

NEPENTHE NEWS

*A monthly publication of the Nepenthe Association
1131 Commons Drive, Sacramento, CA 95825*

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www.nepenthehoa.com*

Nepenthe Annual Meeting and Board of Directors Election Results

The annual meeting for the Nepenthe was held as scheduled on Monday, May 18th. Marcie Mortensson, Randal Friedman and William C. Newbill were all elected to two-year terms, joining Joan Trotta and Peter Ahlstrom on the Board. Full election results will be mailed out to all residents shortly.

During the annual meeting, Mortensson, Friedman and Ahstrom shared a presentation on the accomplishments at Nepenthe over the past twelve months. A power point version of that presentation will be made available on the Nepenthe website.

At the Organizational Meeting held at the conclusion of the regular BOD session, Marcie Mortensson was appointed President, Randal Friedman - Vice President, Peter Ahlstrom – Treasurer, Joan Trotta – Secretary, William C. Newbill – Member at Large.

Water Conservation and the Nepenthe Landscape

As many of you are aware, Nepenthe is working with Landscape Architect Wood Rodgers to develop a more colorful and water conservation-friendly landscape. Water meters are due at Nepenthe no later than 2020, and a “refresh” of the lush grounds is certainly in order. Utilizing a portion of the special assessment funds, this project was scheduled to largely take place in the years 2013 – 2015.

However, due to three straight years of drought, the City of Sacramento has instructed Nepenthe to address some watering issues prior to 2013. In fact, the city would like to see many areas of concern addressed immediately in order to avoid potential fines. This includes areas where water is running off of the landscape and into storm drains. The areas that the city noted includes the area on Howe Avenue between American River Drive and the river, and areas along University Avenue.

As Nepenthe had not budgeted for three straight years of drought, decisions needed to be made within the confines of the current budget and provided services in order to execute these changes. Again, these changes are crucial, as the immediate goal is to comply with the city’s mandate to reduce water use. These decisions include:

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Water Conservation and the Nepenthe Landscape (continued)

- **Prioritization of Landscape Labor** Fernandez has been asked to work with Wood Rodgers and Nepenthe management on a plan that will adjust their responsibilities while keeping within the current work force. As a result, more labor will be directed towards water management, including running water for shorter cycles, and executing all irrigation changes and repairs as soon as possible. This will also result in less labor for mowing, blowing and pruning for the time being, so the lawns and bushes may see slightly more growth, and leaves may stay on the ground for a few extra days. This approach will enable Nepenthe to provide labor for these changes at no additional cost to the association.
- **Spring Planting** We have retained the spring planting list, and are still working on the best way to implement these plantings in concert with the water conservation efforts.
- **Utilization of Budgeted Funds for Irrigation Materials** There are funds in the operating budget and reserves this year for irrigation product. These funds will be the first monies used to purchase the needed valves, pipes and sprinkler heads needed to facilitate the needed changes. Fortunately, we also have some inventory of irrigation product on hand.
- **Limiting Tree Removals** Unless we are faced with a dead/dying tree or one that is causing an immediate danger to the community, we will not be removing trees at this time. Management is currently developing a plan that would remove problem trees on a more timed basis, as well as establishing immediate remediation plans for the affected areas.
- **Working With The Sacramento Tree Foundation/SMUD** We have run a test in the driveway area of 1000-1020 Dunbarton Circle, where we lost three trees in the January 2008 storm. Working with the Sacramento Tree Foundation and SMUD, we were able to secure three free trees. While there was an expense for labor and supporting shrubs and ground cover, the finished product was a vast improvement and a relative value. We will be expanding this program throughout this Nepenthe.

As Nepenthe residents, you can assist in these efforts. Please contact the Clubhouse (929-8380 or nepenthe@meritpm.com, or the MERIT hotline at 888-596-4984 if the Clubhouse is closed) to report any irrigation issues such as excessive watering, broken heads, sprinklers pointing in the wrong direction, etc. Also, please let us know if you have an area of concern as it pertains to planting or tree replacement (we have held on to the spring planting list, so if you were on that list your request is already noted). Finally, please be patient as these changes are made, especially in regards to things like lawn and hedge height, leaves on the ground, etc. That said, if you experience a potential safety hazard due to excessive growth or ground cover, please contact the Clubhouse immediately so that we may have the issue addressed.

Phase II Siding/Painting Continues

Phase II painting and siding work continues in the Vanderbilt and Elmhurst area, with an estimated completion date of September 2009. The project is on schedule and on budget, and the overall feedback from residents has been very positive. Additional information on this project is available at the Clubhouse.

Upcoming Maintenance Projects

2009 is the year for the residents in the American River Drive/Colby Court/Adelphi Court to have their alley's resurfaced. The Clubhouse round and parking lot will also be resurfaced. This work will take place in late summer or early fall. At the same time that this work is being done, patch repair work will be done on Elmhurst Circle (Elmhurst and Dunbarton Circle's are scheduled for a complete resurface in 2011).

