

December 2016

Nepenthe Association



LARGE ASSOCIATION OF THE YEAR NORTHERN CALIFORNIA

THE NEPENTHE NEWS

Parking Changes Imminent

Many owners have voiced concern about the existing parking policies. There is some significant conflict in the CC&Rs (Article III, Section 3.3) on this topic. This has created the need to clarify the policies to protect the community's aesthetic appearance and home values.

California Civil Code 5975 gives community associations the authority to protect and maintain a high quality aesthetic appearance.

In July 2016, the Board appointed an ad hoc committee to

study the parking issues. Their report was made to the Board of Directors in August 2016 and is available to view at www.NepentheHOA.com or at the management office. The report identified the current problems associated with parking. It also identified five goals associated with the regulation of parking within the development.

The committee recommended that the primary focus of further activity should be to clarify the governing documents that cover parking restrictions by doing the following:

1. Hold Town Hall Meetings to solicit the needs of the residents regarding parking.
2. Draft changes to the governing documents to reflect the consensus of the residents.

The Board of Directors has entered into a contract with Kristin Vandersluis, a professional consultant specializing in public outreach and meeting facilitation to lead an impartial and fair process to encourage all residents to participate in the development of clear parking policies that will meet the needs of our community.

Working with the ad hoc committee, Ms. Vandersluis has prepared a survey and series of Town Hall



Meetings to solicit and collect the input from the homeowners.

Below is the initial timeline for this process:

January 1-18: SURVEY - Homeowners pay participate online or in paper format.

January 25 and February 4: FIRST TOWN HALL MEETING – These meetings will be identical in order to offer homeowners options for attendance.

Please plan to get involved and be heard. This important work will result in policies that will affect your family's parking options within Nepenthe. If you have any questions, please contact the office. We will ensure that your questions are reviewed by the parking committee.

A Letter From Your President

This past Wednesday your board of directors elected two new officers following the passing of Ivan Gennis last month.

I am your new president. I served as vice president under Ivan beginning June 2015. He and I communicated regularly, so I come to this new job well informed of the issues we will deal with in coming months. My term ends in May, but I intend to run for re-election to the board. Joan Haradon was elected vice president. Her term ends in May of 2018. She and I have worked together on several matters. I am confident she will do well in her new job. Linda Cook continues as secretary. Her term ends in May 2018. Will Vizzard will remain as treasurer. His term ends in May, and per the bylaws may not run again. We have no immediate plans to fill the vacancy; rather, we may well go to May with only four members.

We are in contact with Ivan's family. They tell us there will be a memorial for him in the future. We will inform you of the date and place when we know. Ivan applied his considerable knowledge and talent to assignments as a committee member, a director and ultimately president. We miss him.

With the approach of the new year we directors are thinking



Ivan Gennis, Board President
April, 9 1925 - November 27, 2016

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Nepenthe Approved Architectural Modifications

Address	Modification
2325 Swarthmore Drive	Window Replacement
215 Elmhurst Circle	Window Replacement
2257 Swarthmore Drive	Trellis Installation
1127 Commons	HVAC Replacement
106 Dunbarton Circle	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.



Happy Holidays!

October Budget Report

Actual year-to-date income of \$2,716,561 versus year-to-date budgeted income of \$2,716,290 produced a positive variance of \$271.

Actual year-to-date operating expenses of \$794,937 versus year-to-date budgeted expenses of \$1,078,630 produced a positive expenses variance of \$284,593.

The two combined variances produced a positive year-to-date variance of \$284,864.

October Cash Flow Report

Sources / Uses	Operations	Reserves
Beginning Balance 1/1/2016	267,381	4,935,051
Prior year due to Ops from mgmt	91	
Plus Income	\$2,716,510	
Reserve Investment Income		\$28,562
Contributions to Reserve		\$1,637,660
Less Operating Expenses	(\$794,037)	
Reserve Funding	(\$1,637,660)	
Reserve Expenditures		(\$1,044,353)
Receivable from Management	(0)	
Ending Balance 10/31/2016	\$552,365	\$5,556,919

