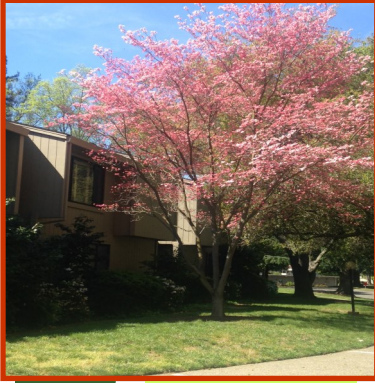


April 2016

In Remembrance



Nepenthe lost a great friend on March 22nd when longtime resident Nicki Shearer passed away surrounded by her family.

Nicki brought boundless enthusiasm to her role as the "Chair Chair". She met with committee chairs quarterly to discuss goals, calendars, problems and successes.

She was also the keeper of the "Forever List". As a valued member of the Nominating Committee, she kept track of the owners that were good candidates for Board service.

Right up to her hospitalization, she was the driving force behind the weekly Tai Chi class at the clubhouse.

Nicki's love for Nepenthe was evidenced by her years of service. She was kind to staff and neighbors alike. She leaves a hole in the hearts of those who were fortunate enough to work with her.

Cards may be sent to:

The Shearer Family
508 Elmhurst Circle
Sacramento, CA 95825



Ready for a Swim?

Good news, Nepenthe! The pools are now being heated. Policy requires seven consecutive days of temperatures over 70 degrees. This requirement was met on April 6th.

The pool hours are 7:00 am to 10:00 pm daily. Please be respectful of your neighbors and go home at closing time. There were a number of incidents last year involving after-hours use of the pools. This is a violation of community rules and it's just not very nice to your neighbors who live near the pools.

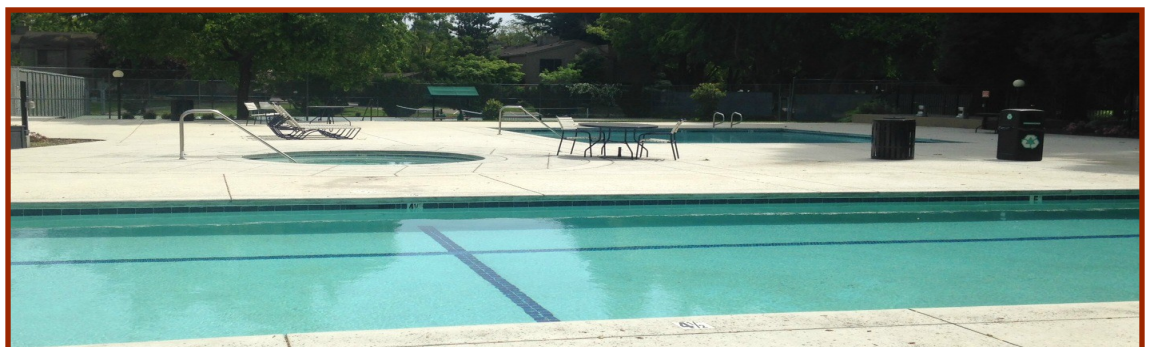
Here are some other reminders

that will make the pools more enjoyable for everyone:

- Dunbarton pool, spa and deck are for adults over 18 only.
- Supervised children are welcome at the Elmhurst and Clubhouse pools.
- Children 6 and over are permitted in the clubhouse spa with close adult supervision.
- Food and beverages must be in plastic containers only.
- There is no lifeguard on duty.
- Residents must always accompany their guests.
- Four guests allowed per resi-

dence.

- Pets are not permitted on the pool decks.
- The list of permitted items in the pool is small: swim masks, fins, safety flotation devices. Not permitted are toys, knee boards, rafts, balls, etc. If in doubt, check with staff.
- Running and roughhousing and screaming are prohibited.
- Cut offs and non-swim attire is not permitted.
- Not an official rule, but ...don't forget the sunscreen!



Nepenthe Approved Architectural Modifications

Address	Modification
603 Dunbarton Circle	Install Solar Panels
2270 Swarthmore Drive	Window Replacement
31 Adelphi Court	HVAC Replacement
322 Elmhurst Circle	HVAC Replacement
1428 Commons Drive	HVAC Replacement
504 Dunbarton Circle	Skylights

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 5:00 p.m. in the Clubhouse.