Single ply roof replacement for eleven entry roofs in and around the Adelphi and Swarthmore area will also take place later this year.

Weekend Clubhouse Hours Change to Support Pool Season

The weekend hours at the Clubhouse will change from 10 AM – 2 PM to Noon – 4 PM to support the increased use of the pool area. The pool area itself, as well as the gym remain open from 7 AM to 10 PM daily, while the Clubhouse will maintain weekday hours of 9 AM – 6 PM.

Pools Open

The pools and spas of Nepenthe are open and better than ever. The new plaster really makes the water sparkle. The Dunbarton Spa heater failed a couple of weeks ago, but it has now been replaced and the spa is once again nice and hot.

Please remember that the pool is open to residents and guests only (a maximum of four guests per present resident), and that you must be at least 18 years old to utilize the spas. **Do not allow children to be in the spa, as the extreme temperature can be hazardous to their health.** Please be sure to review all pool rules and regulations, which are posted at each of the pool locations.

Financials Update

The April Financials, dated April 30, 2009, reflect \$37,969.53 in operating funds, plus \$150 in petty cash, and \$1,964,164.24 in reserve funds for a total cash balance of \$2,002,283.77. Member's equity is \$2,195,865.79 which is a decrease of \$377,241.55 from the previous month. The decrease is due primarily to a heavy rotation of billing for the siding and painting project.

Patrol and Safety Update

On 5/1 at about 2:45 AM, Capital Patrol stopped two individuals from climbing over the Clubhouse fence and entering the pool area.

On 5/3 at about midnight, Capital Patrol observed an individual walking near garages along Dunbarton. The individual fled as patrol approached.

On 5/6 at about 9:50 AM, a home in the 1300 block of Commons (near Dunbarton) had the front door kicked in and entered by a burglar. The home alarm was triggered. The resident was not at home at the time. While the home was ransacked, nothing was stolen. The police were summoned and a police report was filed.

On 5/9 some time after midnight, lampposts were vandalized. Capital Patrol noted the issue but could find no one in the area that might have been responsible.

On 5/12 at about 10:30 PM, power outages were reported through an area of Nepenthe. Capital Patrol received calls on this and attempted to contact SMUD. Some residents were unable to open their garage doors upon coming home, and they were assured by patrol that their vehicles would not be cited for parking on the private streets during the blackout. Power was eventually returned and no criminal issues were reported.

As these instances occurred, our residents that have signed up for email blast were immediately made aware of these occasions. Please contact us at the Clubhouse (929-8380 or nepenthe@meritpm.com) if you would like to be added to email blast, enabling you to receive these important updates.

Nepenthe Book Club

The Nepenthe Book Club meets monthly on the third Tuesday at 1:30 PM at the Nepenthe Clubhouse. New members are always welcome.

Local Tai Chi Classes Offered

Tai Chi is an ancient Chinese exercise designed to achieve health and tranquility. The movements are gentle and flowing. Barbara Goldberg is the professional instructor, and she has taught here at Nepenthe for nine years. All residents are welcome. Join the friendly class at the Nepenthe Clubhouse on Mondays from 3-4 PM. The cost is only \$5 per class. For more information, please contact Nicki Shearer at 927-2610.

Campus Commons / Nepenthe Men's Group

The Men's Group of Campus Commons and Nepenthe gets together every Friday from noon to 4 PM at the **Campus Commons Clubhouse** for an afternoon of Bridge, Gin Rummy, Poker, Dominoes, and more. Please contact Dave at (916) 568-7478 for further information.

Campus Commons Dog Walkers

The Campus Commons Dog Walkers would like to announce the following events:

- Meeting, Thursday, July 23rd, Campus Commons Clubhouse, time TBD
- Meeting, Thursday, September 17th, Campus Commons Clubhouse, time TBD
- Holiday Party, Sunday, November 8th, time and location to be TBD

For more information, please contact Judy Herek at 927-7689.

Please remember that it is the responsibility of every dog owner to pick up after their own pet(s), and to always abide by the leash laws.

Worth Repeating...

- It is the responsibility of any homeowner who leases or rents their home to make sure that the **Resident Information form** is filled out with the relevant details associated with the lessee.

This form can be obtained from the office. This is important information, as it shows who has privileges here for pool use, etc. It also has the information to contact the lessee if there are issues.

- Please remember that all **garden waste** is picked up by the landscapers on Monday morning. Please do not leave garden waste out at other times unless coordinating with the landscaper as the bags will just sit there until the following Monday.
- The City of Sacramento has added a couple of points of contact in an effort to improve communications with residents:
“Dial 311”: 311 provides a single point of contact for City of Sacramento government services. They handle requests from stray animals to utility services, and much more. 311 customer service representatives are at your service 24 hours a day, seven days a week, including holidays. You may also email them at 311@cityofsacramento.org.
Sacramento City Police: The Sacramento City Police website (www.sacpd.org) now allows you to file police reports on line. Just look for the link about halfway down the left side of their web page. Nepeenthe Association encourages residents to file reports with the police whenever they witness or are themselves the victims of criminal activity. It is important for the police to be completely aware of all illegal activity that is taking place in and around our neighborhood.
- As these tough economic times continue, we have seen a rise in criminal activity throughout Sacramento, and yes, even Nepeenthe. Some things to remember, especially during this economic downturn:
 - Keep your doors and windows closed and locked, especially when left unattended.
 - Keep your garage and gates closed at all times.
 - Do not leave anything of value exposed in your vehicle.
 - Do not grant access into your home to strangers.
 - Call the Sacramento Police should you encounter any illegal activity, and then notify management and/or Capital Patrol.

