

NEPENTHE NEWS

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

*Rob Hessing, Editor
(916) 929-8380*

*July 2009
www.nepenthehoa.com*

Phase III Siding & Painting Project To Begin In Late Summer 2009

Due to the great progress and results being seen during phase II of the siding and painting project, phase III has been moved up to begin in the middle of August, 2009. Phase III was originally set to begin in the spring of 2010.

The new start for phase III will enable Draeger Construction to keep their current crew intact for phase III, providing greater consistency and the same high level of performance that Nepenthe has seen from Draeger throughout phase I and II. This will also save Nepenthe over \$40,000 in siding and painting expense, as Draeger has passed along the savings of not having to tear down their operation at the end of this year and set it back up next year.

Notices will soon be sent out to all phase III residents. There will be a town hall meeting scheduled to review the process and the schedule. Tentative start date for phase III is the middle of August, beginning in the University Avenue area.

2009 Paving And Roofing Schedule

Paving for Zone 1 of Nepenthe will be scheduled to take place within the next several weeks. Zone 1 includes the alley's for homes located on American River Drive, Adelphi and Colby Courts, as well as Swarthmore and Commons Drive homes located northeast of the corner of Swarthmore and Commons Drives. The Clubhouse round and parking lot will also be re-paved. Notices will be sent out detailing times, locations, parking restrictions and alternatives. This work will be scheduled so that it will not conflict with phase III of the siding and painting project.

There will also be pot-hole and crack repairs on Elmhurst Circle. This will take place after phase II siding and painting has been completed. Again, detailed notification and instructions will be sent out to all residents.

2009 Paving And Roofing Schedule (continued)

There are also several flat roof areas that are scheduled to be re-done during this time period, all in the Zone 1 area. All impacted residents will be notified, and this work will be scheduled so that it will not conflict with any of the other projects.

Details on all of these projects will be mailed and email blasted to the community shortly.

Water Conseravation And Landscape Efforts Continue To See Progress

Nepenthe's efforts to conserve water continues, as the area that faces Howe Avenue has been renovated. Many sprinkler heads have been capped, while other high-flow heads have been replaced with more efficient and lower flowing heads. We have already seen a reduction and elimination of water runoff in these areas. The irrigation crew will be working along University Avenue next.

Nepenthe is still working with the city on complying with the new water rules and restrictions. Recently, the following information was email blasted throughout the Nepenthe community regarding the City of Sacramento's new watering restrictions:

Individual Residences

- No watering between 10 AM and 6 PM.
- Odd addresses are allowed to water on Tuesday, Thursday and Saturday.
- Even addresses are allowed to water on Wednesday, Friday and Sunday.
- No watering is allowed on Monday.
- You must utilize a shut-off nozzle on your hose if you are washing your car, and the same odd/even rules apply to car washing.

Nepenthe Common Area

- As all 400 watering valves at Nepenthe are manually driven, the Nepenthe Association is working with the city towards a solution that will help us meet the 10 AM daily watering deadline. Please note that as we continue to retrofit our irrigation to reduce our current water flow, we may be briefly testing system change outs throughout the day by briefly turning on a valve to ensure proper installation of the new components.
- As many of these valves cover both odd and even addresses throughout the common area, Nepenthe Association is working with the city towards a solution to this issue.
- Nepenthe Association is not watering on Monday. As noted above, we may briefly turn a valve on to test an area where irrigation changes have just been made.

Water Conseravation And Landscape Efforts Continue To See Progress (continued)

The Grounds Committee has been working with The Sacramento Tree Foundation and SMUD on replacement trees throughout the community. Almost two dozen trees have already been ordered, and we should see many of them planted over the next several weeks.

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.

Grounds Committee Seeks New Members

The Nepenthe Grounds Committee (Nepenthe's truly "green" committee) is now recruiting new members. GC members are stewards of a particular area (or "zone"), monitoring the condition of trees, shrubs, turf and irrigation. Items that need attention in that zone are documented and reported to management for the scheduling of remediation work. Committee members have an interest in plants, trees, and take pride in the appearance of the Nepenthe property. Interested person's may call or email the Clubhouse office, or contact Grounds Committee Chairman Ivan Gennis (564-3007).

New Administrative Staff At Clubhouse

We are pleased to introduce two new administrative assistants to Nepenthe.

Michelle McMullen is a recent college graduate. She majored in psychology at CSUS while attending on a crew (rowing) scholarship. Michelle received recognition as an outstanding student/athlete, maintaining a grade point average in excess of 3.50. She is very excited to be starting her work career at Nepenthe. Michelle's normal schedule will be all day Monday, Tuesday - Thursday afternoon shifts, and Sunday, with Friday and Saturday off.

Shasta Diggs is returning to the work place after taking some time off to tend to family responsibilities. She has held clerical and customer service positions, and she is currently continuing he college education on-line. Shasta is very enthusiastic about her opportunity at Nepenthe. Shasta's normal schedule will be Tuesday - Thursday morning shifts, all day Friday, and Saturday, with Sunday and Monday off.

