@fsresidential.com](mailto:nepenthe.hoa@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 Service: 916-844-2912 or**

[sacramentosecuritycompany.com](http://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](mailto:ivan.gennis@gmail.com), 916-564-3007

Steve Huffman, Vice-President, [steve@huffmanstrategy.com](mailto:steve@huffmanstrategy.com), 916-214-4500

Will Vizzard, Treasurer, [vizzardw@gmail.com](mailto:vizzardw@gmail.com), 916-923-9308

Marcia Britton-Gray, Secretary

Pamela Zanze, Member-at-Large

## Committees of Nepenthe

**Architectural Review**—Ken Luttrell-

Meets 9:00 AM, second Saturday of the month

**Elections**—Yvonne Del Biaggio

**Finance**—Chair position open

**Grounds**—Pamela Livingston

Meets 3:00 PM on the 2nd Thursday of the month  
in the Dunbarton Cabana

**Insurance, Legal & Risk Management**—  
Bill Newbill

Meets ad hoc

**Outreach**—Gerry Gelfand

Meets 6:00 PM on the 3rd Wednesday of the month

**Social Committee**—Linda Cook

Meets with the Outreach Committee (time & Date Above)

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*All meetings are held in the main Clubhouse unless  
otherwise noted.*

## Manager's Report... continued

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Another place your assessment dollar works hard is for the purchase of flood insurance. It's nice to know that in a catastrophic flood event, you and your neighbors will have the means to re-build. By now, most of you have turned in proof of residency to avoid the hefty surcharge that FEMA is requiring of investment properties. If you haven't, please do so as soon as possible. For every \$250 extra we pay for a policy, we will directly assess the owner.

Lastly, thank you to the homeowners who took time to nominate me for an award at the FirstService Residential Annual Meeting. I'm now the proud recipient of the STAR award. It's very nice to be recognized, but I wouldn't be good at my job if not for the hard work of the other Nepenthe associates— so hats off to Crystle, Roger and Kelvin! We want you to be happy you chose Nepenthe as your home— that is always our end goal. -Bettsi Ledesma