February Budget Report

Actual year-to-date income of \$528,073 versus year-to-date budgeted income of \$543,258 produced a negative income variance of (\$15,185).

Actual year-to-date operating expenses of \$141,209 versus year-to-date budgeted expenses of \$215,726 produced a positive expenses variance of \$74,517.

The two combined variances produced a positive year-to-date variance of \$49,090.



February 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	\$528,073	
Reserve Investment Income		\$2,394
Contributions to Reserve		\$327,532
Less Operating Expenses	(\$141,209)	
Reserve Funding	(\$327,532)	
Reserve Expenditures		(\$222,061)
Receivable from Management	(0)	
Ending Balance 02/29/2016	\$326,614	\$5,042,916

President's Letter

Hello, all:

Thanks to Vice-President Steve Huffman for taking over the Board meeting chair at the last minute Wednesday. A sudden 'bug' gave me a high fever and I didn't want to expose others, so I participated in the meeting by phone. I'm better now, and thanks for all the good wishes I've received.

Nepenthe has recently had two well-attended community forums, one on safety and one on water. In the safety forum, one element discussed was crime prevention by making it difficult for criminals to prey on us. Keep those valuables out of sight! Another element was becoming aware of natural hazards such as flooding from levee failure and how to deal with the risk.

In the water forum, a number of water saving measures were displayed, all of



which can help reduce the water bills when city water meters are installed. Our existing flat-rate water billing means that we now get patio irrigation water free, which will end with meters.

The balmy weather we've had has triggered the criteria for starting the pool heaters at the clubhouse pools and at the Dunbarton

pool. It takes a few days for the water temperature to come up, particularly at the beginning of the season when nighttime temperatures are low (and some daytime temperatures too), but the pools are now open for business! See the other articles in this Newsletter on the pools for more information.

Nepenthe has an election coming up, to elect two new Board members and to make a minor change in the By-Laws regarding elections. There will be a candidate's forum on Saturday, April 30 at 10 AM so that homeowners can be introduced to the candidates.

Sincerely,

Ivan Gennis, President

Water Wise Nepenthe



We hope you were able to join us April 2nd for Nepenthe's first "Water Wise" event. Attendees met eight participating exhibitors including the Grounds Committee. Residents enjoyed learning about the process the committee uses in monitoring and caring for our landscaping and how they are working to save water in the common area.

Some of the other exhibitors were the Native Plant Society, GP Landscape, Flowrite Plumbing and BlueBarrel Systems.

BlueBarrel Rainwater Catchment Systems are offering a 15% discount on their rainwater harvesting systems to all Nepenthe members through July 16, 2016. You can order through BlueBarrel's online store at www.bluebarrelsystems.com or by calling (707) 394-5009. Upon check out, use the discount code

WCS2016 to obtain your discount. Although the BlueBarrel system is designed as a do-it-yourself system, local installers are available for those wishing professional installation.



Check out their website's photo gallery to see many pictures of BlueBarrel systems. Marketing cards are available in the office.

The Sacramento Department of Utilities also has a lot of good information

about saving water on their special website: www.sparesacwater.org.

Spare the Water
SACRAMENTO

Limit sprinklers to 2 days per week

Learn your watering schedule at
SpareSacWater.org

City of
SACRAMENTO
Department of Utilities

New watering schedule begins March 13, 2016

Your Vote is Important!

The Annual Election of the Nepenthe Board of Directors is approaching with the Annual Meeting to be held on **Wednesday, May 25th at 5:00 pm at the Nepenthe Clubhouse.**

The Nominating Committee has submitted the Slate of Candidates to the Board - there are two candidates for two open positions. Marcia Britton-Gray and Pam Zanze are both completing terms and Linda Cook and Joan Haradon have volunteered to serve.

Be sure to save the date of Saturday, April 30 (10:00 a.m. to noon) for an informal Candidates' Forum. This will give owners an opportunity to meet Linda and Joan if they have not already.

