

December 2015

Nepenthe Association



Large Association of the Year Northern California

THE NEPENTHE NEWS

Nepenthe Wins Top Award

The nomination reads, “Homeowners fortunate enough to live at Nepenthe are not only cared for by an involved Board of Directors, but by six active committees.” It continues to say that the Board and committee members contribute to the wonderful quality of life at Nepenthe by the functions they fulfill.

Our volunteers do everything from monitoring the landscape work orders, to hosting the annual education Forum, to putting on the amazing jazz concert series and much more behind the scenes.

All of these activities combined with the Board’s and Finance Committee’s care of the finances and the review provided by the ARC and the Insurance, Legal and Safety Committee make this association a desirable place to

call home.

Because of Nepenthe’s clear demonstration of their mission statement to foster vibrant, responsive and competent associations that promote harmony, community and responsible leadership, the Northern California Chapter of the Community Associations Institute has named Nepenthe as the **2015 Large Association of the Year!**

This award belongs to every volunteer at Nepenthe. Thank you for your service and your commitment to your neighborhood. It is an honor to work with you. YOU make Nepenthe great!

-Bettsi Ledesma, General Manager

Holiday Party is a Big Success!

Were you one of the folks that made it to the party at the Dunbarton Cabana on Thursday, December 3rd? If so, then you know that the Social and Outreach Committee put together an outstanding holiday mixer.

On hand were wine and snacks enough for everyone. The talented Valerie V Vibe entertained the crowd with her soulful renditions of the standards. The merriment was felt by all who attended.

While the smaller venue was an unanticipated change, it certainly did help to create an intimate and cozy atmosphere!

Every month the Outreach Committee hosts a cocktail mixer on the first Thursday. While this



month’s event was a little more focused on the holidays, every month is a great time to greet your neighbors and relax with a glass of wine, so circle January 7th on your calendar!

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Nepenthe Approved Architectural Modifications

| Address | Modification | Square Feet | Model |
|----------------------|-------------------------|-------------|-------|
| 1521 University Ave. | HVAC System Replacement | 1,748 | 4400 |
| 1 Adelphi Ct. | HVAC System Replacement | 1,776 | 1776 |
| 1219 Vanderbilt Way | HVAC System Replacement | 1,469 | 2200 |
| 1323 Vanderbilt Way | Window Replacement | 1,731 | 4000 |

October Budget Report

Actual year-to-date income of \$2,635,488 versus year-to-date budgeted income of \$2,638,060 produced a negative income variance of (\$2,572).

Actual year-to-date operating expenses of \$736,599 versus year-to-date budgeted expenses of \$806,720 produced a positive expenses variance of \$70,121.

The two combined variances produced a positive year-to-date variance of \$67,549.

Other Information:

Unpaid Assessments at October 31, 2015 were: \$36,855;

Prepaid Assessments at October 31, 2015 were: \$84,278.

October Cash Flow Report

| Sources / Uses | Operations | General Reserves | Private Streets |
|-----------------------------------|------------------|--------------------|------------------|
| Beginning Balance 1/1/2015 | 317,845 | 4,245,229 | 101,805 |
| Prior year due to Ops from mgmt | 211 | | |
| Plus Income | 2,635,488 | | |
| Reserve Investment Income | | 8,936 | 9 |
| Contributions to Reserve | | 1,560,240 | 17,040 |
| Less Operating Expenses | (736,599) | | |
| Reserve Funding | (1,577,280) | | |
| Reserve Expenditures | | (1,110,210) | 0 |
| Receivable from Management | (0) | | |
| Ending Balance 10/31/2015 | \$639,627 | \$4,704,196 | \$118,854 |

President's Letter

Hello, all:

Our Social Committee scored again with a successful, well-attended Christmas party, which was held in the Dunbarton cabana due to a double-booking snafu at the clubhouse. However, the smaller space lent an intimacy to the gathering that was surprisingly warm and pleasant.

It was necessary for me to leave the Christmas party early to attend the Awards Gala of the Community Associations Institute, the professional organization for associations such as Nepenthe. At that affair I had the pleasure of receiving, on behalf of Nepenthe and all of its homeowners, an engraved crystal trophy due to that organization's election of Nepenthe Association as 'Large Association of the Year'. Nepenthe was competing with associations larger than 500 units throughout northern California. The award statement described the excellent work of our committees in making Nepenthe a desirable place to call home. More detail can be found on the front page of this newsletter.

Your Board of Directors, together with members of the Finance Com-

mittee, attended a conference call with the Wells Fargo group that handles Nepenthe investments of Reserve funds. As a result of maturing CD's, over three million dollars was parked in a money market earning virtually zero interest. The Board accepted the Wells Fargo group's recommendations for a laddered investment in CD's with varied maturity periods, which should earn some significant interest.