Please remain alert, and do everything in your power to minimize the chance of becoming a victim of crime. An ounce of prevention...

Worth Repeating (continued)...

- Please remember that all **alleys are considered fire lanes** and parking is not allowed. Parking in the alley can block neighbors from getting in and out of their garages, and could prevent emergency vehicles access when needed. Parking in the alley could result in the vehicle being towed without notice. Please review this with your guests to ensure that they are properly parked when they visit. This includes contractors that may be providing service at your property. Please make sure that they are parked in a manner that is not obtrusive to your neighbors.
- Please drive the “**roundabouts**” responsibly. Recently, we have had occasions where drivers have taken short cuts through the “roundabouts,” nearly causing collisions. Please take the extra 3-5 seconds and drive the “roundabouts” properly and safely.
- Have you checked out the **Nepenthe Homeowners Association website**? Please visit www.nepenthehoa.com for all the latest information about your community. We are working on improving the website to create a one stop shop for Nepenthe residents. Currently you will find information about what is needed for various architectural submittals. You will find information about the associations committees and their responsibilities as well as the contact information for the chair of each committee in case you have any questions or concerns. You can access the association legal documents and information about the parking rules. If you visit the website and discover that you were not able to get the information that you needed please let us know.
- **Monthly billing statements** are due the 1st day of each month and late on the 15th. Preferred method of payments are automatic withdraw or U.S. Mail. Checks dropped off at the Nepenthe Clubhouse must be received no later than the last day of the month in order to be assured of being applied to your next month’s payment without possible late fees.

June Events Calendar

Monday, June 1 – Tai Chi Class – 3 PM to 4 PM in the Clubhouse.

Saturday, June 6 – Private Party – 8 AM to 3 PM in the Clubhouse.

Saturday, June 6 – Architectural Review Committee – 9:30 AM in the Dunbarton Cabana.

Saturday, June 6 – Private Party – 5 PM to 11 PM in the Clubhouse.

Monday, June 8 – Tai Chi Class – 3 PM to 4 PM in the Clubhouse.

Monday, June 15 – Tai Chi Class – 3 PM to 4 PM in the Clubhouse.

Monday, June 15 – Finance Committee – 6:45 PM in the Clubhouse.

Tuesday, June 16 – Nepenthe Book Club Meeting – 1:30 PM in the Clubhouse.

Thursday, June 18 – Grounds Committee – 4 PM to 5 PM in the Clubhouse.

Friday, June 20 – Deadline for July newsletter.

June Events Calendar (continued)

Monday, June 23 – Tai Chi Class – 3 PM to 4 PM in the Clubhouse.

Monday, June 30 – Tai Chi Class – 3 PM to 4 PM in the Clubhouse.

Monday, June 30 – Board of Directors Meeting – 6:30 PM in the Clubhouse.

Tuesday, May 19 – Finance Committee – 6:45 PM in the Clubhouse.

At Your Service

Nepenthe Manager: Rob Hessing, Merit Property Management – 929-8380 or rhessing@meritpm.com
(You can bypass the recorded message by clicking the # sign on your phone's keypad.)

Assistant to the Manager: Janay Cash or Pam Skelton, Merit Property Management – 929-8380 or nepenthe@meritpm.com

Nepenthe Maintenance: Roger Work, Merit Property Management – 929-8380

Merit Regional Office

- District Manager Beth Farrell – 608-3068
- Regional Manager Joe Price – 608-3068

Merit Emergency Hotline – (888) 596-4984 - Toll free 24 hours

Emergency leaks: - Dan Poe – 275-0082 or Mark Edelman – 825-3156. 24 hours.

Merit Billing: 1-800-428-5588 press extension 5 at any time to bypass the message

Capital Patrol Service: 447-8500

Nepenthe Insurance: John O. Bronson Co.

- General questions – Rob McVicar – 480-4138
- Flood insurance questions - Irene Sabourin - 480-4146
- Property and liability insurance requests – Rocio Leon – 480-4134

Board Members

- Randy Friedman - 646-4112
- Marcie Mortensson - 929-2292
- Bill Newbill - 929-8380
- Joan Trotta - 929-8458

Committee Chairs:

- Architectural Review - David Digardi
- Elections - Yvonne Del Biaggio
- Finance - Nicki Shearer
- Grounds - Liza Tafoya and Mary Coleman
- Insurance - Richard Coombs
- Nominating – Joan Trotta

Nepenthe website - nepenthehoa.com