This is not the first time we've had two open positions and two candidates. Logically, it may seem that the candidates could then be appointed to the positions, saving the association the cost of the election, but this is not permitted under our Bylaws.

The Bylaws state that when the number of candidates equals or exceeds the number of open positions, an election must be held. By simply striking the words "equals or" the association could save approximately \$5,000 (the usual cost for an elec-

tion) each time this occurs.

At the April 6th Board meeting, the Directors voted to amend the Bylaws pending approval by the members.

The proposed amendment will also do away with nominations from the floor at the annual meeting. California civil code requires all HOA elections to be conducted via secret ballot. Allowing nominations from the floor at the end of the balloting doesn't make a lot of sense and so the Board of Directors is asking the members to approve this amendment.

That is why your vote is important- to amend the Bylaws, the majority of all owners must vote in the affirmative to adopt the proposed change.

Ballots will be mailed between April 21-25 and must be returned by 5:00 pm on May 25th, the date of the Annual Meeting when quorum will be determined. If quorum has not been met, the Directors may choose to extend the election by another 30 days in order to achieve the necessary ballots.

Extending the balloting period is mechanism permitted by law to allow an association to achieve quorum without incurring the expense of another election.

Please keep your eyes open for the election materials and return your ballot timely.

If you have any questions at all about this proposed amendment, please contact me at Bettsi.Ledesma@fsresidential.com or (916) 929-8380. You can also contact any of the Board members whose contact information is on the last page of this newsletter.

-Bettsi Ledesma, General Manager



Posted for Removal

The following trees have been recommended for removal by Arborist Phil Johnson from The Grove Total Tree Care. The trees were posted with notices on March 17th to allow homeowners time to submit comments to the Board. If you would like the Board to reconsider any of these recommended removals, you may submit your comments in writing to Nepenthe@FSResidential.com by April 27th. The Board will make the decision to remove at their next open session on May 4th.

- 1) Privet Tree #314 at 1045 Commons: Tree is 1/2 dead/ confined area.
- 2) Alder Tree #405 at 2261 Swarthmore: 50% dead
- 3) Plum Tree #411 at 2265 Swarthmore: Declining/ overcrowded.
- 4) Redwood Tree #694 at 1109 Dunbarton: Hardscape damage.

- 5) Birch Tree #889 at 1329 Commons: Decay/conks on trunk/ girdled roots.
- 6) Acacia Tree #1071 at 1431 Commons: Poor structure/ previous fails.
- 7) Willow Tree #1735 at 722 Elmhurst: Diseased/decay/ previously pollarded.
- 8) Liquidambar Tree #622 at 1182 Vanderbilt: Codominant leaders/included bark/poor structure.

See Page 5 of this newsletter for a list of new trees received and forthcoming from the Sacramento Tree Foundation.

Are You Prepared?

The Insurance, Legal and Safety Committee hosted a terrific educational event on March 19th.

Homeowners heard from Council Member Eric Guerra, Nepenthe's Insurance Agent, Ryan DeShong and from Jason Sirney at the City of Sacramento's Office of Emergency Services. There were also representatives from the Department of Utilities.

Attendees learned a lot about the insurance policies put in place by the association and about what they need to purchase themselves to make sure they are covered for unexpected damages. Those attending also learned the difference between a flood and a sudden water event.

We will soon have the Power Point presentations up for viewing at <http://nepenthehoa.com/insurance-committee/> so even if you were unable to make it to the event, you can still benefit from the valuable information.



Landscape Notes

In addition to turning on the pool heaters, Nepenthe has also begun irrigating the landscape. Currently the City is permitting watering two days a week. The GP technicians have been hard at work checking the system and fixing pipe breaks and broken sprinklers.

New plantings generally need more watering, so if there are new plants near your home, won't you save some of your gray water to give them an extra drink?

Last summer, we were restricted to wa-

tering one day per week and that could happen again this year.

The Grounds Committee, namely Marty Henderson, has been working very hard to secure rebates from the City of Sacramento for irrigation upgrades. Stay posted for updates as the applications will be submitted within the next week or so.