New Administrative Staff At Clubhouse (continued)

Both of our new staff members bring customer service backgrounds and considerable computer skills. They have both received three weeks of training each to this point, and they are close to completing the initial training process. While each has their own email account, we still recommend using the nepenthe@meritpm.com email for all resident email communications, as that is the best way to make sure that the assistant that is here at the time receives your communication. Of course, you may also contact them by phone at 929-8380 or come into the Clubhouse and visit them in person.

Pools Open, Remember the Rules

The pools and spas of Nepenthe are open and seeing high volume use. 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. These rules include but are not restricted to:

- No food allowed at any of the pools or spas.
- Plastic beverage containers only.
- Masks, goggles, fins, and safety flotation devices are allowed in the pools, but toys, rafts, etc. are not allowed.
- **The Dunbarton Pool and Spa is for adults only – you must be at least 18 years old to be in the Dunbarton pool area.**

Remember, the pools and spas are for the use of the entire community. Please follow the rules posted at each pool to ensure everyone's use and enjoyment of one of Nepenthe's greatest assets.

Elmhurst Tennis Courts Resurfaced

The Elmhurst Tennis Courts have been resurfaced, and now sport the same finish as the Clubhouse and Commons Courts. They are open to all Nepenthe residents and ready for play.

Financials Update

The May Financials, dated May 31, 2009, reflect \$39,633.90 in operating funds, plus \$150 in petty cash, and \$1,835,251.50 in reserve funds for a total cash balance of \$1,875,035.40. Member's equity is \$2,056,480.48 which is a decrease of \$139,385.31 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 5/24 at about 9:15 AM, a resident that had parked on Colby Court found that the side window of their truck had been smashed. No items appeared to have been stolen.

On 6/10 at about 2 PM, a non-resident drove into the area near the Commons roundabout and became ill, but was able to summon emergency vehicles via calling 911. Several police cars and a paramedic responded. The individual was taken to the hospital and the vehicle was later towed.

On 6/13 at about 10:15 PM, a resident in the 100 block of Elmhurst Circle experienced difficulty with the door lock mechanism on their front door. The resident called patrol, and they assisted in getting the lock retracted so that the door could then be locked.

On 6/27 there was a domestic medical emergency near the entrance on Swarthmore Drive. Police and emergency vehicles were dispatched, but the situation posed no threat to the community at any time.

As these instances occurred, our residents that have signed up for email blast were 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 Take a Break

Tai Chi classes have been suspended until September. The newsletter will note when the classes are to start again.

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 next meeting of the Campus Commons Dog Walkers is scheduled for Thursday, July 23rd, beginning at 6 PM at the Campus Commons Clubhouse. There will be a short business meeting and a social hour. The CCDW asks that interested parties attend so that the agenda for the balance of the year may be set. Please contact Judy Herek at 927-7689 if you have any questions.

The CCDW is also requesting support for the two doggie stations that they installed in Campus Commons and Nepenthe. The stations provide bags for use in picking up after dogs, and also provide a depository for those bags after use. The annual cost of providing bags for these stations is a total of almost \$1,000, which is not part of any association's budget. The future of these stations depends on the support of those that utilize and appreciate them. Donations for this venture may be made by bringing a check or cash to the CCDW meeting. You may also drop off your donation at the Campus Commons or Nepenthe Clubhouses. The checks should be made to Judy Herek.

Last but not least, please be sure to tend to your pets (dogs or cats). We all need to have respect for our neighborhood whether we have two or four legs. Please keep your dogs on a leash when they are out in the neighborhood, pick up after them, and do your best to make sure that they are not barking too much while outside. Cat owners, please keep track of your pet, as many homeowners would prefer not seeing them in their patios, garages, etc.

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.
- 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.

Worth Repeating (continued)...

- 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. Nepenthe 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 Nepenthe. 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...

- 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.
- **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

Saturday, July 11 – Architectural Review Committee – 9:30 AM in the Clubhouse.

Saturday, July 11 – Private Party – 1:30 PM to 8:30 PM in the Clubhouse.

Saturday, July 11 – Private Party – 9 AM to 3 PM in the Cabana.

Thursday, July 16 – Grounds Committee – 4 PM to 5 PM in the Clubhouse.

Monday, July 20 – Finance Committee – 6:45 PM in the Clubhouse.

Tuesday, July 21 – Nepenthe Book Club Meeting – 1:30 PM in the Clubhouse.

Thursday, July 16 – Grounds Committee – 4 PM to 5 PM in the Clubhouse.

Friday, July 17 – Deadline for July newsletter.

Monday, July 20 – Private Party – 9 AM to 3 PM in the Cabana.

Monday, July 27 – Board of Directors Meeting – 6:30 PM in the Clubhouse.

Tuesday, July 28 – Private Party – 5 PM to Midnight 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: Michelle McMullen or Shasta Diggs , 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

- Peter Ahlstrom -
- 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 – Nancy Arndorfer
- Grounds – Ivan Gennis
- Insurance - Richard Coombs
- Nominating – Joan Trotta

Nepenthe website - nepenthehoa.com