A Letter From Your President

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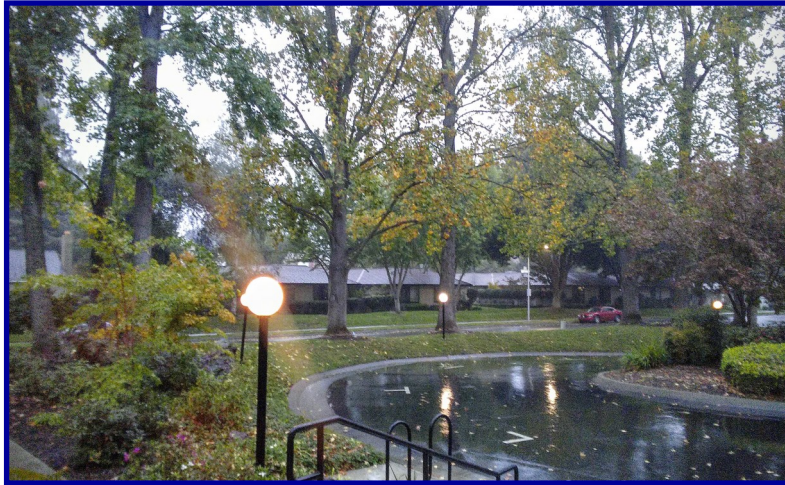
about what our 2017 goals should be. Here are those for 2016 with my comments in *italics*.

Appoint committee to evaluate options for use of lot on University Ave. and report to the Board including potential costs and benefits of each option. *The committee was appointed and eliminated some options early: sell the land, develop it for commercial use, and develop new Nepenthe homes there. At this point viable options are striping it for uncovered parking, and erecting buildings for the storage of vehicles and/or household goods. I believe we will revise this goal and continue the work next year.*

Map and develop funding strategies for maintenance and renovation of underground utilities. *Clearly this goal needs to continue into the new year. Underground utilities are the great unknown when we try to understand*

future maintenance costs. We may have to spend some money to better understand the extent and condition of sewers, water pipes and electrical lines.

Obtain outside funding for turf renovations and low-water use irrigation



methods. We made great progress against this goal in 2016! We understand much more about the subject now and did actually get funding from the City.

Research renovation or replacement of current landscape lighting. *Some progress has been made, but we need much more work to be done in 2017. Our current lighting is old and*

needs replacement fairly soon. But simply replacing it as it is now will not be good enough. We need to consider safety. We will get expert help.

Bettsi Ledesma, our general manager, has suggested these two possibilities for 2017:

Complete irrigation improvements along all street frontages in the community by converting to subterranean drip or low flow nozzles.

Address noise, pollution and homeless problems along Howe Avenue frontage by approaching the City of Sacramento and requesting that a sound wall be built.

The board plans to finalize their goals when it meets January 4. In the meantime your suggestions *in writing* are welcome. Please email your ideas to Bettsi at

Bettsi.Ledesma@fsresidential.com or drop them by the office.

Best wishes to all of you for a joyous holiday season and a Happy New Year.

Steve Huffman

Holiday Décor Policy

Members may place seasonal holiday decorations (from the week-end before Thanksgiving until January 7) on the immediate front entrance, garage door surrounds, gutters, alley ways, including shrubs, bushes, and trees immediately adjoining a Member's property to a maximum height of fifteen feet. By doing so, Member assumes all responsibility for any damage



caused by Holiday Decorations to the Common Area or Common Facilities and any

damage or injury to persons or property. any Common Area or Common Facility light fixture.

Decorations may not interfere with health or safety of the public or create a risk of injury or damage to persons or property by encroaching upon alleys or walkways or present a trip hazard in areas normally traveled by pedestrians. Decorations may not obscure address plaques or

Common Area lighting. No electrical seasonal decorations shall be placed on or in

Members are unrestricted in placing holiday decorations in the interior of their property visible to the exterior.

Decorations may not be placed upon roofs, and no person shall access the roof for installation.

Decorations may be installed on exterior walls and fences by plastic or metal clips so long as they do not cause damage to the Common Area or Common Facilities. Clips may be left in place for use seasonally. Any such clips that are not made of clear plastic will be painted the same color as the siding. The Association is not responsible

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Holiday Décor Policy

for maintenance or removal of said clips, except that the Association may remove the clips to perform maintenance on any fence or building and will not be responsible for damage to or loss of clips, nor for replacing or reinstalling the clips.

Sound effects and flashing lights, twinkling lights and inflatable decorations in the Common Area are prohibited. Decorations or electrical connections which pose a safety hazard or which expose the Association to increased insurance costs are prohibited. Electrical decorations shall be installed pursuant to manufacturer's

recommendations.

Compliance with this policy is exclusively reserved by the Association. Association reserves the right to disconnect, relocate or remove Holiday Decorations not in compliance with this policy. Association will make reasonable efforts to notify a member and request compliance. Association will not be responsible for damage to any Holiday Decoration it disconnects, relocates or removes.

Annual Meeting Coming Soon

Can you believe it's already time to think about the Annual Meeting? This year coming the annual meeting will be held on May 17, 2017 and there are three Director positions coming available.

The Nominating Committee will begin their work of meeting with interested candidates



very soon.

If you think you may be interested in running for the Board of Directors, please let us know- we will be sure that the Nominating Committee knows of your interest and gets in touch to let you know more about the requirements for Board service.