If the shrubs in your alley are looking shaggy and threatening to trap you in your home, hold tight— help is on the way! Trimming crews are moving

through the community and they are taking care of alleys first. The rain was lovely, but, boy, did the plants just go crazy!

Lastly, we have an arborist evaluating our 122 Liquidambar trees with an eye towards removing some of the most problematic ones. These are the trees that are pushing up sidewalks and dropping the prickly balls. His report and recommendations will be considered at next month's Board meeting on May 4th.

New Trees

The following trees have been received from the Sacramento Tree Foundation at no cost and planted by GP Landscape:

Valley Oak, 1101 Commons
Red Maple, 1101 Commons
Red Maple, 2241 Swarthmore
Eastern Redbud, 1016 Vanderbilt
Japanese Snowbell, 600 Elmhurst
Japanese Snowbell, 602 Elmhurst
Eastern Redbud, 704 Elmhurst
Eastern Redbud, 1467 University

These trees have been ordered from the Sacramento Tree Foundation and are on back order:

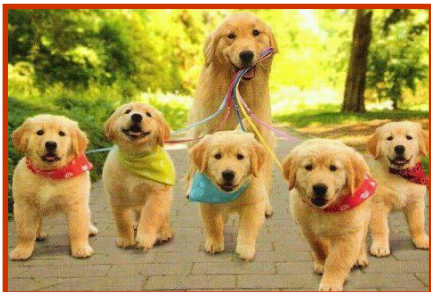
Ginkgo, 1101 Commons
Ginkgo, 1045 Commons
Ginkgo, 1043 Commons
Zelkova, 1066 Vanderbilt
Japanese Maple, 602 Elmhurst
Japanese Maple, 604 Elmhurst

Meet, Greet & Walk

(with or without a dog)

Thursdays at 10:30 am
at the playground on Hartnell

Tuesdays at 5:00 pm
at the dog station on Commons Drive



Sponsored by the Dog Lovers Club,
formerly
known as the
Dog Walkers
Club

Seal Coats

The Board accepted a bid from Nor Cal Asphalt for seal coating all of the alleys and our two private streets: Dunbarton and Elmhurst Circles. The work is scheduled for June and will be completed in six days.

If you have been through a seal coat process before, you know that it can create some inconveniences. Essentially, you will need to get your car out of your garage early in the morning of the day that work will begin and you will not be able to park in your garage again until the next day.

We are working with the City of Sacramento to suspend the J-Permit requirements on Commons, Vanderbilt and University to allow Nepentheans to park their cars in these locations without a negative consequence.

If you were planning a vacation for this summer, maybe consider the first two weeks of June to avoid the process all together!

Please stay tuned for more information as we get closer to the dates. It will take all of us working together to make this a successful project.

Did you know?

Lately we've become aware of a number of residents who are using their garage for storage purposes instead of for parking.

The Nepenthe CC&Rs are very clear on the use of the garages:

"Garages are to be used for the parking of standard passenger vehicles and trucks... and shall not be converted to living quarters or workshops or used for the storage of boats, campers, or recreational vehicles which will preclude the parking of Owner's authorized vehicles within the garage. Personal property other than authorized vehicles shall not be stored in garages, if such storage will result in the parking of vehicles on streets within the Development..." Article III, Section 3.3(a)

We also continue to see owners parking on the streets. Every time a resident parks on a street, that is one space unavailable to guests.

The CC&Rs state: **"Designated guest parking areas within the Common Areas are to remain open for use by guests only and are not to be used by Owners or other residents, either permanently or temporarily, for the parking of any vehicles, boats, or trailers."** Article III, Section 3.3(b)

Let's work together to make Nepenthe a great place to live **and** visit!



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) 9:00AM 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

Kelvin Warren, Administrative Assistant, kelvin.warren@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

Marcia Britton-Gray, Secretary

Pamela Zanze, Member-at-Large

Committees of Nepenthe

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

Architectural Review—Ken Luttrell— 5:00
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, Dun-
barton 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

Fiesta!



\$10 per Person

Music, Margaritas,

A little bit of Mexico!

Time: May 5, 2016 @ 5pm

Location: Nepenthe Clubhouse

** 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.*