With best Holiday wishes to all,
Ivan Gennis



News From the Outreach Committee

Work on the Nepenthehoa.com website is ongoing. Please take a look and see all of the information that is now available online. If you find any errors or have suggestions you can contact me, Gerry – Outreach Committee Chair at Gery@gerrygelfand.com.

A wonderful Holiday Party was held on December 3. There was a great turnout – we estimate about 75 residents attended and

enjoyed the food, drink and music that was provided.

As a reminder, there is a monthly Social the first Thursday of the month. Put January 7 on your calendar.

In addition, the Saturday Coffees are a great place to meet a few of your neighbors. Attendees of the Coffees have connected with others

with similar interests such as tennis, pickleball, music, and art. There have been discussions of having a movie night, book clubs, and knitting groups. Other suggestions are encouraged. Stop by the Clubhouse any Saturday at 10 AM to meet your neighbors, have a little nosh and coffee to get your weekend off to a great start!

-Gerry Gelfand

It's Time to Winterize

Although we Californians do not put up storm windows or mulch our gardens, that does not mean we can't "winterize" our homes. To keep out chills and reduce heating costs, apply felt or adhesive-backed foam strips around all windows. Tack metal-backed weather-stripping to door jams, and install a door bottom strip with a rubber or felt sweep.

Your furnace will not have to work as hard and you will breathe cleaner air if you replace furnace filters at regular intervals throughout the season. Hardware and home improve-



ment stores carry filters in dozens of sizes starting at around \$10 each.

Another good practice is to have your chimney inspected and cleaned if needed. Many companies that offer chimney sweeping also clean out dryer vent lines.

Lastly, don't underestimate the effectiveness of good window coverings. Thermal linings for curtains and blinds can make a tremendous difference in the overall comfort of a home.

From the Manager...

I hope you are all enjoying this holiday season. I was sorry to miss the mixer at the Dunbarton Cabana— many have already told me that it was a great event, but I can tell you that Nepenthe was well-represented at the CAI Gala held the same night.

In addition to Nepenthe being awarded Large Association of the Year, your president, Ivan Gennis, was nominated for Community Volunteer Association Leader of the Year. While he did not win that award, his nomination makes clear his impressive dedication to not just Nepenthe, but to the work of the CAI North Chapter.

CAI (Community Association Institute) is an international organization that provides training and advocacy on behalf of community associations around the world!

The local Northern California Chapter of the CAI is very active and hosts many educational events and sponsors community outreach events in partnership with local charities.

There was another honoree at the Gala that may be familiar to many of you. Sierra Campbell, our prior Assistant Community Manager at Nepenthe, was honored as Onsite Manager of the Year, for the outstanding work she has done at her new assignment, Westlake Villas Association. Congratulations, Sierra! We could not be more proud!



Awarded three times, Nepenthe stands out as a leader among community associations.

Now... closer to home, let me give you some updates concerning various projects here on the property.

Roof cleaning is moving along beautifully and we should be in great shape for meeting the winter storms.

Phase II Siding Repairs are actually slightly ahead of schedule which is great! Painting crews are following closely behind.

Beginning January 4th concrete removal and replacement work will begin throughout the community. This week we've had Precision Concrete Cutting here on the property eliminating many of the trip hazards.

The Board approved the removal of ten ailing or damaging trees throughout the community— that work will also occur in January.

Wishing all of you a very merry and warm holiday season.

-Bettsi Ledesma, General Manager



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:

Betsi Ledesma, General Manager, betsi.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

Architectural Review—Ken Luttrell- Meets 9:00 AM, second Saturday of the month

Elections—Yvonne Del Biaggio

Finance—Ken Butler

Grounds—Pamela Livingston , Meets 3:00 PM on the 2nd Thursday of the month in the Dunbarton Cabana

Insurance, Legal & Safety—Bill Newbill

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)

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

Did you know???

- * The entire Nepenthe activities calendar for months ahead can be viewed on the website at www.nepenthehoa.com.
- * Green waste from your patio is to be put out at the corner of where your alley meets the street no sooner than Sunday evening for pick up on Monday morning.
- * Irrigation in Nepenthe is turned off in the winter months. It is only turned on if we experience a long dry spell.
- * Failing to properly apply for architectural improvements could cost you. Stay tuned for possible Board action on this item.
- * The Insurance, Legal and Risk Management Committee is now the Insurance, Legal and Safety Committee. Look for a report from them at the next Board meeting on January 6th.
- * New appointees to the ILS Committee include Bill Olmsted, Jerry Dunn and Nancy Arndorfer. They join long time members Bill Newbill and Richard Coombs.
- * Ken Butler was named the new Chair of the Finance Committee following Will Vizzard's appointment to the Board of Directors. This committee also welcomes new member John Baker.