Manager's Report

My staff and I wish all of you the merriest of holiday seasons. If you have any questions about the Holiday Décor Policy posted in this newsletter, please let us know. We hope you will come to some of the activities planned for the community this month. Below are some updates on various Common Area projects.

GROUNDS:

The falling leaves are the current priority and that the GP crews will be working on this task five days a week through December. You may notice that they prioritize the walkways and alleys. As they have time and resources, they will come back to do more thorough clean outs in the shrub beds. The warm temperatures this fall were a factor in the lateness of the leaf color and drop. The irrigation system is turned off for the winter. Fertilizer has been applied throughout the community as has grass seed. In January, the ground covers will be mowed to allow for fresh growth.

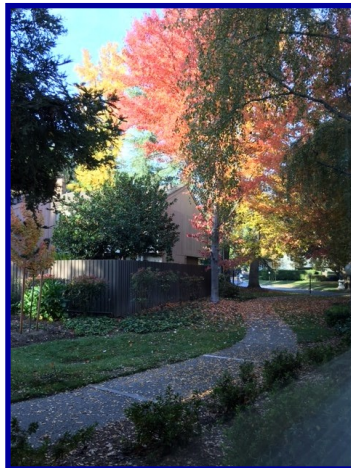
TREES:

The Grove Total Tree Care is currently conducting maintenance and clearance pruning in Zone 4- the inner circle of Dunbarton Circle. They are also completing the tree work approved at the November 2nd and December 7th Board meetings, specifically:

Zelcova Trees #685,686,690 at 1113 Dunbarton: Clean and thin canopy and weight reduction pruning.

Pear #1512 at 1119 Vanderbilt: Weight reduction pruning.

Birch # 1523 at 1113 Vanderbilt: Safari Drench For beetle.
Birch #1032 at 801 Dunbarton: Remove & Stump Grind.
Birch #1577 at 1213 Vanderbilt: Remove & Stump Grind.
Birch #525 at 2246 Swarthmore: Remove & Stump Grind.



Birch 890 at 1329 Commons, Remove & Stump Grind, \$480.00

Interior Live Oak #887 at corner of 2312 Swarthmore, Inspect Cable System, Weight Reduction Pruning, \$720.00

Interior Live Oak #895 at 1329 Commons, Remove Cable System, \$130.00

Ash #1035 at 813 Dunbarton, Remove Deadwood and Over weighted Portions, \$360.00

Redwood #738 at 903 Dunbarton, Remove Dead Top, \$360.00

Tulips 2022, 2024 and 2082 at 1473 University, Weight Reduction and Removal of Deadwood, \$2,160.

Structural pruning and stake removal on the following trees: Japanese Maple at 1131 Commons, Silver Maple #1003 at 703 Dunbarton, Pistache #737 at 813 Dunbarton, Redbud #588 at 1276 Vanderbilt, Crepe Myrtle #989 at 615 Dunbarton, \$480.00

PHASE III SIDING & PAINTING:

James E. Williams & Son, Inc. and Progressive Painting continue to show great progress on our last phase of our three year project. As I write this, they are finishing up the west side of Swarthmore Common and preparing to cross over to the east side. This project is estimated to be completed next summer.

ELMHURST TENNIS COURTS:

The tennis courts on Elmhurst at University Avenue are now sealed and striped and ready to enjoy. The court closest to University is also striped for multi-use tennis or pickleball, providing even more incentive to get out there and enjoy the amenity!

ROOF AND GUTTER CLEANING:

This work continues- please be on the lookout for notice from Randy Ross Services on the inside of your back gate. Being ready for his workers will insure the least amount of muss and fuss for you.

SANTA IS COMING TO NEPENTHE

**Santa will be making a stop
at the**

Nepenthe Clubhouse

December 17, 2016

10:00am-12:00pm

**This event is for children of all
ages. There will be crafts,
cookie decorating, hot
chocolate and Santa himself.**

**Please bring your own
camera if you would like a
picture with
Santa.**



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

Roshuna Creswell, Administrative Assistant, roshuna.creswell@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

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, 916-993-5344

Committees

Board of Directors - 5:30 PM, Clubhouse, 1st Wednesday of the month

Architectural Review— 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, 5:00 PM, Clubhouse, the 3rd Wednesday of the month

Dates and times may vary, check calendar on website

Brief Reminders

- There is a doggy waste station provided for you. It is located in front of the tennis courts on Commons. Please be respectful of the community and dispose of your dog waste at this location or in your personal trash receptacle.
- 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.
- 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.
- Park your vehicles in your garage instead of on the street. You may not store so many belongings in your garage that your vehicles cannot be parked in it.



* 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.